



CONSTRUCTION CERTIFICATE NO. 210791/6

Issued under Part 6 of the Environmental Planning and Assessment Act 1979

APPLICANT

Name of person having benefit of the development consent: **Jonathan Wong**
Frasers Property Ivanhoe JV2 Pty Ltd
Address: **Level 2, 1C Homebush Bay Drive,**
Rhodes NSW 2138
Contact Details: **Phone: 0429 943 288**

DEVELOPMENT CONSENT

Consent Authority **Land and Environment Court of NSW**
Minister for Planning and Public Spaces
Ryde City Council
Local Government Area:
Development Consent No & Date: **SSD 15822622 28/11/2022**
SSD 15822622 MOD 1 14/11/2023
SSD 15822622 MOD 2 06/08/2024
SSD 15822622 MOD 3 14/11/2024
SSD 15822622 MOD 4 19/06/2025
SSD15822633 MOD 5 30/06/2026

PROPOSAL

Address of Development: **Building C3 Ivanhoe Estate, Macquarie Park NSW 2113**
Lot & DP No: **Lot 100 / - / DP1262209**
Building Code of Australia (BCA) Classification: **Class 2, 6, 7a, 7b & 9b**
Applicable version of the BCA: **BCA 2022**
Type of Construction: **Type A**
Description of development: **Stage 2 development application for the development of the Ivanhoe Estate, including:**

- **Excavation and earthworks**
Construction of a community facilitates building (Building C2) and two residential apartment buildings (Building C3 and Building C4) with basement car parking:
 - **Building C3 with 162 dwellings, 163 car parking spaces and ground floor retail**
 - **Building C4 with 519 dwellings and 305 car parking spaces comprising:**
 - **Building C4.1 - 113 market dwellings and 190 social dwellings**
 - **Building C4.2 with 211 social dwellings 5 market townhouses**
 - **Construction of Village Green public open space**
 - **Utilities, services infrastructures and public domain areas.**

Liability limited by a scheme approved under Professional Standards Legislation.



Scope of building works covered by this Certificate:

Stage 6 – Landscaping, public domain, fire booster, ground floor glazing, glass balustrades, GRC planter box balustrades, skylights and fire doors on ground floor back of house.

Value of Construction Certificate (Incl GST):

\$96,380,228.00

Plans & Specifications approved & documents relied upon:

Schedule 1

Performance Solutions:

Schedule 2

Section 74 Objections:

Nil

Fire Safety Schedule:

Schedule 3

Critical Stage Inspections:

See attached Notice

Exclusions:

Nil

Conditions (as per Sections 111 & 115-117 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*):

Nil

PROJECT BUILDING SURVEYOR

Please contact **Safwat Abdelfattah** for any inquiries

CERTIFIER

Chris Michaels for and on behalf of
City Plan Services Pty Ltd

REGISTRATION NUMBER

BDC1974

That I, Chris Michaels as the certifier:

- a) *certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021 as referred to in Part 6 of the Environmental Planning and Assessment Act 1979; and*
- b) *am satisfied that, in the case where fire safety system plans and specifications have been provided, that such plans and specifications correctly identify both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.*

DATED THIS **24** **September** **2026**

A handwritten signature in black ink, appearing to read "Chris Michaels".

Chris Michaels
Executive Director

NB: Prior to the commencement of work Section 6.6 of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1

PLANS AND SPECIFICATIONS APPROVED AND DOCUMENTS RELIED UPON

1. Endorsed Architectural plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Cover Sheet	Team 2 Architects	A-0000	10	29/06/26
North Elevation	Team 2 Architects	A-2001	2	29/06/26
Notes & Legends	Team 2 Architects	A-0002	3	29/06/26
South Elevation	Team 2 Architects	A-2011	2	29/06/26
East & West Elevation	Team 2 Architects	A-2021	2	29/06/26
East & West Elevation (2)	Team 2 Architects	A-2022	2	29/06/26
Site Plan	Team 2 Architects	A-0051	3	29/06/26
Wall Setout Plan – Ground Floor	Team 2 Architects	A-1204	3	29/06/26
Wall Setout Plan – Level 01	Team 2 Architects	A-1205	3	29/06/26
Wall Setout Plan – Level 02	Team 2 Architects	A-1206	3	29/06/26
Wall Setout Plan – Level 03	Team 2 Architects	A-1207	3	29/06/26
Wall Setout Plan – Level 04	Team 2 Architects	A-1208	3	29/06/26
Wall Setout Plan – Level 05	Team 2 Architects	A-1209	3	29/06/26
Wall Setout Plan – Level 06	Team 2 Architects	A-1210	3	29/06/26
Wall Setout Plan – Level 07	Team 2 Architects	A-1211	3	29/06/26
Wall Setout Plan – Level 08	Team 2 Architects	A-1212	3	29/06/26
Wall Setout Plan – Level 09	Team 2 Architects	A-1213	3	29/06/26
Wall Setout Plan – Level 10	Team 2 Architects	A-1214	3	29/06/26
Wall Setout Plan – Level 11	Team 2 Architects	A-1215	3	29/06/26
Wall Setout Plan – Level 12	Team 2 Architects	A-1216	3	29/06/26
Wall Setout Plan – Level 13	Team 2 Architects	A-1217	3	29/06/26
Wall Setout Plan – Level 14	Team 2 Architects	A-1218	3	29/06/26
Wall Setout Plan – Level 15	Team 2 Architects	A-1219	3	29/06/26
Wall Setout Plan – Level 16	Team 2 Architects	A-1205	3	29/06/26
Waterproofing Plan – Ground Floor	Team 2 Architects	A-1404	3	29/06/26
Waterproofing Plan – Level 01	Team 2 Architects	A-1405	2	29/06/26
Waterproofing Plan – Level 02	Team 2 Architects	A-1406	2	29/06/26
Waterproofing Plan – Level 03	Team 2 Architects	A-1407	2	29/06/26
Waterproofing Plan – Level 04	Team 2 Architects	A-1408	2	29/06/26
Waterproofing Plan – Level 05	Team 2 Architects	A-1409	2	29/06/26
Waterproofing Plan – Level 06	Team 2 Architects	A-1410	2	29/06/26
Waterproofing Plan – Level 07	Team 2 Architects	A-1411	2	29/06/26
Waterproofing Plan – Level 08	Team 2 Architects	A-1412	2	29/06/26
Waterproofing Plan – Level 09	Team 2 Architects	A-1413	2	29/06/26

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Waterproofing Plan – Level 10	Team 2 Architects	A-1414	2	29/06/26
Waterproofing Plan – Level 11	Team 2 Architects	A-1415	2	29/06/26
Waterproofing Plan – Level 12	Team 2 Architects	A-1416	2	29/06/26
Waterproofing Plan – Level 13	Team 2 Architects	A-1417	2	29/06/26
Waterproofing Plan – Level 14	Team 2 Architects	A-1418	2	29/06/26
Waterproofing Plan – Level 15	Team 2 Architects	A-1419	2	29/06/26
Waterproofing Plan – Level 16	Team 2 Architects	A-1420	2	29/06/26
Waterproofing Plan – Level Roof	Team 2 Architects	A-1421	2	29/06/26
Passive Fire Section	Team 2 Architects	A-3100	3	29/06/26
Window Schedule 3	Team 2 Architects	A-4013	2	29/06/26
Window Schedule 4	Team 2 Architects	A-4014	2	29/06/26
Window Schedule 5	Team 2 Architects	A-4015	2	29/06/26
Waterproofing Schedule	Team 2 Architects	A-4302	2	29/06/26
Details – Balconies & Planters	Team 2 Architects	A-7001	2	29/06/26
Details – Balconies & Planters (2)	Team 2 Architects	A-7002	2	29/06/26
Details – Balconies & Planters (3)	Team 2 Architects	A-7003	2	29/06/26
Details - Balustrade	Team 2 Architects	A-7005	2	29/06/26
Details – Façade & Roof	Team 2 Architects	A-7011	2	29/06/26
Details – Podium	Team 2 Architects	A-7021	2	29/06/26
Details – Ground Floor	Team 2 Architects	A-7022	2	29/06/26
Details – Podium Sections	Team 2 Architects	A-7023	2	29/06/26
Waterproofing Details – Retail Subsills	Team 2 Architects	A-7041	2	29/06/26
Waterproofing Details – Retail BOH & Retail Subsill Sections	Team 2 Architects	A-7042	2	29/06/26
Waterproofing Details – Retail Subsill Planter Interface & Lobby Entry Sections	Team 2 Architects	A-7043	2	29/06/26
Waterproofing Details – Substation	Team 2 Architects	A-7046	2	29/06/26
Waterproofing Details – Retail Subsill Planter Interface West 1	Team 2 Architects	A-7047	2	29/06/26
Waterproofing Details – Retail Subsill Planter Interface West 2	Team 2 Architects	A-7048	2	29/06/26
Waterproofing Details – Window on FC Upstand & GRC Planter box	Team 2 Architects	A-7060	2	29/06/26
Waterproofing Details – Aluminium Plate Balustrade & Dividing Wall	Team 2 Architects	A-7061	2	29/06/26
Waterproofing Details – Façade – FC Balustrade & Spandrel	Team 2 Architects	A-7063	2	29/06/26
Waterproofing Details – Façade – Forrest Room Details 1	Team 2 Architects	A-7064	2	29/06/26

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Waterproofing Details – Façade – Glazed Balustrade & Sky Garden 1	Team 2 Architects	A-7066	2	29/06/26
Waterproofing Details – Façade – Glazed Balustrade & Sky Garden 2	Team 2 Architects	A-7067	2	29/06/26
Waterproofing Details – Façade – Glazed Balustrade & Sky Garden 3	Team 2 Architects	A-7068	2	29/06/26
Waterproofing Details – Façade – Roof Skylight & Rainscreen Capping	Team 2 Architects	A-7069	2	29/06/26
Waterproofing Details – Level 01 Planters & Lobby Window	Team 2 Architects	A-7071	2	29/06/26
Waterproofing Details – Forrest Room Sand	Team 2 Architects	A-7089	1	29/06/26
Waterproofing Details – Forrest Room GRC Planters	Team 2 Architects	A-7090	1	29/06/26
Waterproofing Details – Perimeter Planter – Level 01	Team 2 Architects	A-7093	2	29/06/26
Waterproofing Details – Perimeter Planter – Level 03	Team 2 Architects	A-7094	2	29/06/26
Waterproofing Details – Forrest Room Planter – Level 05	Team 2 Architects	A-7095	2	29/06/26
Waterproofing Details – Forrest Room Planter – Level 06	Team 2 Architects	A-7096	2	29/06/26
Waterproofing Details – Forrest Room Planter – Level 06	Team 2 Architects	A-7097	2	29/06/26
Passive Fire – Ground Floor	Team 2 Architects	A-8304	6	29/06/26

2. Endorsed Fire plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Fire Services – Combined Hydrant & Sprinkler System Enlarged Booster Installation Details	Innovative Fire Services	FW-0006	A	01/05/26

3. Endorsed Electrical plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Legend of Symbols	A& T Electrical	EL01	F	09/06/26
Ground Floor Lighting Services	A& T Electrical	EL05	G	11/06/26
Typical Levels 05 & 10	A& T Electrical	EL11	D	09/06/26
Typical Levels 06, 07,11 & 12	A& T Electrical	EL12	D	09/06/26
Level 15	A& T Electrical	EL15	E	09/06/26

4. Endorsed Landscape plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Landscape Coversheet	Site Image landscape Architects	000	E	29/04/26
Landscape Legend	Site Image landscape Architects	001	G	04/06/26
Landscape Plan – Ground Floor	Site Image landscape Architects	100	J	04/06/26
Landscape Plan – Level 1	Site Image landscape Architects	101	F	15/04/26
Landscape Plan – Level 3	Site Image landscape Architects	102	F	15/04/26
Landscape Plan – Level 5	Site Image landscape Architects	103	I	04/06/26
Landscape Plan – Level 6	Site Image landscape Architects	104	H	04/06/26
Landscape Plan – Level 10	Site Image landscape Architects	105	H	04/06/26
Landscape Plan – Level 11	Site Image landscape Architects	106	F	07/04/26
Landscape Plan – Level 15	Site Image landscape Architects	107	I	27/05/26
Level 5 & 6 Detail Plan	Site Image landscape Architects	401	J	04/06/26
Level 10 & 11 Detail Plan	Site Image landscape Architects	402	I	04/06/26
Typical Balcony Planters	Site Image landscape Architects	403	C	07/04/26
Plant Schedule	Site Image landscape Architects	500	G	04/06/26
Landscape Details	Site Image landscape Architects	501	F	20/05/26
Landscape Details	Site Image landscape Architects	502	F	04/06/26
Landscape Details	Site Image landscape Architects	503	C	27/05/26
Level 5 Sections	Site Image landscape Architects	601	D	04/06/26
Level 6 Sections	Site Image landscape Architects	602	D	04/06/26
Level 10 Sections	Site Image landscape Architects	603	B	04/06/26
Level 11 Sections	Site Image landscape Architects	604	B	04/06/26
Landscape Sections	Site Image landscape Architects	605	C	04/06/26

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Soil Depth Plan	Site Image landscape Architects	700	B	04/06/26
Soil Depth Plan – Level 1	Site Image landscape Architects	701	B	20/05/26
Soil Depth Plan – Level 3	Site Image landscape Architects	702	A	28/11/25
Soil Depth Plan – Level 5	Site Image landscape Architects	703	A	28/11/25
Soil Depth Plan – Level 6	Site Image landscape Architects	704	B	20/05/26
Soil Depth Plan – Level 10	Site Image landscape Architects	705	A	28/11/25
Soil Depth Plan – Level 11	Site Image landscape Architects	706	A	28/11/25
Soil Depth Plan – Level 15	Site Image landscape Architects	707	B	27/05/25

5. Endorsed Engineering plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Ground Façade Plans (Reviewed by Inhabit Australasia)				
Ground Floor Plan	Inhabit Australasia Pty Ltd	FA-C3-DRW-1-0001	1	03/06/26
Ground Floor Window Schedules	Inhabit Australasia Pty Ltd	FA-C3-DRW-2-0001	1	03/06/26
Ground Floor Window Schedules	Inhabit Australasia Pty Ltd	FA-C3-DRW-2-0002	1	03/06/26
Ground Floor Window Schedules	Inhabit Australasia Pty Ltd	FA-C3-DRW-2-0003	1	03/06/26
Ground Floor Window Schedules	Inhabit Australasia Pty Ltd	FA-C3-DRW-2-0004	1	03/06/26
Ground Floor Window Schedules	Inhabit Australasia Pty Ltd	FA-C3-DRW-2-0005	1	03/06/26
Ground Floor Window Schedules	Inhabit Australasia Pty Ltd	FA-C3-DRW-2-0006	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-080	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-081	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-082	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-083	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-084	1	03/06/26

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-085	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-086	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-087	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-088	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-089	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-090	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-091	1	03/06/26
Horizontal Detail	Inhabit Australasia Pty Ltd	FA-C3-DRW-3-092	1	03/06/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-3-093	1	03/06/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-3-094	1	03/06/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-3-095	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-080	2	09/07/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-081	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-082	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-083	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-084	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-085	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-086	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-087	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-088	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-089	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-090	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-091	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-092	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-093	1	03/06/26
Vertical Section Detail	Supplied Facades	FA-C3-DRW-4-093A	1	03/06/26
Glazed Balustrade Façade Plans (Reviewed by Northrop)				
L05 Wind Screen Plan	Supplied Facades	FA-C3-DRW-2-WS01	1	09/04/26
Level 05 Wind Screen Schedule	Supplied Facades	FA-C3-DRW-2-WS02	1	09/04/26
L06 Wind Screen Plan	Supplied Facades	FA-C3-DRW-2-WS03	1	09/04/26

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Level 06 Wind Screen Schedule	Supplied Facades	FA-C3-DRW-2-WS04	1	09/04/26
L10 Wind Screen Plan	Supplied Facades	FA-C3-DRW-2-WS05	1	09/04/26
Level 10 Wind Screen Schedule	Supplied Facades	FA-C3-DRW-2-WS06	1	09/04/26
L11 Wind Screen Plan	Supplied Facades	FA-C3-DRW-2-WS07	1	09/04/26
Level 11 Wind Screen Schedule	Supplied Facades	FA-C3-DRW-2-WS08	1	09/04/26
L15 Wind Screen Floor Plan	Supplied Facades	FA-C3-DRW-2-WS09	1	09/04/26
Level 15 Wind Screen Schedule	Supplied Facades	FA-C3-DRW-2-WS10	2	02/06/26
Level 15 Wind Screen Schedule	Supplied Facades	FA-C3-DRW-2-WS11	1	09/04/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-3-101	1	09/04/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-3-102	2	24/06/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-1-103	1	09/04/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-1-104	1	09/04/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-1-105	2	24/06/26
Horizontal Detail	Supplied Facades	FA-C3-DRW-1-106	2	02/06/26
Vertical Detail	Supplied Facades	FA-C3-DRW-4-101	2	24/06/26
Vertical Detail	Supplied Facades	FA-C3-DRW-4-102	2	24/06/26
Vertical Detail	Supplied Facades	FA-C3-DRW-4-103	2	24/06/26
Vertical Detail	Supplied Facades	FA-C3-DRW-4-103A	2	24/06/26
Skylight Plans (Reviewed by Inhibit Australasia)				
L16 Skylights Floor Plan	Supplied Facades	FA-C3-DRW-2-WS12	01	15/06/26
L16 Skylights Floor Plan	Supplied Facades	FA-C3-DRW-2-WS13	01	15/06/26
Level 16 Skylights Schedule	Supplied Facades	FA-C3-DRW-2-WS14	01	15/06/26
Roof Skylights Schedule	Supplied Facades	FA-C3-DRW-2-WS15	01	15/06/26
Vertical Detail	Supplied Facades	FA-C3-DRW-4-104	01	15/06/26
Vertical Detail	Supplied Facades	FA-C3-DRW-4-105	01	15/06/26

6. Endorsed Specifications

Title	Prepared By	Reference	Revision	Date
Specifications - Landscape	Site Image NSW Pty Ltd	SS25/5465	Revision D	04/06/26

7. Other documents relied upon

Title	Prepared By	Reference	Date
Construction Certificate Application Form	Jonathan Wong	CFT-933284	08/04/26
Design Compliance Declaration - Architectural DCD-014(B) Building Services	Thomas Maguer	DEP0000170	29/06/26
Design Compliance Declaration - Architectural DCD-009 (F) Fire Safety Systems	Thomas Maguer	DEP000170	29/06/26
Design Compliance Declaration - Facade DCD-002(B) Building enclosure	Niel McClelland	DEP0001070	02/09/26
Design Certificate - Facade Skylight	Inhabit Australasia Pty Ltd	-	25/06/26
Design Certificate - Structural Facade	Northrop Engineers Pty Ltd	IB242026	02/09/26
Compliance Statement - Thermal Performance (Facade Design - Aluminium Windows & Doors)	Northrop Engineers Pty Ltd	IB242026 Rev 2	02/09/26
Design Compliance Declaration - Hydraulic DCD-006 (F) Fire Safety Systems	Jake Russo	DEP0002772	01/06/26
Design Certificate - Hydraulic	Jacob Russo	-	01/06/26
Design Compliance Declaration - Wet Fire DCD-006 (F) Fire Safety Systems	Jacob Russo	DEP0002772	01/05/26
Design Statement - Wet Fire	Jacob Russo	-	01/05/26
Design Compliance Declaration - Electrical DCD-001 (S) Building Services	Natale Coppolelli	DEP0000659	15/06/26
Design Certificate - Electrical	Spectrum Engineering Solutions	-	23/09/26
Design Certificate - Landscape	Site Image Landscape Architects	SS25-5465	05/06/26
Design Verification Statement - Architectural	Team 2 Architects Pty Ltd	F/1199/0401	29/06/26
Design Certificate	Partridge Structural	2022S0018.13 7	07/05/26

Title	Prepared By	Reference	Date
- Structural (GRC Planters Lifting Lugs & Balustrades)			
Fire Engineering Report	Affinity Fire Engineering Thomas O'Dwyer	172103_FER_0 9 Rev 9	08/04/26
Email Correspondence (FRNSW - IFSR will not be provided)	Fire Rescue NSW	-	29/04/26
Design Certificate - Structural (Façade)	Northrop	-	18/09/26
Design Certificate - Structural (Façade)	Inhabit Australasia Pty Ltd	DEP0004273	18/09/26
Compliance Statement - Thermal Performance (Aluminium windows & doors)	Northrop	-	18/09/26
Performance Based Design Brief - FRNSW Comments	Fire Rescue NSW	FRN17/1758-4	-
Performance Solution Design Brief - Storage Cage Reduced Height	AE&D Group	11067 PSR Rev 01	30/07/26
Performance Solution Brief - J6D9 Pipe Work Insulation	Energy Compliance Consultants	25221 Rev 1	30/04/26
Performance Solution Report - J6D9 Pipe Work Insulation	Energy Compliance Consultants	PS25221 Rev 2	30/07/26
Performance Based Design Brief - Waterproofing (Water stop angle)	Waterproofing Integrity	WIR-4272 (Rev00)	05/06/26
Performance Based Design Brief - Accessibility (Building B Garbage Room Latch Side Clearance)	Jensen Hughes	250789 (Rev PBDB1.0)	27/07/26
Performance Based Design Brief - Waterproofing (Internal Wet Area - Excessive Falls)	Waterproofing Integrity	WIR-4273.1 Rev 01	20/07/26
DA Condition B24 & B68 - Compliance Letter - Proposed Planting	Abel Ecology	AE26 2981 LET 03	07/05/26
DA Condition B69 - Landscape Planning Submission (Post Approval Application)	NSW Land & Housing Corporation	-	-
DA Condition B74 - Public Domain Plans	Land Development Certificates	16897	16/08/21
Construction Certificates	City Plan Services Pty Ltd	210791/1	23/02/24

Title	Prepared By	Reference	Date
		210791/2	03/04/25
		210791/3	19/06/25
		210791/4	11/09/25
		210791/5	27/03/26
Pre-CC Inspection Report	City Plan Services Pty Ltd	210791/6	23/09/26

SCHEDULE 2 PERFORMANCE SOLUTIONS

Title	Prepared By	Reference	Date
Fire Engineering Report	Affinity Fire Engineering Thomas O'Dwyer	172103_FER_09 Rev 9	08/04/26
Performance Solution Design Brief - Storage Cage Reduced Height	AE&D Group	11067 PSR Rev 01	30/07/26
Performance Solution Brief - J6D9 Pipe Work Insulation	Energy Compliance Consultants	25221 Rev 1	30/04/26
Performance Solution Report - J6D9 Pipe Work Insulation	Energy Compliance Consultants	PS25221 Rev 2	30/07/26
Performance Based Design Brief - Waterproofing (water stop angle)	Waterproofing Integrity Sarah Shaikh	WIR-4272 Rev 00	05/06/26
Performance Based Design Brief - Accessibility (Building B Garbage Room Latch Side Clearance)	Jensen Hughes Kellie Millar	250789 Rev PBDB1.0	27/07/26
Performance Based Design Brief - Waterproofing (Internal Wet Area - Excessive Falls)	Waterproofing Integrity Sarah Shaikh	WIR-4273.1 Rev 01	20/07/26

FIRE SAFETY SCHEDULE INSTRUCTIONS TO COMPLETE FORM

Part 10 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*

Information to help you complete the Fire Safety Schedule form

The following information is provided to help persons completing this fire safety schedule (FSS) template and does not comprise part of the form. The instructions do not have to be displayed in the building or submitted to the local Council or the Commissioner of Fire and Rescue NSW or attached to any fire safety certificate or annual fire safety statement.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- The completed fire safety schedule form must be attached to the relevant application.
- An earlier fire safety schedule is superseded by a later fire safety schedule and ceases to have effect when the later fire safety schedule is issued.
- A fire safety schedule must deal with the whole of the building and not only the part of the building to which the development consent, complying development certificate, construction certificate or fire safety order relates.
- Further information about building fire safety is available on the 'Fire safety' page of the Department's website at <https://www.fairtrading.nsw.gov.au/housing-and-property/reforms-to-fire-safety-regulation>

Section 1: Description of the building

The address and other property details should be provided here.

Section 2: Reissue of Fire Safety Schedule

- The purpose of this section is to specify whether the fire safety schedule is a new schedule or a schedule that has been reissued under section 80A of the Regulation. Note: The building regulator (Building Commission NSW) does not reissue certificates under section 80A.
- An initial fire safety schedule issued when a Development Consent, Complying Development Certificate, Construction Certificate, or a fire safety order is issued is not taken to be a reissued Schedule.
- The reissue of a fire safety schedule may occur because the original schedule was lost or destroyed or to correct errors or omissions in the fire safety schedule.
- It must be noted that a fire safety schedule **cannot** be reissued under section 80A of the Regulation if the error or omission is due to building work or a change in plans or specifications for the fire safety measures of the building.
- A private certifier **cannot** reissue a schedule under s80A after an occupation certificate has been issued by the certifier.

- A council that reissues a fire safety schedule where the 'original' was not required to be in the approved form does not need to issue the replacement schedule on the approved form. Instead, a council may reissue the schedule in the same form as the schedule being replaced.

Section 3: Reference details

- Provide details of the relevant reference document by selecting the relevant type from the drop-down list.
- Provide the reference number of the relevant Development Consent, Construction Certificate, Complying Development Certificate, Fire Safety Order Reference.
- Where the schedule is being issued for a Building Work Rectification Order under the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020* under section 33, the reference must include the date of the order and the name of the developer.
- Where the schedule is being issued in relation to an undertaking under *Design and Building Practitioners Act 2020*, section 88 or an undertaking under the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020*, section 28. The reference must include the date the undertaking was accepted by the Secretary and the name of the developer.
- For ease of use, only one reference to a relevant document type is necessary for filling out this part. It is unnecessary to reference multiple Development Consents, staged CCs, or CDCs that are or were once applicable to the building over its lifetime.

Section 4: Fire safety measures currently implemented OR proposed to be implemented for the building

The purpose of this section is to identify the current and proposed fire safety measures that must be implemented for the building.

Fire safety measures

- A proposed fire safety measure is taken to be either a required measure not currently installed in the building, or an existing measure which is being altered.
- Fire safety measures include both statutory fire safety measures and other fire safety measures. The statutory fire measures are specified in section 79(4) of the Regulation and include portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems, and lightweight construction.
- Other fire safety measures could include any measure that is specific to the building such as those required as part of a fire safety Building Code of Australia (BCA) performance solution for the building.

Minimum standard of performance

- The minimum standard of performance for a fire safety measure describes the technical specification for the design, installation and operation of the measures. The minimum standard of performance is generally determined by the BCA and should not be confused with the specified maintenance activities which are used for maintenance of a fire safety measure.
- When noting the minimum standard of performance for a fire safety measure (FSM) care needs to be taken to ensure relevant details are provided. When expressing a minimum standard of performance for an FSM, the following referencing sequence should be used:
 1. The Building Code of Australia (BCA) edition applicable to the FSM.
 2. Any relevant BCA Deemed-to-Satisfy Clause(s) or Specification(s).
 3. Any relevant Reference Document(s) (such as Australian Standards) and the applicable edition (year) of that Referenced Standard.
- If an application relates only to a part of a building and the required fire safety measures and their associated minimum standard of performance varies from other parts of the building, the fire safety schedule must clearly identify the different fire safety measures and/or different standards of performance in a building.

Using the table

- If there are no existing fire safety measures, specify 'Nil' in the first row under both 'Current' and 'Minimum standard of performance'. The remaining rows of the table under 'Current' can be deleted.
- If there are no proposed fire safety measures specify 'Nil' in the first row under both 'Proposed' and 'Minimum standard of performance'. The remaining rows of the table under 'Proposed' can be deleted.
- Additional rows can be added under 'Current' and 'Proposed' measures if required.

Performance solutions

- The fire safety schedule must identify all fire safety measures that are required as part of a fire safety BCA performance solution, including any reference to the BCA performance solution report document when specifying the standard of performance for each measure.
- Provide identifying details of any fire engineered BCA performance solution report(s) relevant to those corresponding fire safety measures in the table 'Details of Building Code of Australia Performance Solution Report(s)'.
- Provide details of the report including the author of the report, the relevant BCA performance requirements about which the report demonstrates compliance, and a brief description of the relevant BCA deemed-to-satisfy provision(s) considered.

Section 5: Critical fire safety measures currently implemented OR proposed to be implemented in the building

- The purpose of this section is to identify those current or proposed critical fire safety measures for the building.
- A critical fire safety measure is a measure that requires periodic assessment and certification at intervals of less than 12 months, because of its nature, the environment, or other circumstances.
- Not all buildings will be subject to critical fire safety measures and this section must only be filled out when a building has critical fire safety measures as identified by the registered certifier (council or private) or appropriate authority.
- Each critical fire safety measure and the associated minimum standard of performance must be listed.
- Specify the intervals (of less than 12 months) at which the critical fire safety measure must be assessed and requires a supplementary fire safety statement to be submitted.
- It is up to the registered certifier (council or private) or appropriate authority to identify what is a critical fire safety measure and the frequency at which a supplementary fire safety statement is required to be lodged with the council.
- If there are no applicable critical fire safety measures insert 'Nil' in the row under 'Current', 'Proposed' and 'Minimum standard of performance'. The remaining rows of the table under 'Current' and 'Proposed' can be deleted.
- Additional rows can be added to the table if required.

Section 6: Exemption from BCA standard for a relevant fire safety system

- The purpose of this section is to identify in accordance with section 23(3)(b) of the Regulation any exemptions from BCA standards for the fire safety building work granted under a construction certificate by a certifier resulting from an objection under section 74 of the Regulation.
- Objections made under this provision relate to the operational performance of a relevant fire safety system.
- A relevant fire safety system is defined by the Regulation and can be either a hydraulic fire system, a fire detection and alarm system, or a mechanical ducted smoke control system.

- In this section the applicant must specify the relevant fire safety measure to which an exemption applies. A detailed description of the exemption must be provided.
- If there are no exemptions relevant to the building insert 'Nil' in the first row under both 'Relevant Fire Safety System' and 'Details of the exemption'. The remaining rows of the table can be deleted.
- Additional rows may be added to the table if required.

Section 7: Name and contact details of the person issuing the schedule

- The purpose of this section of the form is to include details of the person or authority that is issuing the schedule.
- Where the fire safety schedule is issued by a registered certifier, details of the registration number of the certifier are to be provided.
- The date of issue must also be included on the fire safety schedule.

FIRE SAFETY SCHEDULE FORM

Part 10 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*

Please note:

1. A fire safety schedule must deal with the whole of the building not just part of the building.
2. Please complete all sections in full using CAPITAL LETTERS.

Section 1: Location of the building

Address (street number, street name, suburb and postcode)
IVANHOE ESTATE, MACQUARIE PARK NSW 2113

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 100	DP1262209	BUILDING C3

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- ☒ Not applicable – Fire Safety Schedule is not being reissued.
- ☐ Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

☐ Original Schedule lost or destroyed	☐ Correction of errors or omissions.
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Section 3: Reference details (Section 78 of the Regulation)

Reference type	Reference number (if known)
DEVELOPMENT CONSENT	SSD15822622, SSD15822622 MOD 1, SSD15822622 MOD 2, SSD15822622 MOD 3, SSD15822622 MOD 4, SSD15822622 MOD 5
CONSTRUCTION CERTIFICATE	210791/6

Section 4: Fire safety measures for the building – excluding critical fire safety measures (Section 79 of the Regulation)**Current (existing)**

Item no	Fire safety measure (current/existing)	Minimum standard of performance
1.		

Proposed (new or modified including section 84(6) of the Regulation)

Item no	Fire safety measure (proposed)	Minimum standard of performance
1.	ACCESS PANELS, DOORS & HOPPERS TO FIRE RESISTING SHAFT	BCA 2022 AMDT 1 C4D14, AS 1905.1-2015 & AS 1905.2-2005
2.	AUTOMATIC AIR PRESSURISING SYSTEM	BCA 2022 AMDT 1 S19C11, E2D4 & AS/NZS 1668.1-2015 AMDT 1
3.	AUTOMATIC FAIL SAFE DEVICES	BCA 2022 AMDT 1 SPEC 12 (C12C4) (AUTOMATIC SMOKE DOORS), D3D27 (REENTRY FROM FIRE STAIRS)
4.	AUTOMATIC FIRE DETECTION AND ALARM SYSTEM	BCA 2022 AMDT 1 E2D3, E2D5, E2D12, SPEC 20 (S20C3) (SMOKE ALARM SYSTEM) OR S20C4 (SMOKE DETECTION SYSTEM) OR S20C5 (COMBINATION SMOKE ALARM & SMOKE DETECTION); S20C6 (SMOKE DETECTION FOR SMOKE CONTROL SYSTEMS), AS 1670.1-2018 AMDT 1, AS 3786-2014 AMDT 1 & 2 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ TO ENABLE EARLY DETECTION THE CARPARK SMOKE DETECTION SYSTEM MUST BE CONNECTED TO ACTIVATE THE EWIS AND POWER ISOLATION FUNCTIONS OF THE ELECTRIC VEHICLE CHARGING UNITS. ▪ POINT TYPE HEAT DETECTORS MUST BE FITTED TO BOTH SIDES OF THE LOADING DOCK FIRE SHUTTER AND MEET THE FOLLOWING REQUIREMENTS: - BE AS1670.1:2018 POINT-TYPE AND PROGRAMMED TO OPERATE THE FIRE SHUTTER IN THE LOADING DOCK FIREWALL PER AS1670.1:2018 – CLAUSE 3.19. ▪ AUTOMATIC SMOKE DETECTION SHALL NOT BE INSTALLED TO THE GROUND LEVEL ELECTRICAL SUBSTATION TO ALIGN WITH AUSGRID REQUIREMENTS. ▪ AN AS1670.1:2018 COMPLIANT POINT-TYPE DETECTOR MUST BE INSTALLED IN THE BASEMENT GARBAGE ROOMS WITH GARBAGE CHUTES. ▪ THE DETECTOR MUST ACTIVATE THE BUILDING OCCUPANT WARNING SYSTEM. ▪ ALL BASEMENT LEVELS MUST BE FITTED WITH AN AUTOMATIC SMOKE DETECTION SYSTEM IN ACCORDANCE WITH AS1670.1:2018 WITH THE FOLLOWING TAKING PRECEDENCE: - THE DETECTOR SPACING IS TO AS1670.1:2018 CLAUSE 7 WITH A MAXIMUM DETECTOR SPACING OF 7.5M. - ACTIVATION OF THE SMOKE DETECTION SYSTEM MUST ACTIVATE THE BUILDING OCCUPANT WARNING SYSTEM BASEMENT CARPARK VENTILATION EXHAUST RAMP ▪ THE AUTOMATIC SMOKE DETECTION SYSTEM FITTED TO THE GROUND LEVEL CLASS 6 RETAIL

Item no	Fire safety measure (proposed)	Minimum standard of performance
		TENANCIES AND CLASS 7B LOADING DOCK AS REQUIRED BY BCA SPECIFICATION 20 – CLAUSE 6 MUST BE IN ACCORDANCE WITH AS 1670.1:2018 WITH THE FOLLOWING REQUIREMENTS TAKING PRECEDENCE: - DETECTOR HEADS ARE TO BE IN ACCORDANCE WITH AS1670.1:2018 CLAUSE 7 AND BE NO GREATER THAN 7.5M APART AND NO MORE THAN 3.75M OFF WALLS, BULKHEADS AND BAFFLES (IN LIEU OF THE DTS PERMITTED 15M SPACING). - ACTIVATION OF THE AUTOMATIC SMOKE DETECTORS MUST TRIGGER THE FIRE ALARM (EWIS) AND ACTIVATED THE RESIDENTIAL LEVEL STAIR PRESSURISATION. - A DETECTOR NEED NOT BE PROVIDED IN THE RETAIL AMENITIES. ▪ THE BASEMENT 1 LEVEL MAIN SWITCH ROOM MUST BE FITTED WITH AUTOMATIC SMOKE DETECTION WHICH MEETS THE REQUIREMENTS OF AS 1670.1:2018 – CLAUSE 5. - THE ACTIVATION OF THE AUTOMATIC SMOKE DETECTION WITHIN THE MSR SHALL AUTOMATICALLY ALERT THE FIRE BRIGADE AND EWIS. ▪ JET FANS SHALL BE PROVIDED WITH CLASS A ASD SMOKE DETECTION IN THE AREA OF JET INFLUENCE PER AS 1670.1:2018 – CLAUSE 7.6.8.5. - SAMPLING PIPE RUNS TO BE LAID IN RUNS ALONG EACH OF THE VEHICLE DRIVEWAY AISLES BOTH UP AND DOWN STREAM OF THE JET FAN UNITS. - SAMPLING HOLES SHALL BE PROVIDED AT 5M SPACING ALONG THE LENGTH OF THE AISLES, WITH A SPECIFIC REQUIREMENT FOR A SAMPLE HOLE NOT LESS THAN 5M UP AND DOWNSTREAM OF EACH JET FAN. - EACH ASD RUN SHALL NOT EXCEED 100M PER SAMPLING UNIT WITH MAXIMUM PIPE TRANSFER DELAY OF 60 SECONDS. - THE ASD SHALL NOT INITIATE THE GENERAL FIRE ALARM OR FIRE BRIGADE NOTIFICATION. ▪ THE ACTIVATION OF THE POINT TYPE CIRCULATION SPACE SMOKE DETECTORS (USED FOR ACTIVATIONS OF EWIS AND STAIR PRESSURISATION ETC) WITHIN THE CARPARK CIRCULATION SPACES ARE REQUIRED TO BE CONNECTED TO A FIRE STATION OR FIRE STATION DISPATCH CENTRE. THIS WILL ENSURE ANY ALARM IS ACTIONED WITHOUT DELAY AND THE FRNSW ARE NOT CALLED UNTIL THE OPERATION OF THE SPRINKLERS TO MITIGATE FALSE ALARMS. ▪ THESE CIRCULATION SPACE POINT TYPE SMOKE DETECTORS ARE REQUIRED TO ACTIVATE THE STAIR PRESSURISATION AND ACTIVATE THE EWIS

Item no	Fire safety measure (proposed)	Minimum standard of performance
		BUT ARE NOT REQUIRED TO ACTIVATE THE SHUTDOWN OF THE JET FANS. - AN AUTOMATIC THERMAL DETECTOR COMPLYING WITH AS 1670.1:2018 SHALL BE INSTALLED EXTERNALLY ABOVE THE GROUND LEVEL ELECTRICAL SUBSTATION LOUVRED SOUTH-WESTERN WALL AND ACHIEVE THE FOLLOWING REQUIREMENTS: - INSTALLED NO MORE THAN 300MM ABOVE THE LOUVRED SUBSTATION EXTERNAL WALL.
5.	AUTOMATIC FIRE SUPPRESSION SYSTEM	BCA 2022 AMDT 1 E1D2, E1D4, SPEC 17, AS 2118.1:2017 AMDT 1 & 2, AS 2118.6:2012 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: - THE CARPARK IS FULLY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED TO AS2118.1:2017. - THE FIRE SPRINKLER SYSTEM IS TO BE CONNECTED TO A PRESSURISED TOWN MAINS WATER SUPPLY AND ON-SITE STORAGE TANKS. THE ON-SITE TANKS SHALL HAVE A REFILL FUNCTIONALITY LINKED DIRECT FROM THE PRESSURISED TOWN MAIN SUPPLY. - THE FUEL SUPPLY TO THE PUMPS IS TO BE CONFIGURED TO ALLOW FRNSW PERSONNEL TO SAFELY FILL THE FUEL TANKS WHILST THE SPRINKLER PUMPS ARE RUNNING. - THE FIRE SPRINKLER VALVES ARE LOCATED IN THE FIRE PUMP ROOM ON BASEMENT 1 IN LIEU OF HAVING DIRECT ACCESS TO A ROAD OR OPEN SPACE. - THE MAIN SWITCH ROOM LOCATED ON BASEMENT 1 SHALL NOT BE PROVIDED AUTOMATIC FIRE SPRINKLER PROTECTION TO ALIGN WITH THE AUSTRALIAN STANDARD FOR WIRING RULES. - THE COMBINED SYSTEM BOOSTER ASSEMBLY SHALL ACCOMMODATE UP TO SIX INLETS AND OUTLETS ON A SINGLE PIPE RISER IN LIEU OF THAT PERMITTED BY AS2419.1:2021. - THE H-PATTERN COMBINED BOOSTER ASSEMBLY INLETS SHALL BE A MINIMUM OF 600MM ABOVE THE STANDING SURFACE IN FRONT OF THE FIRE BRIGADE BOOSTER ASSEMBLY IN LIEU OF A MINIMUM OF 750MM. - BOOSTER ARRANGEMENTS CONTAINING SEPARATE BOOST ZONES MUST HAVE SIGNAGE CLEARLY OUTLINING THE LEVELS SERVED BY EACH ARRANGEMENT. - ALL BASEMENT LEVELS MUST BE FITTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM PER DTS PROVISIONS AND WHERE APPROPRIATE, AS 2118.6:2012 WITH THE FOLLOWING REQUIREMENTS TAKING PRECEDENCE:

Item no	Fire safety measure (proposed)	Minimum standard of performance
		- SPRINKLER HEADS ARE TO HAVE AN RTI NO GREATER THAN 50M1/2S 1/2, HAVE AN ACTIVATION TEMPERATURE OF 68°C AND SPACED AT 12M2 (NOT EXTENDED COVERAGE SPRINKLER HEADS). ▪ THE GROUND LEVEL MUST BE FITTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER DTS PROVISIONS AND WHERE APPROPRIATE, AS 2118.6:2012 WITH THE FOLLOWING REQUIREMENTS TAKING PRECEDENCE: - SPRINKLER HEADS ARE TO HAVE AN RTI NO GREATER THAN 50M1/2S 1/2. ▪ SPRINKLER HEADS MUST BE SITUATED SUCH THAT THE JET FANS ARE LOCATED BETWEEN ROWS OF FIRE SPRINKLERS.
6.	EMERGENCY LIFTS	BCA 2022 AMDT 1 E3D5, E3D9, E3D10, E3D11, E3D12 & SPEC 24
7.	EMERGENCY LIGHTING	BCA 2022 AMDT 1 E4D2, E4D4, SPEC 19 (S19C13) (EMERGENCY LIGHTING FOR FIRE CONTROL ROOM) & AS 2293.1-2018 AMDT 1
8.	EMERGENCY WARNING AND INTERCOM SYSTEM	BCA 2022 AMDT 1 E4D9, AS 1670.4-2018 AMDT 1 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ EWIS SPEAKERS SHALL NOT BE INSTALLED TO THE GROUND LEVEL ELECTRICAL SUBSTATION TO ALIGN WITH AUSGRID REQUIREMENTS. ▪ THE EWIS REQUIRED AS PART OF DTS PROVISIONS, SHALL NOT ACHIEVE THE INTELLIGIBILITY REQUIREMENTS OF AS 1670.4:2018 WITHIN THE RESIDENTIAL APARTMENT BATHROOMS AND BALCONIES. - NO ADDITIONAL VISUAL ALARM DEVICES SHALL BE PROVIDED IN THE RESIDENTIAL APARTMENTS WHERE THE EWIS INTELLIGIBILITY REQUIREMENTS ARE NOT MET. ▪ THE EWIS SHALL ACHIEVE AN AUDIBLE SOUND LEVEL OF 100DB(A) AT THE GROUND LEVEL ELECTRICAL SUBSTATION LOUVRED DOORS (EXTERNALLY). ▪ THE EWIS SHALL HAVE AN AUDIBLE SOUND PRESSURE NO LESS THAN 75DB(A) WITHIN THE RESIDENTIAL BALCONIES WITH THE DOOR CLOSED WHEN MEASURED AT 1.5M ABOVE THE RESPECTIVE FINISHED FLOOR LEVEL. - WHERE APPROPRIATE, ADDITIONAL INTERNAL SPEAKERS SHALL BE INSTALLED TO MEET THIS REQUIREMENT.
9.	EXIT SIGNS	BCA 2022 AMDT 1 E4D5, NSW E4D6, E4D8 & AS 2293.1-2018 AMDT 1

Item no	Fire safety measure (proposed)	Minimum standard of performance
10.	FIRE CONTROL ROOM	BCA 2022 AMDT 1 E1D15, SPEC 19 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: - THE FIRE CONTROL ROOM IS PERMITTED TO NOT BE PROVIDED DIRECT ACCESS TO EACH OF THE MAIN ENTRANCES OF THE BUILDING WHICH IT SERVES. - THE FIRE CONTROL ROOM INTERNAL WALLS ARE PERMITTED TO BE LESS THAN 2.5M IN LENGTH. - THE AS 1670.1:2018 REQUIRED OPERATIONAL AREA AROUND THE FDCIE AND EWIS PANELS MUST BE PROVIDED.
11.	FIRE DAMPERS	BCA 2022 AMDT 1 C4D13, C4D15, AS/NZS 1668.1- 2015 AMDT 1 & AS 1668.2-2012 AMDT 1 & 2
12.	FIRE DOORS	BCA 2022 AMDT 1 C3D13 (SEPARATION OF EQUIPMENT); C3D14 (ELECTRICITY SUPPLY SYSTEMS), C4D5, SPEC 12, C4D6 (DOORWAYS & FIRE WALLS), C4D9 (OPENINGS IN FIRE ISOLATED EXITS), NSW C4D12 (BOUNDING CONSTRUCTION), C4D14 (OPENINGS IN SHAFTS), AS 1905.1-2015 AMDT 1 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: - THE DOORS TO THE RESIDENTIAL LEVEL BIN ROOMS WITH ACCESS TO THE BIN CHUTE MUST BE DESIGNED AND INSTALLED PER AS1905.1:2015 AND ACHIEVE A -- /60/30 FRL. - THE BASEMENT 1 MAIN SWITCH ROOM ACCESS DOORS MUST BE FIRE DOORS ACHIEVING A -- /120/30 FRL AND MEET THE REQUIREMENTS OF AS 1905.1:2015.
13.	FIRE RATED LIFT LANDING DOORS	BCA 2022 AMDT 1 C4D11 & AS 1735.11-1986
14.	FIRE HOSE REEL SYSTEMS	BCA 2022 AMDT 1 E1D3, AS 2441-2005 AMDT 1 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: - FIRE HOSE REEL COVERAGE IS OMITTED FROM THE BASEMENT 1 GARBAGE ROOMS. - FIRE HOSE REEL COVERAGE IS OMITTED FROM ALL BASEMENT CARPARK LIFT SMOKE LOBBIES.
15.	FIRE HYDRANT SYSTEMS	BCA 2022 AMDT 1 E1D2, SPEC 18, AS 2419.1- 2021 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: THE HYDRANT SYSTEM IS TO BE CONNECTED TO A PRESSURISED TOWN MAINS WATER SUPPLY TO ENSURE A CONTINUOUS WATER SUPPLY FOR FIREFIGHTING. WHERE ON SITE TANKS ARE REQUIRED, THE TANK MUST HAVE A REFILL

Item no	Fire safety measure (proposed)	Minimum standard of performance
		FUNCTIONALITY LINKED DIRECT FROM THE PRESSURISED TOWN MAIN SUPPLY. - THE COMBINED FIRE HYDRANT AND SPRINKLER BOOSTER ASSEMBLY IS PERMITTED TO NOT BE VISIBLE TO ALL MAIN ENTRANCES. - BOOSTER ARRANGEMENTS CONTAINING SEPARATE BOOST ZONES MUST HAVE SIGNAGE CLEARLY OUTLINING THE LEVELS SERVED BY EACH ARRANGEMENT.
16.	FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING	BCA 2022 AMDT 1 C4D13, C4D15, SPEC 13, C4D16, D2D17, AS 1530.4.-2014, AS 4072.1- 2005 AMDT 1 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: - THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER RING MAIN PENETRATIONS BETWEEN THE FIRE ISOLATED SCISSOR STAIRS FIRE RATED CONSTRUCTION AND THE PIPE SHALL NOT ACHIEVE THE DTS REQUIRED INSULATION VALUE. - WHERE THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER RING MAIN PENETRATES THE FIRE-ISOLATED SCISSOR STAIRS FROM AN ADJACENT FIRE COMPARTMENT (I.E. NOT FROM A SEPARATE FIRE STAIR), THE DTS INSULATION VALUE MUST BE ACHIEVED. - A PENETRATIONS REGISTER IS TO BE DOCUMENTED AND MAINTAINED IN ACCORDANCE WITH AS 4072.1:2005 IN RELATION TO THE PENETRATIONS WHICH CANNOT ACHIEVE THE DTS REQUIRED FRL OR ARE INSTALLED BETWEEN A CLASS 6 AND CLASS 7B AREA. - THE REGISTER MUST DETAIL THE FOLLOWING: - EVIDENCE OF FIRE RATED PROTECTION PROVIDED TO THE PENETRATION IS TO BE DOCUMENTED IN THE FORM OF INSTALLATION CERTIFICATES (AS 4072.1:2005 – APPENDIX B EXEMPLAR) DETAILING: - PROJECT NAME AND ADDRESS. O NAME, ADDRESS AND CONTACT PHONE NUMBER OF INSTALLING COMPANY OR PARTY. - DATE OF FINAL INSPECTION OF INSTALLATION. O DESCRIPTION OF SERVICE OR CONTROL JOINT. O IDENTIFICATION OF THE POSITION OF INSTALLATION. - DESCRIPTION OF THE SYSTEM USED OR SCHEDULE OF SYSTEMS. - DESCRIPTION OF PRODUCT OR SYSTEM USED TO MAINTAIN THE FRL OF THE BUILDING ELEMENT OF EACH INSTALLATION (THESE ARE TO BE NUMBERED). - THE FRL OF THE INSTALLATION. O A UNIQUE NUMBER THAT REFERENCES EACH INSTALLATION.

Item no	Fire safety measure (proposed)	Minimum standard of performance
		- THE INSTALLER OF ANY FIRE RATED PROTECTION TO A SERVICE PENETRATION OR CONTROL JOINT IS TO PROVIDE WRITTEN EVIDENCE THAT EACH SERVICE PENETRATION OR CONTROL JOINT RELATED TO THESE AREAS AND HOW THEY ARE PROTECTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. - THE PENETRATIONS REGISTER SHALL BE INCLUDED AS AN ESSENTIAL REQUIREMENT IN THE FIRE SAFETY SCHEDULE - THE SPECIFIC PENETRATION REGISTER FOR THE OMMISION OF THE ZONE SMOKE CONTROL IS TO BE KEPT AT THE MAIN FIP AND MUST HAVE PROVISIONS SUCH AS TO ALLOW FOR ANY NEW PENETRATION OR ANY ALTERATION TO AN EXISTING PENETRATION CAUSED DUE TO FIT OUT ETC. CAN BE DOCUMENTED / INCORPORATED. ▪ ALL GROUND FLOOR DRAINAGE PIPE PENETRATIONS ARE TO BE AFFORDED WITH COLLARS ACHIEVING THE REQUIRED FRL OF -- /120/120.
17.	FIRE SHUTTERS	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ THE FIRE SHUTTER FITTED WITHIN THE LOADING DOCK FIREWALL ACHIEVES A -- /120/-- FRL IN LIEU OF THE REQUIRED -- /120/30 FRL. ▪ THE FIRE SHUTTER FITTED WITHIN THE LOADING DOCK FIRE WALL MUST BE DESIGNED AND INSTALLED PER THE REQUIREMENTS OF AS1905.2:2005 AND MEET THE FOLLOWING REQUIREMENTS: - MUST AUTOMATICALLY DESCEND ON FIRE SPRINKLER ACTIVATION WITHIN THE LOADING OR CARPARK LEVELS OR ON ACTIVATION OF EITHER AS1670.1:2018 SMOKE DETECTORS LOCATED ON EACH SIDE OF THE FIRE SHUTTER. - SHALL AUTOMATICALLY DESCEND ON GENERAL POWER FAILURE. ▪ POINT TYPE HEAT DETECTORS MUST BE FITTED TO BOTH SIDES OF THE LOADING DOCK FIRE SHUTTER AND MEET THE FOLLOWING REQUIREMENTS: - BE AS1670.1:2018 POINT-TYPE AND PROGRAMMED TO OPERATE THE FIRE SHUTTER IN THE LOADING DOCK FIREWALL PER AS1670.1:2018 – CLAUSE 3.19. ▪ AUTOMATIC AUDIBLE DEVICES (SPEAKERS OR SOUNDERS) AND A VISUAL ALARM DEVICE (RED STROBE) MUST BE INSTALLED IN THE VICINITY OF THE FIRE RATED SHUTTER WITHIN THE LOADING DOCK FIREWALL PER THE REQUIREMENTS OF AS1670.1:2018 – CLAUSE 3.19.2.

Item no	Fire safety measure (proposed)	Minimum standard of performance
18.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 AMDT 1 C2D9 & SPEC 6
19.	MECHANICAL AIR HANDLING SYSTEM	BCA 2022 AMDT 1 SPEC 11 (SMOKE PROOF WALLS), E2D3, E2D12, AS1668.1-2015 CLAUSE 5.5 (CARPARKS) & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ THE CARPARK MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH AS1668.1:2015 SECTION 5.5, WHICH INCLUDES RAMPING TO 100% CAPACITY AND HAVING ALL FAN MOTORS AND CABLING DESIGNED CAPABLE OF EXTRACTING HOT SMOKE (AS PER THE REQUIREMENTS OF AS1668.1:2015 FOR A SMOKE EXHAUST SYSTEM). ▪ MULTIPLE JET (IMPULSE) FANS SHALL BE INSTALLED WITHIN THE CARPARK LEVEL TO SUPPLEMENT THE DTS REQUIRED CARPARK MECHANICAL EXHAUST SYSTEM IN LIEU OF THE LIMITATIONS SET OUT IN AS 1668.1:2015. ▪ THE CARPARK MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED PER DTS PROVISIONS AND AS 1668.2:2012 WITH THE INCLUSION OF MULTIPLE JET FANS. ▪ THE EXHAUST SYSTEM MUST RAMP UP TO FULL CAPACITY ON FIRE TRIP WITHIN THE BASEMENT IN ACCORDANCE WITH SECTION 5.5 OF AS1668.1:2015. ▪ JET FANS MUST BE LOCATED IN THE CIRCULATION SPACES AND NOT LOCATED DIRECTLY ABOVE CAR PARKING SPACES OR OTHER SPACES WHERE A STAGNANT FIRE LOAD MAY BE PRESENT. ▪ THE JET FANS MUST BE LOCATED BETWEEN ROWS OF FIRE SPRINKLERS. ▪ THE FIP SHALL BE PROVIDED WITH A SINGLE JET FAN OVERRIDE CONTROL ON AUTO-OFF WHICH OPERATES ALL JET FANS SUPPORTED BY INDIVIDUAL JET FAN OPERATIONAL INDICATORS. ▪ JET FAN VELOCITIES, FLOWRATES AND PROGRAMMING SHALL BE IN ACCORDANCE WITH THE MECHANICAL ENGINEER'S AND MANUFACTURE'S SPECIFICATION WITH THE FOLLOWING TAKING PRECEDENCE: ▪ JET FAN FIRE MODE PROGRAMMING SHALL MEET THE FOLLOWING REQUIREMENTS: - DETECTION BY SPRINKLER SYSTEM ○ ALL JET FANS SHALL SHUT DOWN ON ACTIVATION OF FIRE SPRINKLER IN THE CARPARK LEVEL. ○ THE JET FANS SHALL MAINTAIN SHUT DOWN UNTIL THE ALARM IS CLEARED FROM THE FIP. ○ DETECTION BY THE SMOKE DETECTION SYSTEM (ASD).

Item no	Fire safety measure (proposed)	Minimum standard of performance
		➤ THE CARPARK LEVEL ASD SHALL BE CONNECTED TO THE FIRE FAN CONTROL PANEL TO INITIATE THE FOLLOWING SEQUENCE: ~ WHEN SMOKE IS DETECTED ALL JET FANS ON THE LEVEL SHALL SHUT DOWN; AND AFTER A PERIOD OF 1 MINUTE; ❖ IF SMOKE IS NO LONGER DETECTED THE JET FANS SHALL RETURN TO NORMAL OPERATION. ❖ IF SMOKE IS STILL DETECTED JET FANS WILL CEASE OPERATION FOR A FURTHER 1- MINUTE PERIOD WHEN RESAMPLING SHALL OCCUR AGAIN. ▪ JET FAN OPERATION SUMMARY HIERARCHY: - A CARPARK ASD DETECTION OVERRIDES THE MECHANICAL VENTILATION CONTROLS. - A CARPARK LEVEL FIRE SPRINKLER SYSTEM ACTIVATION OVERRIDES THE CARPARK ASD CONTROL AND MECHANICAL VENTILATION CONTROL. - MANUAL CONTROL OF THE JET FANS AT THE FIP OVERRIDES ALL PROGRAMMED CONTROLS.
20.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 AMDT 1 E1D14, AS 2444-2001 & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ AN AS2444:2001 COMPLIANT 4.5KG ABE PORTABLE FIRE EXTINGUISHER MUST BE MOUNTED WITHIN 4M OF THE ENTRY DOORS TO THE BASEMENT 1 GARBAGE ROOMS; MOUNTED EXTERNAL TO THE GARBAGE ROOM. ▪ AN AS2444:2001 COMPLIANT 4.5KG ABE PORTABLE FIRE EXTINGUISHER MUST BE MOUNTED WITHIN 4M OF THE LIFT LOBBY ENTRANCE DOORS THROUGHOUT THE CARPARK; MOUNTED EXTERNAL TO THE LIFT LOBBY
21.	SMOKE DOORS	BCA 2022 AMDT 1 C3D15, SPEC 11 (S11C2) & SPEC 12
22.	WARNING AND OPERATIONAL SIGNS	EPA DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021 (CLAUSE 108) BCA 2022 AMDT 1 C4D7 SLIDING DOORS, D2D28 (SIGNS ON EXIT DOORS) D4D4 (LIFTS) & FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ SIGNAGE MUST BE INSTALLED IN THE RETAIL 'BACKOFHOUSE' CORRIDOR STATING: “NO STORAGE IN CORRIDOR” IN 25MM HIGH TEXT IN A COLOUR CONTRASTING WITH THE BACKGROUND.

Item no	Fire safety measure (proposed)	Minimum standard of performance
		▪ THE SIGNAGE MUST BE REGULARLY SPACED THROUGH THE CORRIDOR SUCH THAT AT LEAST ONE SIGN IS VISIBLE AT EVERY PORTION ALONG THE ENTIRE LENGTH. ▪ SIGNAGE TO THE EFFECT OF: “WARNING – FIRE SHUTTER” MUST BE DISPLAYED ON EACH SIDE OF THE FIRE SHUTTER WITHIN THE LOADING DOCK FIREWALL PER THE REQUIREMENTS OF AS1670.1:2018 – 3.19.2. - LETTERS MUST BE IN ALL CAPITALS, NOT LESS THAN 50MM HIGH AND IN A COLOUR CONTRASTING WITH THE BACKGROUND SURFACE. - THE SIGNAGE IS TO BE ADDED TO THE ESSENTIAL SERVICE LIST WITH A REQUIREMENT THAT THE SIGNAGE IS INSPECTED ANNUALLY TO CONFIRM IT IS STILL IN PLACE. ▪ ‘NO STOPPING’ SIGNS MUST BE INSTALLED ON THE WALLS ADJACENT THE DRIVEWAY ENTRANCE (ON BOTH SIDES OF THE DRIVEWAY) AT A HEIGHT BETWEEN 1.5M AND 2M ABOVE FFL. ▪ SIGNAGE MUST BE INSTALLED WITHIN ALL RESIDENTIAL CORRIDORS (LEVEL 1 – LEVEL 16) TO THE EFFECT OF: “NO COMBUSTIBLE MATERIALS OR FURNITURE IN CORRIDOR” (OR SIMILAR WORDING) AND MEET THE FOLLOWING REQUIREMENTS: - BE NO LESS THAN 20MM CAPITAL LETTERING TEXT IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. - BE PERMANENTLY FIXED AT THE LIFTS AND AT A HEIGHT BETWEEN 1100MM1500MM ABOVE FFL. - BE OF A FADEPROOF AND WEATHERPROOF CONSTRUCTION. ▪ SIGNAGE MUST BE INSTALLED WITHIN THE GROUND LEVEL LOBBY A AND LOBBY B TO THE EFFECT OF: “NO STORAGE OF COMBUSTIBLE FURNISHINGS WITHIN LOBBY” (OR SIMILAR WORDING) AND MEET THE FOLLOWING REQUIREMENTS: - BE NO LESS THAN 20MM CAPITAL LETTERING TEXT IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. - BE PERMANENTLY FIXED AT THE LIFTS AND AT A HEIGHT BETWEEN 1100MM1500MM ABOVE FFL. - BE OF A FADEPROOF AND WEATHERPROOF CONSTRUCTION.

Item no	Fire safety measure (proposed)	Minimum standard of performance
23.	SOLAR PANEL MEASURES	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ AN A3 SIZED BLOCK PLAN SHALL BE PROVIDED ADJACENT THE MAIN FIP, SUBFIPS, IN THE FIRE CONTROL ROOM AND WITHIN THE BOOSTER ASSEMBLY CUPBOARD. THE WARNING SIGN SHALL; - BE CONSTRUCTED OF ALL-WEATHER FADE RESISTANT MATERIAL. - PROVIDE NOTICE OF THE TYPE OF ALTERNATIVE ELECTRICAL GENERATION SYSTEM AND THE LOCATION OF ANY ISOLATION/SHUT-OFF SWITCHES AND SHUT DOWN PROCEDURES, INCLUDING; O IDENTIFYING THE LOCATION OF THE SOLAR ELECTRICAL GENERATION PV PANELS. ▪ LOCATION OF ALL ASSOCIATED ISOLATION SWITCHES, AC AND DC ISOLATORS FOR THE SHUT-OFF OF GENERATED ELECTRICITY. ▪ CONFIRMATION IF THE SOLAR PANELS AUTOMATICALLY ISOLATE ON FIRE TRIP. - LARGE WARNING TEXT STATING “WARNING: SOLAR PANELS ON THE ROOF” WITH RED LETTERING NOT LESS THAN 25MM HIGH WITH A CONTRASTING COLOURED BACKGROUND.
24.	ELECTRIC VEHICLE CHARGING PROVISIONS – POWER ISOLATION	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ ALL ELECTRIC VEHICLE CHARGING EQUIPMENT MUST AUTOMATICALLY SHUT DOWN AND BE ISOLATED FROM THE MAINS POWER ON GENERAL FIRE ALARM ANYWHERE WITHIN THE BUILDING. ▪ SIGNAGE MUST BE DISPLAYED AT THE MAIN FDCIE TO INDICATE THE PROPERTIES OF THE ELECTRIC CAR CHARGING BAYS AND INCLUDE THE FOLLOWING MINIMUM MEASURES; - THE LOCATION OF THE CHARGING BAYS. - THE LOCATION OF MANUAL ISOLATION SWITCHES/BOARDS WITH WAY FINDING FROM THE FDCIE AND OPERATING INSTRUCTIONS. - THE POWER RATING (KW CAPACITY) OF THE CHARGERS. - NOTIFICATION THAT THE EV CHARGING SYSTEMS AUTOMATICALLY CEASES OPERATION AND ARE ISOLATED FROM POWER SUPPLY ON GENERAL FIRE ALARM.
25.	ELECTRIC VEHICLE CHARGING PROVISIONS – LIFT LOBBIES AND SMOKE CURTAINS	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES:

Item no	Fire safety measure (proposed)	Minimum standard of performance
		▪ ALL LIFTS OPENING INTO THE CARPARK ARE PROVIDED WITH LOBBIES BOUND BY SMOKE PROOF CONSTRUCTION TO PREVENT SMOKE SPILL UP THE LIFT SHAFT INTO THE LEVELS ABOVE. ▪ LOBBY SMOKE PROOF CONSTRUCTION IS TO BE IN ACCORDANCE WITH CLAUSE 3 OF BCA SPECIFICATION 11. - AS AN ALTERNATIVE TO SMOKE LOBBIES, SMOKE CURTAINS CAN BE INSTALLED TO LIFT DOORS ON CARPARK LEVELS TO MITIGATE THE RISK OF SMOKE SPREAD BETWEEN THE CAR PARKING AREAS AND RESIDENTIAL LEVELS VIA THE LIFT SHAFT. - THE SMOKE CURTAIN MUST OPERATE ON GENERAL FIRE ALARM (GFA) (I.E. FOR A FIRE LOCATED ANYWHERE IN THE BUILDING). ○ THE CARPARKING SMOKE CURTAINS ARE REQUIRED TO BE PROVIDED WITH INDIVIDUAL OVERRIDE SWITCHES (TO RETRACT SMOKE CURTAIN TO ALLOW OCCUPANT MOVEMENT BEFORE CLOSING AGAIN). ○ SIGNAGE LOCATED ADJACENT EACH FDCIE STATING, “SMOKE CURTAIN OVERRIDE SWITCHES LOCATED AT THE ENTRY TO EACH LIFT”. ○ THE LIFTS MUST BE SET UP SUCH THAT THEY STOP ON THE NEXT AVAILABLE FLOOR ABOVE THE FLOORS WITH SMOKE CURTAINS AND NOT ON THE FLOOR OF FIRE ORIGIN IN ORDER TO LET THE OCCUPANTS WITHIN THE LIFTS TO EGRESS. AFTER THE LIFTS HAVE STOPPED FOR A SHORT PERIOD OF TIME (NO GREATER THAN 60 SECONDS) THE LIFTS SHOULD REVERT TO GROUND FLOOR IN ORDER THAT IT IS AVAILABLE FOR FRNSW ACTIVITIES. ○ THE SMOKE CURTAINS ARE REQUIRED TO BE LISTED AS A CRITICAL FIRE SAFETY MEASURE FOR THE BUILDING, TO BE MAINTAINED/TESTED EVERY 6 MONTHS.
26.	FIRE SEPARATION OF BASEMENT 1 BIN ROOMS	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ THE BOUNDING CONSTRUCTION OF THE BASEMENT 1 BIN ROOMS MUST ACHIEVE A 120/120/120 FRL CONSTRUCTION
27.	SMOKE SEALS	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ SMOKE SEALS MUST BE FITTED IN THE FOLLOWING LOCATIONS: - THE BASEMENT 1 BIN ROOM FIRE DOORS.

Item no	Fire safety measure (proposed)	Minimum standard of performance
		- THE RESIDENTIAL LEVEL BIN ROOMS PROVIDING ACCESS TO THE BIN CHUTES. - BASEMENT LEVEL LIFT LOBBIES WHERE DOORS ARE ADOPTED TO PROVIDE THE SMOKE LOBBY. ▪ SMOKE SEALS MUST BE INSTALLED TO ALL DOORS THAT OPEN INTO THE RESIDENTIAL CORRIDORS (LEVEL 1 – LEVEL 16) WITH THE FOLLOWING EXCEPTIONS PERMITTED: - DOORS LEADING DIRECTLY TO OUTSIDE; AND - FIRE STAIRS DOORS; AND - LIFT DOORS; AND - DOORS TO ROOMS AND CUPBOARDS WITH A VOLUME LESS THAN 3M³; AND - CUPBOARD THAT HOUSES ONLY HYDRAULIC AND FIRE SERVICES. ▪ THE ABOVE SMOKE SEALS MUST ACHIEVE THE FOLLOWING REQUIREMENTS: - SMOKE SEALS ARE TO BE INSTALLED TO ALL FOUR SIDES OF THE DOOR. - SMOKE SEALS ARE TO BE MEDIUM TEMPERATURE (RUBBER SEALS); AND - THE MEDIUM TEMPERATURE SMOKE SEALS SHALL BE CAPABLE OF RESISTING SMOKE IN ACCORDANCE WITH BCA SPECIFICATION C4D5 (200°C SMOKE FOR 30 MINUTES, TESTED IN ACCORDANCE WITH AS1530.7:2007 AND MUST MEET THE SMOKE LEAKAGE RATES SPECIFIED IN AS6905-2007 WHEN TESTED FOR APPLICATION ON A COMPLIANT AS1905.1:2015 FIRE DOOR. ▪ THE FIRE DOORS SERVING ACCESS TO THE MSR MUST BE FITTED WITH MEDIUM AND HIGH TEMPERATURE SMOKE SEALS WHICH MEET THE FOLLOWING REQUIREMENTS: - SMOKE SEALS ARE TO BE MEDIUM TEMPERATURE (RUBBER SEALS) AND HIGH TEMPERATURE (INTUMESCENT); AND - THE MEDIUM TEMPERATURE SMOKE SEALS SHALL BE CAPABLE OF RESISTING SMOKE IN ACCORDANCE WITH BCA SPECIFICATION 12 (200°C SMOKE FOR 30 MINUTES, TESTED IN ACCORDANCE WITH AS 1530.7:2007 AND MUST MEET THE SMOKE LEAKAGE RATES SPECIFIED IN AS 6905:2007 WHEN TESTED FOR APPLICATION ON A COMPLIANT AS 1905.1:2015 FIRE DOOR. - THE HIGH TEMPERATURE PORTION OF THE SMOKE SEAL SHALL BE AN INTUMESCENT TYPE SEAL THAT IS TESTED TO AS 1530.4:2005. ▪ ALL DOORS FITTED WITH SMOKE SEALS MUST BE FITTED WITH A SELF-CLOSING DEVICE.

Item no	Fire safety measure (proposed)	Minimum standard of performance
28.	RETAIL TENANCIES ALTERNATIVE PATH	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ OCCUPANTS DISCHARGING FROM THE GROUND LEVEL RETAIL TENANCIES MUST BE PROVIDED WITH AN ALTERNATIVE PATH THAT DOES NOT ENCROACH THE OPENINGS ON THE BASEMENT 1 ROOF SLAB BY LESS THAN 3M.
29.	SITE BLOCK PLANS	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ A BLOCK PLAN HIGHLIGHTING THE MAIN ENTRY POINTS INTO EACH BUILDING MUST BE PROVIDED WITHIN THE FIRE CONTROL ROOM AND EACH ENTRY LOBBY. THIS SHALL BE SIZED APPROPRIATE FOR THE CONTENT AND INCLUDE THE FOLLOWING: - BE IN ACCORDANCE WITH AS 2118.6:2012 REQUIREMENTS FOR BLOCK PLANS. LOCATION OF THE FIRE CONTROL ROOM AND ANY SUB/MIMIC PANELS. - THE LOCATION OF THE COMBINED FIRE HYDRANT & FIRE SPRINKLER BOOSTER ASSEMBLY. - THE LOCATION OF THE FIRE PUMP ROOM. - THE LOCATION OF THE DISCHARGE DOORS FROM EACH FIRE-ISOLATED STAIR
30.	BUILDING MANAGEMENT PLAN	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ A BUILDING MANAGEMENT REQUIREMENT WILL BE INSTITUTED TO ENSURE THREEMONTHLY INSPECTIONS (CERTIFIED ANNUALLY) THAT THE GROUND FLOOR RETAIL 'BACK-OF-HOUSE' CORRIDOR REMAINS FREE OF COMBUSTIBLE MATERIALS. ▪ AN INSPECTION REGIME MUST BE INCLUDED IN A BUILDING MANAGEMENT PLAN. THIS MUST INCLUDE REGULAR INSPECTIONS OF THE RESIDENTIAL CORRIDORS (NO LESS THAN 3-MONTHLY AND CERTIFIED ANNUALLY) TO ENSURE THAT THE RESIDENTIAL CORRIDORS ARE VOIDED OF ANY COMBUSTIBLE MATERIALS, GENERAL BUILDING STOCK, STORAGE OF RESIDENTIAL ITEMS/FURNITURE, OR PLACEMENT OF AESTHETIC FURNISHING. ▪ AN INSPECTION REGIME MUST BE INCLUDED IN A BUILDING MANAGEMENT PLAN. THIS MUST INCLUDE REGULAR INSPECTIONS OF THE GROUND LEVEL LOBBY A AND LOBBY B (NO LESS THAN 3-MONTHLY AND CERTIFIED ANNUALLY) TO ENSURE THAT THE GROUND LEVEL LOBBIES ARE VOIDED OF ANY COMBUSTIBLE MATERIALS, GENERAL

Item no	Fire safety measure (proposed)	Minimum standard of performance
		BUILDING STOCK, STORAGE OF ITEMS/FURNITURE, OR PLACEMENT OF AESTHETIC FURNISHING.
31.	FIRE ENGINEERING REPORT - HARDCOPY	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: AN A4 COLOUR HARDCOPY OF THE FINALISED FIRE ENGINEERING REPORT SHALL BE PROVIDED AT THE MAIN FDCIE FOR THE LIFE OF THE BUILDING.

Details of Fire Safety Building Code of Australia (BCA) Performance Solution Report(s)

Ref no/title of report/author/ date	BCA performance requirements	BCA DTS provision(s) and details of non-compliance
FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026	C1P2	RATIONALISED GROUND FLOOR RETAIL AND LOAD DOCK FRLS <u>BCA CLAUSE C2D2</u> WHILST ALL STRUCTURAL (LOAD BEARING) ELEMENTS WITHIN THE LOADING DOCK SHALL MAINTAIN A 240/--/-- FRL, THE NON-STRUCTURAL (NON-LOADBEARING) ELEMENTS ARE TO BE RATIONALISED TO ACHIEVE A --/120/120 FRL IN LIEU OF THE --/240/240 FRL. SIMILARLY, THE NON-LOADBEARING ELEMENTS FOR THE RETAIL TENANCIES ARE RATIONALISED TO ACHIEVE A --/120/120 FRL IN LIEU OF --/180/180 FRL.
	C1P1, C1P2	RATIONALISED RESIDENTIAL FLOOR SLAB FRL <u>BCA CLAUSE C2D2</u> <u>BCA SPECIFICATION 5</u> THE FLOOR SLABS OF SPECIFIC RESIDENTIAL APARTMENTS WILL INCORPORATE A FALL IN SLAB WITHIN THE WET AREAS (LAUNDRIES, BATHROOMS, BALCONIES) RESULTING IN A LOCAL REDUCTION IN THE FRL DOWN TO A 60/60/60 FRL.
	C1P2	OMISSION OF INSULATION CRITERION TO LOADING DOCK FIRE SHUTTER <u>BCA CLAUSE C4D6</u> THE LOADING DOCK FIRE SHUTTER SEPARATES THE LOADING DOCK FIRE COMPARTMENT FROM THE CAR PARK ENTRANCE IS REQUIRED TO ACHIEVE A --/120/30 FRL, HOWEVER SHALL BE PROVIDED WITH AN FRL OF --/120/-- ONLY.
	C1P2	OMISSION OF FIRE RATING TO BASE OF GARBAGE CHUTE SHAFT ON BASEMENT 1 <u>BCA SPECIFICATION 5</u> THE RESIDENTIAL BIN CHUTES TERMINATE WITHIN THE BASEMENT 1 CARPARK WITHIN BIN ROOMS. THESE BIN CHUTES ARE ENCLOSED WITHIN FIRE-RATED SHAFTS, HOWEVER THESE FIRE-RATED SHAFTS ARE NOT ENCLOSED AT THE BOTTOM.

Ref no/title of report/author/ date	BCA performance requirements	BCA DTS provision(s) and details of non-compliance
	C1P2, C1P8	FIRE SEPARATION, FACADE WALL AND SLAB EDGE JUNCTIONS <u>BCA CLAUSE C3D16</u> SLAB EDGE CAVITIES SHALL BE SEALED BY THE FOLLOWING PRODUCTS WHICH ARE NOT TESTED IN ACCORDANCE WITH AS1530.4:2014: ▪ TRAFALGAR SIDERISE RH HORIZONTAL CAVITY BARRIER FOR SLAB EDGE SEALING. ▪ TRAFALGAR SIDERISE RV VERTICAL CAVITY BARRIER TO SEAL THE EDGE OF THE HEBEL WALL BETWEEN SOU APARTMENTS. ▪ TRAFALGAR SIDERISE CH HORIZONTAL CAVITY BARRIER FOR SLAB EDGE SEALING.
	C1P8, CP2	OMISSION OF INSULATION TO THE COMBINED SYSTEM RING MAIN RISER <u>BCA CLAUSE C4D15</u> WHERE THE COMBINED RING MAIN ENTERS AND EXITS THE FIRE RATED FLOOR LANDINGS WITHIN THE SEPARATE FIRE STAIRS OF THE SCISSOR STAIR ARRANGEMENT, THE STEEL PIPE SHALL NOT BE PROVIDED A METHOD OF RETAINING THE REQUIRED INSULATION PROTECTION.
	C1P2, C1P8	SEPARATION BETWEEN ADJACENT FIRE COMPARTMENTS <u>BCA CLAUSE C4D4 & C4D5</u> THE GLAZED WALLS AND ENTRY DOORS TO RESIDENTIAL LIFT LOBBY A AND LOBBY B ARE PERPENDICULAR TO AN ADJACENT FIRE COMPARTMENT AND WILL NOT ACHIEVE THE REQUIRED 60/60/60 FRL NOR HAVING OPENINGS PROTECTED IN ACCORDANCE WITH BCA CLAUSE C4D5.
	D1P4, E2P2	ADDRESSING SINGLE EXIT TO FIRE PUMP ROOM <u>BCA CLAUSE D2D3</u> THE FIRE PUMP ROOM IS ONLY AFFORDED WITH ACCESS TO A SINGLE EXIT.
	D1P4, E2P2	BASEMENT TRAVEL DISTANCES <u>BCA CLAUSE D2D5 & D2D6</u> OCCUPANT TRAVEL DISTANCES WITHIN THE BASEMENT CARPARKING LEVELS HAVE BEEN DETERMINED TO EXCEED THE PRESCRIPTIVE DTS LIMITATIONS IN THE FOLLOWING LOCATIONS: ▪ BASEMENT 3 - UP TO 80M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M WHEN MEASURED THROUGH THE POINT OF CHOICE. - UP TO 48M TO AN EXIT IN LIEU OF 40M.

Ref no/title of report/author/ date	BCA performance requirements	BCA DTS provision(s) and details of non-compliance
		▪ BASEMENT 2 - UP TO 80M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M WHEN MEASURED THROUGH THE POINT OF CHOICE. - UP TO 48M TO AN EXIT IN LIEU OF 40M ▪ BASEMENT 1 - UP TO 80M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M WHEN MEASURED THROUGH THE POINT OF CHOICE. - UP TO 48M TO AN EXIT IN LIEU OF 40M.
	D1P4, E2P2	GROUND LEVEL TRAVEL DISTANCES <u>BCA CLAUSE D2D5</u> OCCUPANT TRAVEL DISTANCES WITHIN THE GROUND LEVEL RETAIL HAVE BEEN DETERMINED TO EXCEED THE PRESCRIPTIVE DTS LIMITATIONS IN THE FOLLOWING LOCATIONS. ▪ UP TO 26M TO A POINT OF CHOICE IN LIEU OF 20M IN THE RETAIL TENANCY T1. ▪ UP TO 26M TO A POINT OF CHOICE FROM THE RETAIL WASTE STORAGE ROOM IF RETAIL DOORS ARE LOCKED.
	D1P4, E2P2	RESIDENTIAL CORRIDOR TRAVEL DISTANCES <u>BCA CLAUSE D2D5</u> THE RESIDENTIAL TRAVEL DISTANCES FROM SOU DOOR TO POINT OF CHOICE ARE UP TO 8M ON LEVELS 1 TO 15 AND LEVEL 16
	D1P6	REDUCED EGRESS WIDTHS TO RESIDENTIAL STORAGE CAGES <u>BCA CLAUSE D2D8</u> VARIOUS RESIDENTIAL STORAGE CAGES WITHIN THE BASEMENT CARPARK FEATURE A MINIMUM WIDTH OF 750MM WIDTH WITH ENTRY GATES THAT ARE 700MM WIDE IN LIEU OF 1M AND 750MM RESPECTIVELY. THE BCA CONSULTANT HAS DETERMINED THAT THE INTERNALS OF THE CAGE CONSTITUTE A PATH TO AN EXIT FOR THE OCCUPANT(S) WITHIN AND AS SUCH IS REQUIRED TO BE 1M.
	D1P5, E2P2	DISCHARGE OF FIRE ISOLATED EXITS <u>BCA CLAUSE D2D12</u> THE FOLLOWING DTS NON-COMPLIANCES EXIST WITH RESPECT TO THE FIRE-ISOLATED STAIR DISCHARGE POINTS: ▪ TOWER A - THE FIRE-ISOLATED STAIR DISCHARGE PATH NAVIGATES WITHIN 6M OF THE RESIDENTIAL ENTRY LOBBY EXTERNAL GLAZED WALL WHICH

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		DOES NOT ACHIEVE AN FRL NOR HAS OPENINGS PROTECTED IN ACCORDANCE WITH BCA CLAUSE C4D5. - THE FIRE-ISOLATED STAIRS DISCHARGE INTO A COVERED AREA ADJACENT THE LOBBY THAT IS NOT MORE THAN 1/3RD OPEN. ▪ TOWER B - THE FIRE-ISOLATED STAIR (RESIDENTIAL) DISCHARGE PATH NAVIGATES WITHIN 6M OF THE RESIDENTIAL ENTRY LOBBY EXTERNAL GLAZED WALL WHICH DOES NOT ACHIEVE AN FRL NOR HAS OPENINGS PROTECTED IN ACCORDANCE WITH BCA CLAUSE C4D5. - THE FIRE ISOLATED STAIRS (RESIDENTIAL) DISCHARGES INTO A COVERED AREA ADJACENT THE DRIVEWAY RAMP THAT IS NOT MORE THAN 1/3RD OPEN.
	D1P5, E2P2	ROOF AS OPEN SPACE <u>BCA CLAUSE D3D13</u> THE GROUND FLOOR LEVEL HAS PORTIONS THAT ARE DEFINED AS ROOF AS OPEN SPACE. THERE ARE OPENINGS WITHIN 3M OF THE EGRESS PATH FROM THE FIRE-ISOLATED STAIRS AND OTHER EXIST WHEN TRAVELING TO THE ROAD WHICH IS NONCOMPLIANT WITH DTS PROVISIONS
	E1P3, E1P4, E1P6	FIRE BOOSTER, CONTROL ROOM AND VALVE ROOM LOCATIONS <u>BCA CLAUSE E1D2, E1D4, E1D15, SPEC.17, SPEC. 19</u> THE SITE IS PROVIDED WITH A COMBINED FIRE SPRINKLER AND FIRE HYDRANT SYSTEM. A FIRE CONTROL ROOM IS ALSO REQUIRED. THE FOLLOWING DTS NON-COMPLIANCES ARE NOTED: ▪ THE BOOSTER ASSEMBLIES FOR BOTH THE HYDRANT AND SPRINKLER SYSTEM AND THE FIRE CONTROL ROOM SHALL BE LOCATED ON THE EASTERN CORNER OF THE GROUND LEVEL FLOOR PLATE, DIRECTLY FACING SANDSTONE CRESCENT. THE HYDRANT AND SPRINKLER BOOSTER ARE NOT LOCATED IN SIGHT OF EACH MAIN ENTRY AND THE FIRE CONTROL ROOM WILL NOT BE PROVIDED DIRECT ACCESS TO EACH MAIN ENTRANCE. ▪ SOME OF THE FIRE SPRINKLER VALVES ARE LOCATED IN THE FIRE PUMP ROOM ONBASEMENT LEVEL 1 IN LIEU OF HAVING DIRECT ACCESS TO A ROAD OR OPEN SPACE.
	E1P3	COMBINED BOOSTER ASSEMBLY CONNECTION <u>BCA CLAUSE E1D2, E1D3</u> THE SUBJECT BUILDING IS SERVED BY AN AS2118.6:2012 COMBINED SYSTEM OF WHICH THE H-PATTERN COMBINED BOOSTER ASSEMBLY INLETS SHALL BE A MINIMUM OF 600MM ABOVE THE

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		STANDING SURFACE IN FRONT OF THE FIRE BRIGADE BOOSTER ASSEMBLY IN LIEU OF A MINIMUM OF 750MM. FURTHERMORE, THE UNIQUE BOOSTER ASSEMBLY DESIGN ACCOMMODATES SIX INLETS AND OUTLETS ON A SINGLE PIPE RISER IN LIEU OF THE MAXIMUM OF FOUR PERMITTED BY AS2419.1:2021
	E1P1	OMISSION OF FIRE HOSE REELS FROM LIFT LOBBIES AND GARBAGE ROOMS <u>BCA CLAUSE E1D3</u> THE BASEMENT CARPARK FIRE/SMOKE SEPARATED LIFT LOBBIES AND WASTE COLLECTION ROOMS ARE NOT PROVIDED WITH FIRE HOSE REEL COVERAGE.
	E1P4	OMISSION OF FIRE SPRINKLERS TO MAIN SWITCH ROOM <u>BCA CLAUSE E1D4</u> THE MAIN SWITCH ROOM (MSR) LOCATED ON BASEMENT LEVEL 1 IS NOT PROVIDED WITH SPRINKLER PROTECTION IN LIEU OF DTS REQUIREMENTS
	E1P6	FIRE CONTROL ROOM INTERNAL WALL DIMENSIONS <u>BCA SPEC. 19</u> THE FIRE CONTROL ROOM IS IN EXCESS OF 10M² (APPROXIMATELY 12 M²) HOWEVER, THE NORTH AND WESTERN WALLS HAVE LENGTHS SHORTER THAN 2.5 M.
	E1P4, E2P2	CARPARK MECHANICAL VENTILATION INCORPORATING JET FANS <u>BCA CLAUSE E2D3 & AS 1668.2:2012</u> THE BASEMENT CARPARK LEVELS INCORPORATE MULTIPLE JET FANS WHICH IS ABOVE THE SINGLE JET FAN ALLOWED BY AS1668.1 AND FRNSW GUIDELINE.
	E2P2	OMISSION OF CLASS 6 AND CLASS 7B ZONE PRESSURISATION <u>BCA CLAUSE E2D6</u> THE GROUND LEVEL ACCOMMODATES MULTIPLE FIRE COMPARTMENTS OF CLASS 6 AND CLASS 7B CLASSIFICATION. AS THERE IS MORE THAN ONE FIRE COMPARTMENT, ZONE PRESSURISATION IS REQUIRED BY DTS PROVISIONS, HOWEVER IT IS OMITTED.
	E2P2, E4P3	OMISSION OF FIRE SERVICES FROM ELECTRICAL SUB-STATION <u>BCA CLAUSE E2D3 & E4D9</u> FIRE SERVICES ARE OMITTED FROM THE SUBSTATION ON ACCOUNT OF RESTRICTIONS ON

Ref no/title of report/author/ date	BCA performance requirements	BCA DTS provision(s) and details of non-compliance
		SERVICEABILITY AND CONCERNS AROUND HIGH VOLTAGE EQUIPMENT.
	E4P3	RESIDENTIAL APARTMENT EWIS INTELLIGIBILITY <u>BCA CLAUSE E4D9</u> THE RESIDENTIAL BALCONIES DO NOT MEET THE AS 1670.4:2018 INTELLIGIBILITY REQUIREMENTS AND ARE NOT PROVIDED WITH VISUAL ALARM SIGNALS IN LIEU OF DTS REQUIREMENTS.

Section 5: Critical fire safety measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

Current (existing)

Item no	Fire safety measure (current)	Minimum standard of performance
1.	NIL	

Proposed (new or modified including section 84(6) of the Regulation)

Item no	Fire safety measure (proposed)	Minimum standard of performance
1.	SMOKE CURTAIN	FIRE ENGINEERING REPORT NO. 172103_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 08/04/2026 WHICH STATES: ▪ ALL LIFTS OPENING INTO THE CARPARK ARE PROVIDED WITH LOBBIES BOUND BY SMOKE PROOF CONSTRUCTION TO PREVENT SMOKE SPILL UP THE LIFT SHAFT INTO THE LEVELS ABOVE. ▪ LOBBY SMOKE PROOF CONSTRUCTION IS TO BE IN ACCORDANCE WITH CLAUSE 3 OF BCA SPECIFICATION 11. - AS AN ALTERNATIVE TO SMOKE LOBBIES, SMOKE CURTAINS CAN BE INSTALLED TO LIFT DOORS ON CARPARK LEVELS TO MITIGATE THE RISK OF SMOKE SPREAD BETWEEN THE CAR PARKING AREAS AND RESIDENTIAL LEVELS VIA THE LIFT SHAFT. - THE SMOKE CURTAIN MUST OPERATE ON GENERAL FIRE ALARM (GFA) (I.E. FOR A FIRE LOCATED ANYWHERE IN THE BUILDING). ○ THE CARPARKING SMOKE CURTAINS ARE REQUIRED TO BE PROVIDED WITH INDIVIDUAL OVERRIDE SWITCHES (TO RETRACT SMOKE CURTAIN TO ALLOW OCCUPANT MOVEMENT BEFORE CLOSING AGAIN). ○ SIGNAGE LOCATED ADJACENT EACH FDCIE STATING, “SMOKE CURTAIN OVERRIDE SWITCHES LOCATED AT THE ENTRY TO EACH LIFT”.

Item no	Fire safety measure (proposed)	Minimum standard of performance
		○ THE LIFTS MUST BE SET UP SUCH THAT THEY STOP ON THE NEXT AVAILABLE FLOOR ABOVE THE FLOORS WITH SMOKE CURTAINS AND NOT ON THE FLOOR OF FIRE ORIGIN IN ORDER TO LET THE OCCUPANTS WITHIN THE LIFTS TO EGRESS. AFTER THE LIFTS HAVE STOPPED FOR A SHORT PERIOD OF TIME (NO GREATER THAN 60 SECONDS) THE LIFTS SHOULD REVERT TO GROUND FLOOR IN ORDER THAT IT IS AVAILABLE FOR FRNSW ACTIVITIES. ○ THE SMOKE CURTAINS ARE REQUIRED TO BE LISTED AS A CRITICAL FIRE SAFETY MEASURE FOR THE BUILDING, TO BE MAINTAINED/TESTED EVERY 6 MONTHS.

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

Item no	Relevant fire safety measure	Description of exemptions
		NIL

Section 7: Name of authority or registered certifier issuing this schedule

Name	Organisation (business, relevant authority or council)
CHRIS MICHAELS	CITY PLAN SERVICES PTY LTD

Business address (street number, street name, suburb and postcode)
SUITE 7.02, 80 CLARENCE STREET, SYDNEY NSW 2000

Registration Number (where applicable)	Date of issue
BDC1974	25/09/26

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