



OCCUPATION CERTIFICATE NO. 240258/1

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

APPLICANT

Name of person having benefit of the development consent:
Address:
Contact Details:

**Andy Huang –
Frasers Property Ivanhoe Pty Limited
1C Homebush Bay Drive, Rhodes NSW 2138
Email: andy.huang1@frasersproperty.com.au**

Consent Authority/Local Government Area:

**Minister for Planning and Public Spaces/
Ryde City Council**

Development Consent No & Date:

SSD-15822622	28/11/2022
SSD 15822622 MOD 1	14/11/2023
SSD 15822622 MOD 2	05/08/2024
SSD 15822622 MOD 3	14/11/2024
SSD 15822622 MOD 4	19/06/2025

Construction Certificate No & Date:

240258/1	23/08/2024
240258/2	18/11/2024
240258/3	10/02/2025
240258/4	16/05/2025
240258/5	17/12/2025

PROPOSAL

Address of Development:

**9 Mahogany Avenue, Macquarie Park
NSW 2113**

Lot & DP No:

Lot 121 / - / DP1297146

Building Code of Australia Classification:

Class 2, 6, 7a & 9b

Type of Construction:

Type A

This certificate relates to:

Occupation or use of a new building (partially completed building)

Description of development:

Excavation and bulk earthworks, construction of a community facilities building, pool, gym and village green public open space.

Scope of building works covered by this Certificate:

Building C2 & Village Green.

Exclusions:

Part of Village Green occupied by C3 crane base.

Conditions:

Schedule 1

Attachments:

Schedule 2

Fire Safety Schedule:

Schedule 3

Date of Application for Occupation Certificate:

30/04/2026

PRINCIPAL CERTIFIER

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

REGISTRATION NUMBER

BDC1974

That I, Chris Michaels, as the principal certifier, certify that:

- *A current Development Consent is in force for the building;*
- *A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- *The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*
- *Where required, a Final Fire Safety Certificate has been issued for the building;*
- *Where required, a report from the Commissioner of Fire Brigades has been considered; and*
- *In the case of a partial occupation certificate, the building will not constitute a hazard to the health or safety of the occupants in the building.*

DETERMINATION

Approval dated this **08** **May** **2026**



Chris Michaels
Executive Director

SCHEDULE 1 CONDITION OF OCCUPATION CERTIFICATE

1. An occupation certificate must be obtained for the whole of the approved building within 5 years after the date of this partial occupation certificate

SCHEDULE 2

1. Occupation Certificate Documentation Relied Upon.

Title	Prepared by	Reference	Date
OC Application Form	Andy Huang - Frasers Property Ivanhoe Pty Ltd	CFT-944584	30/04/26
Fire Safety Certificate	Frasers Property Ivanhoe Pty Ltd	-	23/04/26
Letter from DPHI - Contributions Not Required Prior To OC	Department of Planning, Housing and Infrastructure	SS D-15822622	01/04/26
Test Report - Fire Curtain Interface	Advan Fire Services Pty Ltd Pty Ltd	-	-
Test Report - EWIS Testing Results	-	-	24/03/26
Test Report - Fire Indicator Panel System Installation	Advan Fire Services Pty Ltd Pty Ltd	-	-
Compliance Certificate - Mechanical Smoke Control	KNL Air Conditioning Pty Ltd	-	01/04/26
Test Report - Fire Hydrant System	AllFlow Fire	-	10/03/26
Combined Fire Sprinkler & Hydrant Block Plan - Basement	One Fire Protection	-	-
Combined Fire Sprinkler & Hydrant Block Plan - Lower Ground	One Fire Protection	-	-
Combined Fire Sprinkler & Hydrant Block Plan - Upper Ground	One Fire Protection	-	-
Fire Sprinkler System Block Plan - Basement	One Fire Protection	-	-
Fire Sprinkler System Block Plan - Lower Ground	One Fire Protection	-	-
Fire Sprinkler System Block Plan - Upper Ground	One Fire Protection	-	-
Fire Detection Zone Block Plan	Advan Fire Services Pty Ltd Pty Ltd	-	05/03/26
Photographic Evidence - Block Plans	-	-	-
Commissioning Report - Basement Sprinkler Control Valve	Advan Fire Services Pty Ltd Pty Ltd	-	-
Commissioning Report - Lower Ground Sprinkler Control Valve	Advan Fire Services Pty Ltd Pty Ltd	-	-
Commissioning Report - Upper Ground Sprinkler Control Valve	Advan Fire Services Pty Ltd Pty Ltd	-	-
Test Report - Fire Indicator Panel System	Advan Fire Services Pty Ltd Pty Ltd	-	-
Commissioning Report - Fire Hose Reel System	Bear Plumbing Pty Ltd	-	13/10/25
Installation Certificate - Automatic Fire Suppression	Advan Fire Services Pty Ltd Pty Ltd	-	24/03/26

Title	Prepared by	Reference	Date
Installation Certificate - Fire Control Centers	Advan Fire Services Pty Ltd Pty Ltd		
Installation Certificate - Hose Couplings	Advan Fire Services Pty Ltd Pty Ltd	-	24/03/26
FFSR Will Note Be Provided	Fire and Rescue NSW	FRN17/1758-6	04/05/26
Installation Certificate - Access Panels Doors	Acedoors	-	19/03/26
Installation Certificate - Automatic fire detection	Advan Fire Services Pty Ltd	-	24/03/26
Installation Certificate - Emergency Lighting	DL Electrical Group	-	19/03/26
Installation Certificate - Emergency Warning & Intercom System	Advan Fire Services Pty Ltd	-	31/03/26
Installation Certificate - Exit Signs	DL Electrical Group	-	19/03/26
Installation Certificate - Fire Dampers	KNL Air Conditioning Pty Ltd	-	01/04/26
Installation Certificate - Fire Doors	Acedoors	-	31/03/26
Installation Certificate - Fire Hose reel systems	Bear Plumbing Pty Ltd	-	20/03/26
Installation Certificate - Fire Hydrant Systems	Advan Fire Services Pty Ltd	-	24/03/26
Installation Certificate - Fire seals	Bear Plumbing Pty Ltd	-	26/02/26
Installation Certificate - Fire Seals	Advan Fire Services Pty Ltd	-	24/03/26
Installation Certificate - Fire seals	Max Fire Protection Services	-	26/02/26
Installation Certificate - Fire seals	DL Electrical Group	-	26/02/26
Installation Certificate - Mechanical Air Handling System	KNL Air Conditioning Pty Ltd	-	15/04/26
Installation Certificate - Portable Fire Extinguishers	Advan Fire Services Pty Ltd	-	24/03/26
Installation Certificate - Warning and operational signs	AW Signs Pty Ltd	-	02/02/26
Installation Certificate - Zone Pressurisation System	KNL Air Conditioning Pty Ltd	-	01/04/26
Installation Certificate - Fire Resistant Construction	Thorr Masonry	-	22/01/26
Installation Certificate - Fire Hazard Properties	WP Projects	-	20/01/26
Installation Certificate - Non-Combustible Building Elements	Modern Glazing Group	-	02/04/26
Installation Certificate - Fire Curtain Measures	Greene Fire Pty Ltd	-	10/02/26
Installation Certificate - Fire Curtain Measures	Advan Fire Services Pty Ltd	-	12/03/26
Installation Certificate - Fire Curtain Measures	DL Electrical Group	-	19/03/26
Installation Certificate - Fire Curtain Measures	AW Signs Pty Ltd	-	02/02/26
Installation Certificate - Smoke Seals	Acedoors	-	19/03/26
Installation Certificate - Basement Level Stair 2 Door	Acedoors	-	19/03/26

Title	Prepared by	Reference	Date
Installation Certificate - Structure - General	Modern Glazing Group	-	20/03/26
Installation Certificate - Structure - General	Acecon Concrete	-	15/02/26
Installation Certificate - Structure - General	Synergy Engineering	-	29/01/26
Installation Certificate - Structure Retaining Walls	Chalouhi Engineers	-	22/01/26
Installation Certificate - Non-Structural Components	DL Electrical Group	-	19/03/26
Installation Certificate - Non-Structural Components	Advan Fire Services Pty Ltd Pty Ltd	-	31/03/26
Installation Certificate - Non-Structural Components	Bright Ceiling Systems Pty Ltd	-	01/04/26
Installation Certificate - Non-Structural Components (Lightweight Partitions & Walls, and Ceilings)	Bright Ceiling Systems Pty Ltd	-	01/04/26
Installation Certificate - Structure Block & Masonry	Thorr Masonry Pty Ltd	-	22/01/26
Installation Certificate - Steel Structure & Construction	Synergy Engineering	-	23/01/26
Installation Certificate - Post-Tension Structural Steel	Synergy Engineering	-	29/01/26
Installation Certificate - Structure - Piling	Square Civil Chalouhi	-	22/01/26
Installation Certificate - Structure - Awnings	Synergy	-	29/01/26
Installation Certificate - Structure - Swimming Pools	Crystal Pools Pty Ltd	-	19/03/26
Compliance Statement - Structure - Swimming Pools	Built Environment Collective Pty Ltd	7865	15/04/26
Installation Certificate - Barrier & Barrier Fixings (including swimming pool barriers)	Major Engineering	-	22/01/26
Installation Certificate - FRL of Lintels	Thorr Masonry Pty Ltd	-	09/02/26
Installation Certificate - Enclosure of Shafts	Thorr Masonry Pty Ltd	-	18/02/26
Installation Certificate - Lightweight walls Fire resistance	Bright Ceiling Systems	-	21/01/26
Installation Certificate - Fire Rated Internal Walls	Bright Ceiling Systems	-	21/01/26
Installation Certificate - Fire Rated Internal Walls	Thorr Masonry Pty Ltd	-	22/01/26
Installation Certificate - Ancillary Elements	Grindley Construction Pty Ltd	-	18/02/26
Installation Certificate - External walls & Common walls	Bright Ceiling Systems Pty Ltd	-	21/01/26
Installation Certificate - Load bearing Internal Walls	Thorr Masonry Pty Ltd	-	22/01/26
Installation Certificate - Non-Loadbearing Construction	Thorr Masonry Pty Ltd	-	22/01/26
Installation Certificate - Non-Loadbearing Construction	Bright Ceiling Systems	-	21/01/26
Installation Certificate - Fire Separation of Equipment	DL Electrical Group	-	19/03/26

Title	Prepared by	Reference	Date
Installation Certificate - Fire Separation of Main Switchboard	DL Electrical Group	-	19/03/26
Installation Certificate - Classification of Electrical conductors	DL Electrical Group	-	19/03/26
Installation Certificate - Separation of emergency equipment	DL Electrical Group	-	19/03/26
Installation Certificate - Fire Rated Backings	TK Elevator Australia Pty Ltd	-	16/01/26
Installation Certificate - Fire Protection of Construction joints	Bright Ceiling Systems Pty Ltd	-	09/02/26
Installation Certificate - Fire Protection of Construction joints - Thor	Thorr Masonry Pty Ltd	-	12/02/26
Installation Certificate - Fire resistance of external walls	Thorr Masonary	-	29/01/26
Installation Certificate - Installation in exits	Acedoors	-	19/03/26
Installation Certificate - Pedestrian ramps	Saad's Paving (Australia) Pty Ltd	-	19/01/26
Installation Certificate - Stairway - Going & Risers	Acecon Concrete	-	15/02/26
Installation Certificate - Stairway - Going & Risers	QM Tiling Group Pty Ltd	-	02/03/26
Installation Certificate - Stairway - Going & Risers	Saad's Paving (Australia) Pty Ltd	-	26/02/26
Installation Certificate - Stairway - Going & Risers	Synergy Engineering	-	29/01/26
Installation Certificate - Slip Resistance	Saad's Paving (Australia) Pty Ltd	-	26/02/26
Installation Certificate - Slip Resistance	QM Tiling Group Pty Ltd	-	02/03/26
Installation Certificate - Slip Resistance	Walmay Architectural Products Pty Ltd	-	16/01/26
Installation Certificate - Landings	Walmay Architectural Products Pty Ltd	-	16/01/26
Installation Certificate - Thresholds	Grindley Construction Pty Ltd	-	18/02/26
Installation Certificate - Fixed Platforms	Synergy Engineering	-	29/01/26
Installation Certificate - Barrier Heights	Major Engineering Australia	-	22/01/26
Installation Certificate - Barrier Openings	Major Engineering Australia	-	22/01/26
Installation Certificate - Handrails	Major Engineering Australia	-	22/01/26
Installation Certificate - Power-Operated Doors	Modern Glazing Group	-	20/03/26
Installation Certificate - Swinging doors	Acedoors	-	19/03/26
Installation Certificate - Door Hardware	Acedoors	-	19/03/26
Installation Certificate - Door Fitted with Fail-Safe Device Control Switch	Advan Fire Services Pty Ltd	-	24/03/26
Access Consultant Statement	Jensen Hughes	119517 R1.0	06/05/26
Installation Certificate - Tactile Ground Surface Indicators	Walmay Architectural Products Pty Ltd	-	16/01/26

Title	Prepared by	Reference	Date
Installation Certificate - Accessible Swimming Pool	Crystal Pools Pty Ltd	-	19/03/26
Installation Certificate - Marking of Glazing	Modern Glazing Group	-	20/03/26
Installation Certificate - Windows	Modern Glazing Group	-	20/03/26
Installation Certificate - Glazed Assemblies	Modern Glazing Group	-	20/03/26
Installation Certificate - Lifts	TK Elevator Australia Pty Ltd	-	16/01/26
Installation Certificate - Prevention of the Penetration of Water Through External Walls	Bright Ceiling Systems Pty Ltd	-	21/01/26
Installation Certificate - Stormwater Drainage	Bear Plumbing Pty Ltd	-	20/03/26
Waterproofing Inspection Records	Aqua Remedial Works Pty Ltd	-	01/07/25
Waterproofing Inspection Test Reports	Waterproofing Integrity	WIR-251342	23/07/25
Installation Certificate - Waterproofing of Wet Areas	Aqua Remedial Works Pty Ltd	-	20/03/26
Waterproofing Summary of Services	Waterproofing Integrity	-	03/04/26
Product Data Sheet - Hardie Wrap Weather Barrier	James Hardie Australia Pty Ltd	-	
Technical Data Sheet - Hardie Weather Barrier	James Hardie Australia Pty Ltd	-	01/11/22
Installation Certificate - Sarking & Weatherproofing	Bright Ceiling Systems Pty Ltd	-	21/01/26
Installation Certificate - Damp Proof Course	Grindley Construction Pty Ltd	-	16/02/26
Installation Certificate - Damp-Proofing of Floors on Ground	Grindley Construction Pty Ltd	-	16/02/26
Installation Certificate - Floor Wastes	Bear Plumbing Pty Ltd	-	20/03/26
Installation Certificate - Construction of Sanitary Compartments	Toilet Partition Industries	-	09/02/26
Installation Certificate - Artificial lighting & Power	DL Electrical Group	-	19/03/26
Installation Certificate - Mechanical Ventilation and Air Conditioning	KNL Air Conditioning Pty Ltd	-	01/04/26
Compliance Statement - Mechanical Services	Donnelley Simpson Cleary Consulting Engineers Pty Ltd	8314/JT	30/04/26
Installation Certificate - Commercial Kitchen Exhaust	KNL Air Conditioning Pty Ltd	-	01/04/26
Installation Certificate - Restriction of Access to Swimming Pool	Major Engineering Australia	-	01/05/26
Installation Certificate - Water Recirculation in Swimming Pool	Crystal Pools Pty Ltd	-	19/03/26
Installation Certificate - Insulation	Bright Ceiling Systems Pty Ltd	-	21/01/26
Installation Certificate - Building Fabric & Sealing Energy Efficiency - Roof & Ceiling	Bright Ceiling Systems Pty Ltd	-	21/01/26
Installation Certificate - Building Fabric & Sealing Energy Efficiency - Roof Lights	Modern Glazing Group	-	20/03/26

Title	Prepared by	Reference	Date
Installation Certificate - Building Fabric Energy Efficiency - Walls	Bright Ceiling Systems Pty Ltd	-	21/01/26
Installation Certificate - Building Fabric Energy Efficiency - Walls	Modern Glazing Group	-	20/03/26
Installation Certificate - Energy Efficiency measures - Glazing	Modern Glazing Group	-	20/03/26
Glazing System Performance Report	Alspec Everything Aluminium and Hardware	-	27/03/25
Installation Certificate - Building Fabric Energy Efficiency - Floors	ARW Group	-	20/03/26
Installation Certificate - Building Sealing (Energy Efficiency) – Windows and Doors	Modern Glazing Group	-	20/03/26
Installation Certificate - Heated Water Supply - Energy Efficiency	Bear Plumbing Pty Ltd	-	20/03/26
Installation Certificate - Swimming Pool Heating & Pumping	Crystal Pools	-	19/03/26
Installation Certificate - Facilities For Energy Monitoring	DL Electrical Group	-	19/03/26
Fire Engineering Inspection Report	Affinity Fire Engineering	172103_C2_FIR 03	30/04/26
Product Data Sheet - IROCK Insulation	Blue Chip Insulation Products	-	-
Internal Finishes Schedule	CHROFI	-	14/04/26
Installation Certificate - Floor Linings & Coverings	Fab Floors Pty Ltd	-	11/02/26
Test Certificate - Monumat Entrance Matting System	NZWTA Wool Testing	-	13/09/24
Test Report - 16oz SDN Enviro Bac Carpet Tile	AWTA Product Testing	19-002453	05/07/19
Fire Assessment Report - Troldekt Panels	Jensen Hughes Fire Testing Pty Ltd	R2.0	28/02/25
Product Data Sheet - Troldekt Acoustic Panels	Troldekt	-	-
Test Report - Surestep Lift Flooring	AWTA Product Testing	15-006003	13/01/16
Regulatory Information Report - PlasterBoard & Fibre Cement	Warringtonfire Australia Pty Ltd	45759 RIR13.2	24/10/23
Product Data Sheet - Ceiling Panels	Troldekt	-	-
Fire Assessment Report - Lift Landing Doors	Branz Ltd	FC12621-01-02	11/07/24
Installation Certificate - Lift	TK Elevator Australia	-	01/04/26
Installation Certificate - Insulation	Aqua Remedial Works Pty Ltd		20/03/26
Product Data Sheet - Ceiling Panels	Troldekt	-	-
Building Compliance Declaration	Alan Carstens	ITSOC-2025-949	23/03/26
Structural Plans	Van Der Meer (NSW) Pty Ltd	10	01/04/26
Performance Based Design Brief - Roof and External Wall Weatherproofing	Core Consulting Engineers	AC4597-FAC-RPT001-F3P1-Rev 2	12/09/24
Performance Solution Report - Non-Compliant Door Threshold	Jensen Hughes	119517 PSR 2.0	05/05/26

Title	Prepared by	Reference	Date
Staging Plan	Site Design & Studios	1518	09/12/25
DA Condition A8 - Maximum Occupancy Numbers	Ben Murrow	-	02/02/26
DA Condition A23 - Construction Compliance Report #1	Grindley Construction Pty Ltd	6410 Rev 3	24/02/25
DA Condition A23 - Construction Compliance Report # 2	Grindley Construction Pty Ltd	6410 Rev 4	01/08/25
DA Condition A23 - Construction Compliance Report # 3	Grindley Construction Pty Ltd	6410 Rev 5	25/02/26
DA Condition A23 - Construction Compliance Report # 1 Acceptance	Department of Planning, Housing and Infrastructure	SSD-15822622- PA-15	02/04/25
DA Condition A23 - Construction Compliance Report #2 Acceptance	Department of Planning, Housing and Infrastructure	SSD-15822622- PA-15	07/11/25
DA Condition A24 - Post Approval Submission of Construction Compliance Report #3	NSW Land and Housing Corporation	-	-
DA Condition A25 - Installation Certificate - Swimming Pool	Major Engineering Australia Pty Ltd		20/03/26
DA Condition A26 - Design Statement - Food Premises	CHROFI	-	02/04/26
DA Condition A26 - Installation Certificate - Facilities for Energy Monitoring	Bright Ceiling Systems Pty Ltd	-	01/04/26
DA Conditions B26, B27, D25 - Acoustic Memorandum	Pulse White Noise Acoustics	240360 - R0	17/04/26
DA Condition B50 - WELS Registration Certificate - Caroma Liano Toilet Suite	Australian Government	L03566	-
DA Condition B50 - WELS Registration Certificate - Caroma Care Toilet Suite	Australian Government	L04641	-
DA Condition B50 - Installation Certificate - Water Efficient Fixtures and Fittings	Bear Plumbing Pty Ltd	-	20/03/26
DA Condition B51 - WELS Registration Certificate - Caroma Series A Shower Head	Australian Government	S07567	-
DA Condition B51 - WELS Registration Certificate - Caroma Opal Sink Mixer	Australian Government	T45383	-
DA Condition B51 - WELS Registration Certificate - Caroma Liano II Wall Basin Mixer	Australian Government	T36769	-
DA Condition B51 - WELS Registration Certificate - Caroma Plus Starsafe Shower Rail	Australian Government	S11824	-
DA Condition B51 - WELS Registration Certificate - Caroma Care Plus Sink Mixer	Australian Government	T41550	-
DA Condition B51 - Installation Certificate - Water Efficient Fixtures and Fittings	Bear Plumbing Pty Ltd	-	20/03/26
DA Condition B52, B53 - WELS Registration Certificate - Caroma Cube Urinal	Australia Government	U00337	-

Title	Prepared by	Reference	Date
DA Condition B52, B53 - Installation Certificate - Water Efficient Fixtures and Fittings	Bear Plumbing Pty Ltd	-	20/03/26
DA Condition B73, D16 - Public Art Design Development	Tilt Industrial Design	2	25/02/26
DA Condition B73 & D16 - Compliance Certificate - Public Art	Tilt Industrial Design	-	25/02/26
DA Condition B74 & D35 - Inspection Record - Public Domain Binding Slab	Landcert Pty Ltd	SC/5722922	24/02/26
DA Condition B74 & D35 - Inspection Record - Public Domain Subgrade	Landcert Pty Ltd	SC/5722922	16/02/26
DA Condition B74 - Consolidated Consent	Department of Planning and Environment	SSD-15822622-Mod-2	05/08/24
DA Condition B74 - Installation Certificate - Public Domain Village Green	Saads Paving (AUST) Pty Ltd	-	12/02/26
DA Condition B74 - Installation Certificate - Public Domain Village Green	O Landscapes Land Management Pty Ltd	-	07/04/26
DA Condition B77 - Email - Asset Register to Council	Grindley Construction Pty Ltd	-	08/04/26
DA Condition B77 - Asset Handover	DL Electrical Group	-	-
DA Condition B77 - Asset Handover	Bear Plumbing Pty Ltd	-	-
DA Condition B77 - Asset Handover	-	-	-
DA Condition B77 - Asset Handover - Saads	Saad's Paving (Australia) Pty Ltd	-	-
DA Condition B77 - Asset Register	-	-	-
DA Condition B 77 - Asset Register Submission to City of Ryde	Grindley Construction Pty Ltd	-	08/04/26
DA Condition C17 - Compliance Certificate - Contamination	Grindley Construction Pty Ltd	-	16/02/26
DA Condition C20 - Compliance Certificate - Impact of Below Ground Works	Grindley Construction Pty Ltd	-	16/02/26
DA Condition C21 - Compliance Certificate - Impact of Below Ground Works (Aboriginal Objects)	Grindley Construction Pty Ltd	-	16/02/26
DA Condition C26 - Green Star - Construction and Demolition Waste Audit and Compliance Verification	JEP Environment & Planning	-	24/09/25
DA Condition C26 - Green Star Compliance Verification Certificate	JEP Environment & Planning	-	24/09/25
DA Condition C26 - Monthly Waste Report - November 2025	Aussie Skips Bin Services Pty Ltd	Nov 24	-
DA Condition C26 - Monthly Waste Report - December 2025	Aussie Skips Bin Services Pty Ltd	Dec 25	-
DA Condition C26 - Monthly Waste Report - February 2025	Aussie Skips Bin Services Pty Ltd	Feb 25	-

Title	Prepared by	Reference	Date
DA Condition C26 - Monthly Waste Report - March 2025	Aussie Skips Bin Services Pty Ltd	Mar 25	-
DA Condition C26 - Monthly Waste Report - May 2025	Aussie Skips Bin Services Pty Ltd	May 25	-
DA Condition C26 - Monthly Waste Report - June 2025	Aussie Skips Bin Services Pty Ltd	Jun 25	-
DA Condition C26 - Monthly Waste Report - July 2025	Aussie Skips Bin Services Pty Ltd	July 25	-
DA Condition C26 - Monthly Waste Report - August 2025	Aussie Skips Bin Services Pty Ltd	Aug 25	-
DA Condition C26 - Monthly Waste Report - September 2025	Aussie Skips Bin Services Pty Ltd	Sep 25	-
DA Condition C26 - Monthly Waste Report - October 2025	Aussie Skips Bin Services Pty Ltd	Oct 25	-
DA Condition C26 - Monthly Waste Report (Green Star Compliance) - November 2025	Aussie Skips Bin Services Pty Ltd	Nov 25	-
DA Condition C26 - Monthly Waste Report - December 25	Aussie Skips Bin Services Pty Ltd	Dec 25	-
DA Condition C26 - Monthly Waste Report (Green Star Compliance) - December 2025	Aussie Skips Bin Services Pty Ltd	Dec 25	-
DA Condition C26 - Monthly Waste Report (Green Star Compliance) - January 2026	Aussie Skips Bin Services Pty Ltd	Jan 26	-
DA Condition C26 - Monthly Waste Report - February 2026	Aussie Skips Bin Services Pty Ltd	Feb 26	-
DA Condition C28 - Asbestos Clearance Certificate	P. Clifton & Associates	PCA8033-2024_CLRLET01_2Oct24	02/10/24
DA Condition C28 - Supervise Asbestos Removal card	Steryio Galayini	40496	10/06/22
DA Condition C28 - Specialist Asbestos Removal Operators Course	Norn Seang	-	-
DA Condition C28 - Analysis of Samples of Asbestos Cement Pipe	P. Clifton & Associates	PCA8033-2024_IDLET02_25Sep24	25/09/24
DA Condition C28 - Variation for Testing and Removal of Inground Unexpected Finds	Square Civil Pty Ltd	Q4244-VAR-002	15/10/24
DA Condition C28 - Competency Certificate - Asbestos Removal Operator Course	Norn Seang	6337	30/03/01
DA Condition C40 & C41 - Civil Statement of Compliance	ADW Johnson Pty Ltd	BMV/LF300001(C2)	02/02/26
DA Condition C48 - IR250925 - Stormwater Inspection Report	City Plan Services Pty Ltd	240258/1	25/09/25
DA Condition C48 - Email - Stormwater Inspection Report	Bernardo Santos - City Plan Services Pty Ltd	-	30/09/25
DA Condition C48 - Email - Swale Stormwater Drains Pits	Jafar Hashemi - Van der Meer	-	25/09/25
DA Condition C48 - Email - Connection Inspection	Grindley Construction Pty Ltd	-	20/11/25

Title	Prepared by	Reference	Date
DA Condition C48 - Footing Details Plan	Van Der Meer (NSW) Pty Ltd	S03-54 Revision 3	06/08/25
DA Condition C48 - Swale SW Drains	ADW Johnson Pty Ltd	-	26/02/25
DA Condition C48 - Typical Details Plan	ADW Johnson Pty Ltd	300001(8)-ENG-111 Rev 3	26/02/25
DA Condition C48 - WAE Detail Plan	Land Surveys NPJS Pty Ltd	2500837-CD-003_A	23/03/26
DA Condition C48, D9, D10 - Completion Certificate - Civil	ADW Johnson Pty Ltd	20260303_CER_300001(8)	23/04/26
DA Condition D1, D33 - Completion Survey Report	Land Surveys NPJS Pty Ltd	DA Condition C48 - RE SW Connection Inspection	07/04/26
DA Condition D1, D33 - Survey Statement - Completion	Land Surveys NPJS Pty Ltd	DA Condition C48 - RE SW Connection Inspection	27/03/26
DA Condition D7 - Certificate of Compliance - Landscape	Landscapes Land Management	OLLM1344	08/04/26
DA Condition D9, D11 - Completion Certificate - Village Green Works	Site Design & Studios	-	14/04/26
DA Condition D10 , D11 - Completion Certificate - Village Green Works	Site Design & Studios	-	14/04/26
DA Condition D11 - Email - Landscape Architect Documents to Council	Grindley Construction Pty Ltd	-	15/04/26
DA Condition D13 - Compliance Certificate - Ecologically Sustainable Development	Grindley Construction Pty Ltd	-	16/02/26
DA Condition D14 - Compliance Certificate - Crime Prevention	Grindley Construction Pty Ltd	-	18/02/26
DA Condition D14 - Construction Documentation for Ryde Police Review	Michael Jones - Grindley	-	16/04/25
DA Condition D14 - NSW Police Inspection Correspondence	Erika Nichols - NSW Police	-	19/12/25
DA Condition D14 - Email - CPTED Response to NSW Police	Frasers Property Australia	-	23/01/26
DA Condition D16 - Installation Certificate - Public Art	Tilt Industrial Design	-	25/02/26
DA Condition D18 - Landscape Materials and Levels Plan - Upper Ground	Site Design & Studios	Q	07/01/26
DA Condition D18 - Landscape Materials and Levels Plan - Lower Ground	Site Design & Studios	1518 Revision P	09/12/25
DA Condition D18 - Basement 3A Plans East	Crone Architects	CD-A 1001.3	22/05/23
DA Condition D18 - Compliance Certificate - Car Parking, Bicycle, and Facilities for Cyclist'	Grindley Construction Pty Ltd	-	16/02/26

Title	Prepared by	Reference	Date
Condition D21 - Post-Construction Dilapidation Report - Private Roads, Council Assets & TFNSW	Van Der Meer (NSW) Pty Ltd	SY244023	04/03/26
DA Condition D21 - Post-Construction Dilapidation Inspection Statement - Private Roads, Council Assets & TFNSW	Van der Meer Consulting Pty Ltd	SY244023	09/03/26
DA Condition D21 - Dilapidation Report Submission to Neighbours	Grindley Construction Pty Ltd	-	31/03/26
DA Condition D21 - Dilapidation Report Submission to Council	Grindley Construction Pty Ltd	-	25/03/26
DA Condition D21 - Post-Construction Dilapidation Inspection Statement (7 Mahogany Avenue, Macquarie Park)	Van der Meer Consulting Pty Ltd	SY244023	09/03/26
DA Condition D21 - Post-Construction Dilapidation Inspection Statement (16 Sandstone Crescent, Macquarie Park)	Van der Meer Consulting Pty Ltd	SY244023	09/03/26
DA Condition D21 - Post Approval Submission - Dilapidation Report	Rober Cacuhi	-	-
DA Condition D 21 - Dilapidation Report Submission to Planning NSW	Grindley Construction Pty Ltd	-	08/12/26
DA Condition D21 - Post-Construction Dilapidation Report - 7 Mahogany Avenue, Macquarie Park	Van der Meer Consulting Pty Ltd	SY244023	04/03/26
DA Condition D21 - Post-Construction Dilapidation Report - 16 Sandstone Crescent, Macquarie Park	Van der Meer Consulting Pty Ltd	A	04/03/26
DA Condition D23 - Email - Village Green Waste Room for Pool Shop	City of Ryde	-	17/03/26
DA Condition D29, D30 - Section 73 Compliance Certificate	Sydney Water	217427	05/08/24
DA Condition D30 - Notice of Arrangements for the Provision of Electricity Supply	Ausgrid	521184	17/03/26
DA Condition D30 - Email - Design and Installation Brief	Frasers Property Australia	-	24/02/26
DA Condition 30 - Installation & Fire Safety Certificates - Electrical	DL Electrical Group	-	04/03/26
DA Condition D30 - Certificate of Registration - Telecommunications	Supanetworks	PRJ0010101-BF3D63CF	04/03/26
DA Condition D30 - Wastewater Connection Application - Pump to Sewer	Sydney Water	2045327	07/01/25
DA Condition D30 - Wastewater Connection Application	Sydney Water	2046105	08/01/25
DA Condition D30 - Drinking Water Connection Application	Sydney Water	2042495	23/12/24

Title	Prepared by	Reference	Date
DA Condition D30 - Water Connection Installation	Sydney Water	6358938	25/02/26
DA Condition D30 - Email - Sydney Water Connection	Grindley Construction Pty Ltd	-	27/02/26
DA Condition D32 - Post Approval Submission - Operational Management Plan	NSW Land and Housing Corporation	-	-
DA Condition D33 - Survey Plans	Land Surveys NPJS Pty Ltd	-	23/03/26
DA Condition D33 - Design Statement - Structural Site Boundaries	Van Der Meer Consulting	SY240030	27/02/26
DA Condition D34 - Compliance Certificate - Structural	Van Der Meer Consulting	SY220116	17/04/26
DA Condition D34 - Compliance Certificate - Public Domain	Landcert Pty Ltd	SC/5722922	01/05/26
DA Condition D35 - Field Density Test Report	STS Geotechnics Pty Ltd	33387/2071E-L-2	20/03/26
DA Condition D35 - Field Density Test Report	STS Geotechnics Pty Ltd	33387/1917E-2	27/02/26
DA Condition D35 - Email - Dilapidated Items to be Addressed Under Defects Provisions of Contract.	Frasers Property Australia	-	17/04/26
DA Condition D38 - Compliance Statement - Utilities	Grindley Construction Pty Ltd	-	27/03/26
DA Conditions D39, D43, D46, D47, D49 - Plan of Easement	David A Smith	1 601644-DP C2 EASE	03/03/26
DA Conditions D39, D43, D46, D47, D49 - Plan of Subdivision	David A Smith	1601644-DP C2 STR	20/03/26
DA Conditions D39, D43, D46, D47, D49 - Section 88B Instrument - Plan of Subdivision & Easement	NSW Land and Housing Corporation	-	01/05/226
DA Conditions D39, D43, D46, D47, D49 - Section 88B Instrument - Plan of Easements	City of Ryde	-	-
DA Conditions D39, D43, D46, D47, D49 - Deposited Plan Administration Sheets - Plan of Easement	NSW Land and Housing Corporation	DP1326269	-
DA Conditions D39, D43, D46, D47, D49 - Deposited Plan Administration Sheet - Plan of Subdivision & Easement	NSW Land and Housing Corporation	DP1308981	24/04/26
DA Condition D42 - CCTV Inspection Report - Stormwater System (Post Construction)	Bear Plumbing Pty Ltd	-	20/04/26
DA Condition D44 - Village Green Management Plan	-	April 2026	-
DA Condition D44 - Post Approval Submission - Green Management Plan	NSW Land and Housing Corporation	-	-
DA Condition D44 - Email consultation of Green Management Plan	City of Ryde	-	08/04/26
DA Condition D46 - Terms of Easements and Positive Covenants	Frasers Property Australia	-	29/04/26

Title	Prepared by	Reference	Date
DA Condition D49 - Plan of Easement	Registrar General NSW	DP1300328	19/01/24
DA Condition D49 - Easement Plan Registration Certificate	NSW Land Registry Services	DP1300328	19/01/24
DA Condition E13 - Installation Certificate - Outdoor Lighting	DL Electrical Group	-	20/03/26
DA Condition E14 - Installation Certificate - External Lighting	DL Electrical Group	-	19/03/26

2. Inspection Reports.

Inspection	Certified by	Reference	Date
After commencement of the excavation for, and before placement of, the first footing	Chris Michaels	240258	16/12/24
Prior to covering any stormwater drainage connections	Chris Michaels	240258	25/09/25
Progress inspection	Chris Michaels	240258	19/03/26
Progress inspection – Close out	Chris Michaels	240258	26/03/26
Progress inspection and Witness test	Chris Michaels	240258	30/03/26
Progress inspection and Witness test – Close out	Chris Michaels	240258	01/04/26
Swimming pool - As soon as practicable after the barrier has been erected	Chris Michaels	240258	20/04/26
Swimming pool - As soon as practicable after the barrier has been erected – Close out	Chris Michaels	240258	21/04/26
Final - Completion of building work and prior to any occupation certificate	Chris Michaels	240258	20/04/26
Final - Completion of building work and prior to any occupation certificate – Close out	Chris Michaels	240258	22/04/26

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)
9 MAHOGANY AVENUE, MACQUARIE PARK 2113

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
121	DP1297146	BUILDING C1 & C2

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

<input type="checkbox"/> Original Schedule lost or destroyed	<input type="checkbox"/> 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	SSD-15822622

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
BUILDING C1		
1.	ACCESS PANELS, DOORS AND HOPPERS	BCA 2019 AMDT 1 CLAUSE C3.13
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA 2019 AMDT 1 CLAUSE D2.19 & D2.21 FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<p>ANY PANEL LIFT DOORS WITHIN BASEMENT 2 AND BASEMENT 3 CARPARK THAT FORM THAT PATH OF TRAVEL MUST AUTOMATICALLY FAIL SAFE OPEN ON GENERAL FIRE TRIP OR POWER FAILURE.</p>
3.	<p>AUTOMATIC FIRE DETECTION AND ALARM SYSTEM</p>	<p>BCA 2019 AMDT 1 SPEC. E2.2A & AS 1670.1 – 2018, AS/NZS 1668.1 – 2015 AND FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <ul style="list-style-type: none"> ▪ THE AUTOMATIC SMOKE DETECTION SYSTEM FITTED TO THE CARPARK LEVELS AS REQUIRED BY BCA SPECIFICATION E2.2A – CLAUSE 6 SHALL BE IN ACCORDANCE WITH AS1670.1:2018 – CLAUSE 7 WITH THE FOLLOWING REQUIREMENTS TAKING PRECEDENCE: <ul style="list-style-type: none"> • THE AUTOMATIC SMOKE DETECTORS SPACING SHALL BE REDUCED TO 8M INTERVALS IN LIEU OF 15M. ▪ THE BASEMENT 1 LEVEL MAIN SWITCH ROOM SHALL BE FITTED WITH AUTOMATIC SMOKE DETECTION WHICH MEETS THE REQUIREMENTS OF AS1670.1:2018 – CLAUSE 5. THE ACTIVATION OF THE AUTOMATIC SMOKE DETECTION WITHIN THE MSR SHALL AUTOMATICALLY ALERT THE FIRE BRIGADE.
4.	<p>AUTOMATIC FIRE SUPPRESSION SYSTEM (SPRINKLERS)</p>	<p>BCA 2019 AMDT 1 SPEC. E1.5 & AS 2118.1 – 2017, AS 2118.6 – 2012 (COMBINED SPRINKLER & HYDRANT) AND FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <ul style="list-style-type: none"> ▪ THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER BOOSTER ASSEMBLY SHALL BE LOCATED FACING THE ESTATE ROAD. ▪ THE FOUR TOWNHOUSE SOUS SHALL BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER PROTECTION TO MEET THE DTS PROVISIONS OF A CLASS 2 BUILDING. ▪ PERMIT THE FIRE SPRINKLERS SUPPLIED BY DEDICATED MANIFOLD WITHIN THE FIRE PUMPROOM; AND ▪ PERMIT ONE FIRE SPRINKLER ISOLATION VALVE TO SERVE ALL FOUR TOWNHOUSES OF WHICH SHALL BE LOCATED WITHIN THE FIRE PUMPROOM; AND ▪ PERMIT THE FIRE SPRINKLERS SUPPLIED BY DEDICATED MANIFOLD WITHIN THE FIRE PUMPROOM; AND ▪ PERMIT ONE FIRE SPRINKLER ISOLATION VALVE TO SERVE ALL FOUR TOWNHOUSES OF WHICH SHALL BE LOCATED WITHIN THE FIRE PUMPROOM; AND ▪ THE AUTOMATIC FIRE SPRINKLER SYSTEM SERVING THE CLASS 7A CARPARK AREAS MUST BE FITTED WITH FAST RESPONSE HEADS THAT MEET THE FOLLOWING REQUIREMENTS:

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> ▪ ACTIVATION TEMPERATURE NO GREATER THAN 68°C; AND ▪ SPRINKLER HEADS SHALL HAVE A RESPONSE TIME INDEX NO GREATER THAN 50M^{1/2} 1/2; AND ▪ SHALL BE ON A MAXIMUM 12M2 GRID LAYOUT AS PER AS2118.1:2017. <p>AS REQUESTED BY FRNSW, ALL STORAGE CAGES WILL BE FITTED WITH “A PHYSICAL BARRIERS (E.G. WIRE MESH) ARE PROVIDED AT THE TOP OF STORAGE CAGES TO PREVENT ANY STORAGE WITHIN 500MM OF SPRINKLER HEADS, PHYSICAL BARRIERS ARE PREFERRED OVER MANAGEMENT IN USE PROCEDURES OR LINE INDICATORS ON THE WALLS”.</p> <p>A SINGLE SPRINKLER HEAD IS PERMITTED TO PROTECT EACH SOU BATHROOM.</p> <p>THIS IS ON THE BASIS THAT IT ACHIEVES FULL COVERAGE OF THE BATHROOM COMPLYING WITH THE PRESCRIPTIVE SPRINKLER SPACING AND COVERAGE REQUIREMENTS OF AS2118.1:2017 UTILISING THE DESIGN CONSIDERATION OF THE GLASS SHOWER SCREEN BEING IGNORED (I.E. THE GLASS SHOWER SCREEN IS NOT CONSIDERED A BAFFLE OR OBSTRUCTION).</p>
5.	EMERGENCY LIFTS	BCA 2019 AMDT 1 CLAUSE E3.4 & AS 1735.2 – 2001
6.	EMERGENCY LIGHTING	BCA 2019 AMDT 1 CLAUSE E4.2, E4.4 & AS/NZS 2293.1 –2018
7.	EWIS (SOUND SYSTEMS AND INTERCOM SYSTEMS FOR EMERGENCY PURPOSE)	<p>BCA 2019 AMDT 1 CLAUSE E4.9 & AS 1670.4 - 2018 & AS 4428.4-2004 AND FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <ul style="list-style-type: none"> ▪ THE EWIS INTELLIGIBILITY REQUIREMENTS OF AS1670.4:2018 SHALL NOT BE MET ON THE RESIDENTIAL BATHROOMS AND BALCONIES. <ul style="list-style-type: none"> • NO ADDITIONAL VISUAL ALARM DEVICES SHALL BE PROVIDED IN RESIDENTIAL APARTMENTS WHERE THE EWIS INTELLIGIBILITY REQUIREMENTS ARE NOT MET. <p>AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED TO THE DESIGN:</p> <ul style="list-style-type: none"> ▪ THE ROOFTOP LEVELS SHALL BE FITTED WITH SPEAKERS OR SOUNDERS (AS NECESSARY) TO ENSURE THAT THE EWIS ACHIEVES AN AUDIBLE SOUND LEVEL PER THE REQUIREMENTS OF AS1670.4:2018 – SECTION 4. ▪ EACH SOU FITTED WITH SMOKE SEALS SHALL BE PROVIDED WITH ADDITIONAL SPEAKERS WITHIN THE APARTMENT THAT CAN ACHIEVE A

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<p>SOUND PRESSURE NO LESS THAN 75DB(A) AT THE RESPECTIVE SOU BEDHEADS WITH THE BEDROOM DOORS CLOSED.</p> <ul style="list-style-type: none"> ▪ THE EWIS SYSTEM MUST HAVE AN AUDIBLE SOUND PRESSURE WITHIN THE SOUS OF NOT LESS THAN 80DB(A) AT THE DOOR TO ANY RESIDENTIAL BATHROOMS AND BALCONIES AT A HEIGHT OF 1.5M ABOVE THE RESPECTIVE FFL (MEASURED ON THE NON-BATHROOM/BALCONYSIDE). <p>WHERE APPROPRIATE ADDITIONAL SPEAKERS SHALL BE INSTALLED TO MEET THE ABOVE REQUIREMENT.</p>
8.	EXIT SIGNS	<p>BCA 2019 AMDT 1 CLAUSES E4.5, NSW E4.6 & E4.8 AND AS/NZS 2293.1 – 2018 AND FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <ul style="list-style-type: none"> ▪ ILLUMINATED EXIT AND DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED WITHIN THE ASCENDING FLIGHT LANDING OF CONVERGENCE OF STAIR 01A, STAIR 02A, STAIR 03A AND STAIR 04A AND MEET THE FOLLOWING REQUIREMENTS. <ul style="list-style-type: none"> • ABOVE THE FINAL DISCHARGE DOOR FROM THE STAIR TO OUTSIDE, <p>ABOVE THE SMOKE DOOR SEPARATING THE RISING STAIR FLIGHT (ON THE APPROACH SIDE OF THE DOOR); AND AT EACH DIRECTION CHANGE WITHIN THE PASSAGES.</p>
9.	FIRE DAMPERS	BCA 2019 AMDT 1 CLAUSE C3.15, AS/NZS 1668.1 – 2015 & AS 1682.1&2 - 1990
10.	FIRE DOORS	<p>BCA 2019 AMDT 1 CLAUSE C3.4, SPEC C3.4 AND AS 1905.1 – 2015 AND FIRE ENGINEERING REPORT REVISION 172103- C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <ul style="list-style-type: none"> ▪ THE BASEMENT 1 LEVEL MAIN SWITCH ROOM ACCESS DOORS AND THE DOORS TO THE RESIDENTIAL LOBBY SHALL BE FIRE DOORS ACHIEVING A --/120/30 FRL AND MEET THE REQUIREMENTS OF AS1905.1:2015 <p>MSR DOOR SHALL BE FITTED WITH MEDIUM AND HIGH TEMPERATURE SMOKE SEALS (SEE SMOKE SEAL REQUIREMENTS).</p>
11.	FIRE HOSE REEL SYSTEMS	BCA 2019 AMDT 1 CLAUSE E1.4 & AS 2441 – 2005 AMDT 1
12.	FIRE HYDRANT SYSTEMS	BCA 2019 AMDT 1 CLAUSE E1.3 & AS 2419.1 – 2005 AMDT 1 AND FIRE ENGINEERING REPORT REVISION 172103- C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> ▪ THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER BOOSTER ASSEMBLY SHALL BE LOCATED FACING THE ESTATE ROAD. ▪ THE LOWER GROUND LEVEL EXTERNAL ATTACK FIRE HYDRANTS LOCATED AGAINST THE TOWNHOUSE APARTMENT EXTERNAL WALLS SHALL NOT BE PROVIDED WITH THE AS2419.1:2005 REQUIRED HEAT SHIELDING. ▪ THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER BOOSTER ASSEMBLY SHALL NOT BE VISIBLE FROM ALL MAIN ENTRANCES AND NOT LOCATED ADJACENT TO THE PRINCIPLE VEHICULAR ACCESS. ▪ THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER SYSTEM SERVING THE TOWNHOUSES (BUILDING C1.5) SHALL: NOT BE PROVIDED A DEDICATED RING MAIN DUE TO THE LACK OF AVAILABLE COMMON SPACE.
13.	FIRE SEALS PROTECTING FIRE RESISTING COMPONENTS OF THE BUILDING	BCA 2019 AMDT 1 CLAUSE C3.12, C3.15, C3.16 & AS 1530.4 – 2014
14.	MECHANICAL AIR HANDLING SYSTEM (STAIR PRESSURISATION)	BCA 2019 AMDT 1 CLAUSE E2.2, AS/NZS 1668.1 – 2015
15.	MECHANICAL AIR HANDLING SYSTEM (CARPARK AIR HANDLING SYSTEM)	BCA 2019 AMDT 1 CLAUSE E2.2, AS/NZS 1668.1 – 2015
16.	PORTABLE FIRE EXTINGUISHERS	<p>BCA 2019 AMDT 1 CLAUSE E1.6 & AS 2444 – 2001 AND FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <ul style="list-style-type: none"> ▪ THE FOUR TOWNHOUSE SOUS (BUILDING C1.5) SHALL NOT BE PROVIDED WITH PORTABLE FIRE EXTINGUISHERS. <p>AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED INTO THE DESIGN:</p> <ul style="list-style-type: none"> ▪ THE ROOFTOP LEVEL FLOORPLATES SHALL BE PROVIDED WITH A FIRE EXTINGUISHER OF AN APPROPRIATE CLASSIFICATION TO MEET THE REQUIREMENTS OF BCA CLAUSE E1.6 AND AS2444:2001. <p>THE FIRE EXTINGUISHER SHALL BE LOCATED WITHIN A WEATHER-PROOF CABINET AND SIGNPOSTED TO MEET STATUTORY REQUIREMENTS.</p>
17.	SMOKE AND HEAT ALARMS	BCA 2019 AMDT 1 SPEC. E2.2A & AS 3786 – 2015
18.	SMOKE DOORS	BCA 2019 AMDT 1 SPEC. C3.4
19.	SMOKE SEALS	BCA 2019 AMDT 1 SPEC C3.4, AS1530.7:2007, AS6905:2007 FIRE ENGINEERING REPORT REVISION 172103- C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> ▪ SMOKE SEALS SHALL BE FITTED TO THE FOLLOWING DOORS: <ul style="list-style-type: none"> • ALL DOORS SERVING ACCESS TO THE MAIN SWITCH ROOM; AND • ALL SOU ENTRANCE DOORS; AND • ALL CUPBOARDS AND THE ROOMS OR THE LIKE LOCATED BETWEEN FIRE STAIR ENTRANCES, REGARDLESS OF THE VOLUME; AND • ALL GARBAGE CHUTE CUPBOARD DOORS OPENING INTO ALL RESIDENTIAL CORRIDORS. ▪ WHERE SMOKE SEALS ARE FITTED, THEY MUST MEET THE FOLLOWING REQUIREMENTS: <ul style="list-style-type: none"> • 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 C3.4 (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. ▪ ALL DOORS FITTED WITH SMOKE SEALS SHALL BE FITTED WITH A SELF-CLOSING DEVICE. ▪ IN ADDITION TO THE ABOVE LISTED REQUIREMENTS, THE FIRE DOORS SERVING ACCESS TO THE MAIN SWITCH ROOM SHALL BE FITTED WITH HIGH TEMPERATURE SMOKE SEALS WHICH MEET THE FOLLOWING REQUIREMENTS: <p>THE HIGH TEMPERATURE PORTION OF THE SMOKE SEAL SHALL BE AN INTUMESCENT TYPE SEAL THAT IS TESTED TO AS1530.4:2005.</p>
20.	WALL-WETTING SPRINKLER AND DRENCHER SYSTEMS	BCA 2019 AMDT 1 CLAUSE C3.4 & AS 2118.2 – 2010
21.	EMERGENCY EVACUATION PLAN	FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 AND AS 3745 – 2002
22.	FIRE COLLARS PROTECTING FIRE RESISTING COMPONENTS OF THE BUILDING	BCA 2019 AMDT 1 CLAUSE C3.12, C3.15, C3.16 & AS 1530.4 – 2014
23.	PATHS OF TRAVEL	<p>EP&A REG 2000 CLAUSE 183 AND FIRE ENGINEERING REPORT REVISION 172103- C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:</p> <p>TRAVEL TO AN EXIT (AND A POINT-OF-CHOICE) THROUGH THE FOLLOWING LISTED LOCATIONS IS UP TO 11M IN LIEU OF 6M.</p>

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> • BUILDING C1.1 (WEST TOWER): CORRIDOR OF STAIR 01B & STAIR 01C ON THE UPPER GROUND LEVEL – LEVEL 12. • BUILDING C1.3 (EAST TOWER): CORRIDOR OF STAIR 03B & STAIR 03C ON THE LOWER GROUND LEVEL – LEVEL 11. <p>THE DISTANCE TO A POINT-OF-CHOICE AND TO AN EXIT OF THE FOLLOWING LISTED AREAS SHALL EXCEED DTS PROVISIONAL LIMITS:</p> <ul style="list-style-type: none"> ▪ BASEMENT 1: <ul style="list-style-type: none"> • UP TO 25M TO A POINT-OF BCHOICE FROM WITHIN THE STOREROOM IN THE CENTRE OF THE FLOORPLATE. - UP TO 45M TO AN EXIT OUT FROM THE STOREROOM IBN THE CENTRE OF THE FLOORPLATE. ▪ BASEMENT 2: <ul style="list-style-type: none"> • UP TO 45M TO AN EXIT FROM THE BASE EDGE OF THE DRIVEWAY RAMP ROUGHLY IN THE CENTRE OF THE FLOORPLATE. ▪ BASEMENT 3: <ul style="list-style-type: none"> • UP TO 23M TO A POINT OF CHOICE FROM THE EASTERN CORNER EXHAUST PLANT ROOM • UP TO 50M TO AN EXIT FROM THE EASTERN CORNER EXHAUST PLANT ROOM • UP TO 85M BETWEEN ALTERNATIVE EXITS THROUGH A POINT-OF-CHOICE. ▪ THE ALTERNATIVE EXIT DOORS OF THE FOLLOWING LISTED SCISSOR STAIRS SERVING RESIDENTIAL LEVELS SHALL BE LOCATED 4.6M APART IN LIEU OF 6.0M: <ul style="list-style-type: none"> • BUILDING C1.1 (WEST TOWER): STAIR 01B & STAIR 01C: BASEMENT LEVEL 1 – LEVEL 12. • BUILDING C1.2 (WEST TOWER): STAIR 02B & STAIR 02C: UPPER GROUND LEVEL – LEVEL 19. • BUILDING C1.3 (EAST TOWER): STAIR 03B & STAIR 03C: BASEMENT LEVEL 1 – LEVEL 11. • BUILDING C1.4 (EAST TOWER): STAIR 04B & STAIR 04C: LOWER GROUND LEVEL – LEVEL 18. ▪ THE MEASURED DISTANCE BETWEEN BASEMENT CARPARK ALTERNATIVE EXITS SHALL EXCEED THE DTS PROVISIONAL 60M: <ul style="list-style-type: none"> • BASEMENT 2: UP TO 98M BETWEEN ALTERNATIVE EXITS THROUGH A POINT-OF CHOICE. <p>BASEMENT 3: UP TO 85M BETWEEN ALTERNATIVE EXITS THROUGH A POINT-OF CHOICE.</p>
24.	FIRE ENGINEERING REPORT	FIRE ENGINEERING REPORT REVISION 172103-C1_FER_09 PREPARED BY AFFINITY FIRE ENGINEERING DATED 31 JULY 2023 WITH REGARDS TO:

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<p>AN A4 COLOUR HARDCOPY OF THE FINALISED FIRE ENGINEERING REPORT SHALL BE PROVIDED AT THE MAIN FDCIE FOR THE LIFE OF THE BUILDING</p> <p><u>FIRE RESISTING CONSTRUCTION</u></p> <p>THE WET AREAS (BATHROOMS, ENSUITES, LAUNDRIES, LAUNDRIES AND BALCONIES) OF THE BELOW LISTED SOU APARTMENTS ACHIEVE A 60/60/60 FRL IN LIEU OF 90/90/90 FRL AS IS REQUIRED FOR THE REMAINING PARTS OF THE FLOOR SLABS FOR CLASS 2 – TYPE A CONSTRUCTION:</p> <ul style="list-style-type: none"> ▪ LOWER GROUND LEVEL: C1.1- LG02, C1.3-LG.01, C1.3- LG.03AND C1.3-LG.08 ONLY; AND ▪ UPPER GROUND LEVEL: ALL EXCLUDING C1.1- UG.02, C1.2- UG.01, C1.2-UG.02, C1.2- UG.03, C1.2- UG.04, AND C1.4- UG.02. ▪ LEVEL 1 – LEVEL 19 (ALL INCLUSIVE) <p>THE EXTERNAL OPENINGS WITHIN THE EAST FACING WALLS OF SOUS C1.1-B1.02 AND C1.1-B1.01 SHALL NOT BE REQUIRED TO ACHIEVE THE FIRE RATING REQUIREMENTS OR ACCEPTABLE METHODS OF PROTECTION OF BCA CLAUSE D1.7.</p> <ul style="list-style-type: none"> ▪ THE OPENING SERVING ACCESS TO THE BASEMENT 1 COMMUNITY ROOM SHALL NOT BE REQUIRED TO ACHIEVE THE FIRE RATING REQUIREMENTS OR ACCEPTABLE METHODS OF PROTECTION OF BCA CLAUSE D1.7. <p>AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED TO THE DESIGN:</p> <p>THE FLOOR SLABS OF SOU APARTMENT WET AREAS AND BALCONIES WHICH ACHIEVE A MINIMUM FRL OF 60/60/60 IN ACCORDANCE WITH AS1530.4:2014 AND AS3600:2018 MUST MEET THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> ▪ THIS DOES NOT PERMIT THE ENTIRE SLAB TO HAVE A REDUCED FRL, ONLY A REDUCED FRL LOCALLY WHERE THERE IS A FALL IN SLAB FOR WET AREAS. ▪ THE FRL REDUCTION TO 60/60/60 ONLY APPLIES TO AREAS WHERE THERE IS AN APARTMENT DIRECTLY BELOW. WET AREAS LOCATED IN A FLOOR SLAB WITH A DIFFERING BUILDING CLASSIFICATION BELOW MUST ACHIEVE THE BCA DTS REQUIRED FRL APPLICABLE FOR THE CLASSIFICATION BELOW. ▪ ALL OTHER STRUCTURAL DESIGN REQUIREMENTS (OTHER THAN THE ALLOWANCE OF THE SET DOWN TO ACHIEVE AN FRL OF 60/60/60IN LIEU OF 90/90/90) MUST COMPLY WITH THE BCA AND RELEVANT STANDARDS. <p>SMOKE SEALS SHALL BE FITTED TO ALL DOORS OPENING INTO ALL RESIDENTIAL CORRIDORS (SEE SMOKE SEAL REQUIREMENTS).</p> <ul style="list-style-type: none"> ▪ ALL DOORS FITTED WITH SMOKE SEALS SHALL BE FITTED WITH A SELFCLOSING DEVICE.

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> ▪ THE EXTERNAL WALLS EXTENDING FROM THE STAIR 03B / 03A AND STAIR 03C MUST ACHIEVE THE DTS REQUIRED 60/60/60 FRL. <p>THE BASEMENT 1 LEVEL MAIN SWITCH ROOM SHALL BE FIRE SEPARATED THROUGH BOUNDING CONSTRUCTION THAT ACHIEVES A 120/120/120 FRL.</p> <ul style="list-style-type: none"> ▪ ALL PENETRATIONS SHALL MEET THE REQUIREMENTS OF BCA SPECIFICATION C3.15. ▪ THE RESIDENTIAL LOBBY LOCATED AT BASEMENT 1 THAT ACCOMMODATES RESIDENTIAL SOUS SHALL BE FIRE SEPARATED FROM THE REMAINDER OF THE FLOOR CAR PARK LOBBY/SWITCH ROOM LOBBY BY WAY OF FIRE RATED CONSTRUCTION ACHIEVING 120/120/120. <p>THE BASEMENT 1 LEVEL MAIN SWITCH ROOM ACCESS DOORS SHALL BE FIRE DOORS ACHIEVING A --/120/30 FRL AND MEET THE REQUIREMENTS OF AS1905.1:2015.</p> <ul style="list-style-type: none"> ▪ THESE DOORS MUST BE FITTED WITH SMOKE SEALS (SEE SMOKE SEAL REQUIREMENTS). <p><u>NON-COMBUSTIBLE BUILDING ELEMENT</u></p> <p>THE EXTERNAL WALL AND THEIR COMPONENTS MUST BE NON-COMBUSTIBLE TO COMPLY WITH THE DTS PROVISIONS WITH THE FOLLOWING EXCEPTIONS CONDITIONALLY PERMITTED:</p> <ul style="list-style-type: none"> ▪ PLASTIC PACKERS, SHIMS AND SETTING BLOCKS WHICH DO NOT ACHIEVE THE AS1530.1:1994 NON-COMBUSTIBILITY CRITERIA ARE BE PERMITTED WITHIN EXTERNAL WALLS WHICH ARE REQUIRED TO BE ENTIRELY NON-COMBUSTIBLE. <p><u>ALTERNATIVE ELECTRICITY GENERATION</u></p> <p>SOLAR PANELS SECURED TO THE BUILDING ROOF SHALL BE IDENTIFIED ON A SOLAR HAZARD BLOCK PLAN PROVIDED WITHIN THE FIRE CONTROL ROOM, AT ALL SUB FIPS AND THE COMBINED FIRE HYDRANT AND SPRINKLER BOOSTER ASSEMBLY TO MEET THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> ▪ A MINIMUM A3 SIZED BLOCK PLAN; <ul style="list-style-type: none"> • DEPICT THE LOCATION OF SOLAR PANELS, INVERTERS, OPERATING VOLTAGE AND CURRENT; AND • LOCATIONS OF ALL ASSOCIATED ISOLATION SWITCHES AND SHUT-OFF POINTS. • HAVE TEXT THAT IS IN RED LETTERING NOT LESS THAN 25MM HIGH ON A CONTRASTING COLOURED BACKGROUND. • WHERE BLOCK PLANS ARE LOCATED INTERNALLY, I.E. FIPS, THESE ARE PROPOSED TO BE LAMINATED SIGNS IN LIEU OF ALL WEATHER ON THE BASIS THESE INTERNAL LOCATIONS ARE HIGHLY UNLIKELY TO BE EXPOSED TO THE ELEMENTS.

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> ▪ PROVIDE NOTICE OF THE TYPE OF ALTERNATIVE ELECTRICAL GENERATION SYSTEM AND THE LOCATION OF ANY ISOLATION/SHUT-OFFSWITCHES AND SHUT DOWN PROCEDURES. ▪ IF THE ALTERNATIVE ELECTRICAL GENERATION SYSTEM AUTOMATICALLY ISOLATES ON FIRE TRIP, THIS PROVISION THAT CAN CLEARLY BE IDENTIFIED ON THE SOLAR HAZARD BLOCK PLAN <p><u>NUMBER OF EXITS</u></p> <ul style="list-style-type: none"> ▪ EACH OF THE FOUR TOWNHOUSE APARTMENTS SHALL BE PROVIDED WITH ONE EXIT IN LIEU OF TWO. ▪ THE FOLLOWING LISTED ROOFTOP PLANT AREAS SHALL BE PROVIDED WITH ONE EXIT IN LIEU OF TWO. <ul style="list-style-type: none"> • BUILDING C1.1 – LEVEL 13; AND • BUILDING C1.2 – LEVEL 20; AND • BUILDING C1.3 – LEVEL 12; AND • BUILDING C1.4 – LEVEL 19. <p><u>TRAVEL VIA FIRE-ISOLATED STAIRS</u></p> <p>EACH FIRE-ISOLATED STAIR SHALL PROVIDE INDEPENDENT EGRESS FROM EACH STOREY AND DISCHARGE DIRECTLY OR BY WAY ITS OWN FIRE-ISOLATED PASSAGE AND PER DTS PROVISIONS. AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING EXCEPTIONS SHALL BE CONDITIONALLY PERMITTED:</p> <ul style="list-style-type: none"> ▪ BUILDING C1.1 – STAIR 01A / STAIR 01B AND STAIR 01C SHALL: <ul style="list-style-type: none"> • DISCHARGE TO THE BASEMENT LEVEL 1 FLOORPLATE AND INTO A COVERED SPACE THAT IS OPEN FOR 23% IN LIEU OF A REQUIRED 33% (1/3); AND • THE DISCHARGE PATH COMES WITHIN 6M OF THE BUILDING EXTERNAL WALL WHICH SHALL NOT PROVIDED WITH ACCEPTABLE METHODS OF FIRE RATING NOR PROTECTION. ▪ BUILDING C1.2: STAIR 02A / STAIR 02C AND STAIR 02B SHALL: <ul style="list-style-type: none"> • DISCHARGES TO THE LOWER GROUND LEVEL INTO A POINT WITHIN THE CONFINES OF THE BUILDING THAT IS OPEN FOR 40% OF ITS PERIMETER IN LIEU OF THE REQUIRED 66% (TWO THIRDS). ▪ BUILDING C1.3: STAIR 03B / 03 A AND STAIR 03C SHALL: <ul style="list-style-type: none"> • DISCHARGES PATH COMES WITHIN 6M OF EITHER THE UNPROTECTED OPENING OF THE BASEMENT 1 COMMUNITY ROOM OR THE FUTURE BUILDING C2 CAFÉ. ▪ BUILDING C1.4: STAIR 04C / 04A AND STAIR 04B SHALL:

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> • DISCHARGES TO THE LOWER GROUND LEVEL INTO A COVERED SPACE THAT IS OPEN FOR 30% IN LIEU OF A REQUIRED 33% (1/3). • THE TRAVEL PATH COMES WITHIN 6M OF THE NONFIRE RATED OPENING TO THE BASEMENT CARPARK DRIVEWAY <p><u>RISING & DESCENDING STAIRS</u></p> <p>ALL RISING AND DESCENDING FLIGHTS OF A FIRE ISOLATED STAIR SHALL BE SEPARATED BY SMOKE PROOF CONSTRUCTION IN ACCORDANCE WITH DTS PROVISIONS. AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING EXCEPTIONS SHALL BE PERMITTED:</p> <ul style="list-style-type: none"> ▪ FIRE-ISOLATED STAIRS LISTED HEREIN SHALL HAVE CONVERGING FLIGHTS FROM LEVELS ABOVE AND BELOW AND HENCE A DIRECT CONNECTION VIA SMOKE RESISTANT CONSTRUCTION: <ul style="list-style-type: none"> • STAIRS 01A AND 01B AND • STAIRS 02A AND 02C; AND • STAIRS 03A AND 03B; AND • STAIRS 04A AND 04C. <p>AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED TO THE DESIGN:</p> <ul style="list-style-type: none"> ▪ FIRE-ISOLATED STAIRS STAIR 01A, 02A, STAIR 03A AND STAIR 04A SHALL BE PROVIDED SMOKE SEPARATION BETWEEN THE RISING AND DESCENDING STAIR FLIGHTS AT THE LEVEL OF CONVERGENCE. <ul style="list-style-type: none"> • SEE FIGURE B, FIGURE C, FIGURE D AND FIGURE E. ▪ THE SMOKE SEPARATION SHALL BE IN ACCORDANCE WITH CLAUSE 2 OF BCA SPECIFICATION C2.5 WITH SMOKE DOORS COMPLIANT WITH BCA SPECIFICATION C3.4. ▪ THE SMOKE DOOR WITHIN THE STAIR SHALL; <ul style="list-style-type: none"> • SWING IN THE DIRECTION OF EGRESS; • BE LOCATED AT THE TOP OF THE RISING STAIR FLIGHT. THAT IS, THE DESCENDING STAIR FLIGHT FROM THE UPPER RESIDENTIAL LEVELS MUST HAVE CONTINUOUS EGRESS TO THE FINAL DISCHARGE DOOR WITHOUT TRAVELLING THROUGH A SMOKE DOOR. • DOORS OPENING INTO THE SUBJECT FIRE STAIRS FROM BASEMENT LEVELS SHALL BE SMOKE DOORS. • THE SWING OF THE SMOKE DOOR MUST NOT INTRUDE INTO THE SHARED STAIR LANDING SUCH THAT IT REDUCES THE CLEAR EGRESS WIDTH TO LESS THAN 500MM (AS PER THE DTS PROVISIONS).

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<p><u>FIRE DETECTION CONTROL AND INDICATING EQUIPMENT</u></p> <ul style="list-style-type: none"> ▪ A FDCIE SHALL BE LOCATED AS APPROPRIATE FOR ATTENDING BRIGADE TO LOCATE AND ACCESS AS REQUIRED WITH THE FOLLOWING STATUTORY REQUIREMENTS TO BE INCLUDED INTO THE DESIGN: ▪ DETERMINING THE FIRE LOCATION AND ISOLATING AND RESETTING ALARM SIGNALS IN ANY PART OF THE BUILDING; ▪ BE CONNECTED TO A DIRECT BRIGADE NOTIFICATION SYSTEM; ▪ HAVE AN EXTERNAL RED STROBE LIGHT AT THE BUILDING MAIN ENTRANCE TO ALERT ARRIVING FIRE BRIGADE OF THE FDCIE LOCATION; ▪ THE ASE SHALL BE PROGRAMMED FOR THE BRIGADE TURNOUT TO THE BUILDING'S FIP LOCATION. ▪ THE MAIN FDCIE, FAN CONTROL PANEL AND EWIS PANEL SHALL BE LOCATED WITHIN THE FIRE CONTROL ROOM WHICH IS ACCESSIBLE FROM THE ESTATE ROAD. <p>AS PART OF THE PERFORMANCE SOLUTION THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED INTO THE DESIGN:</p> <ul style="list-style-type: none"> ▪ BUILDINGS C1.1, C1.2, C1.3 AND C1.4 SHALL EACH BE FITTED WITH A SUB-FIP WITHIN THE MAIN ENTRANCE LOBBIES AND AFFORDED SUITABLE SPACE FOR FIRE BRIGADE OPERATIONS. <ul style="list-style-type: none"> • THESE SHALL BE LINKED TO THE MAIN FIP WITHIN THE FIRE CONTROL ROOM. • A FIRE WITHIN EACH RESPECTIVE BUILDING SHALL ACTIVATE A STROBE LIGHT AT THE ENTRANCE TO THE LOBBY. <p><u>SIGNAGE</u></p> <p>TO ADDRESS FRNSW CONCERN, ADDITIONAL SIGNAGE SHALL BE DISPLAYED TO ALERT THE OCCUPANTS THAT THERE IS ONLY ONE EXIT FROM THE ROOF AND NOT TO OBSTRUCT THE FIRE STAIR OR EGRESS PATH:</p> <ul style="list-style-type: none"> ▪ WORDING TO THE EFFECT OF “ONLY EXIT FROM ROOF – DO NOT OBSTRUCT FIRE STAIR – MAINTAIN CLEAR EGRESS PATH” SEE FIGURE H. ▪ SIGNAGE SHALL BE LOCATED ADJACENT TO THE FIRE STAIR ENTRANCE. O ▪ SHALL BE CONSTRUCTED OF FADE PROOF AND WEATHER RESISTANT MATERIALS. ▪ LETTERING SHALL BE IN ALL CAPITALS, 20MM IN HEIGHT AND IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. <p>SIGNAGE SHALL BE PERMANENTLY DISPLAYED WITHIN ALL RESIDENTIAL CORRIDORS AND MEET THE FOLLOWING REQUIREMENTS:</p>

Item no	Fire safety measure (current/existing)	Minimum standard of performance
		<ul style="list-style-type: none"> ▪ TEXT SHALL BE IN ALL CAPITAL LETTERING AND NO LESS THAN 20MM IN HEIGHT IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. ▪ THE SIGNAGE SHALL BE DISPLAYED ON THE WALL AT THE LIFT LOBBY AT A HEIGHT BETWEEN 1.5M AND 2.0M FROM THE FINISHED FLOOR SURFACE. ▪ WORDING OF THE SIGNAGE SHALL BE TO THE EFFECT OF “FIRE SAFETY ORDER – NO STORAGE OR FURNISHINGS IN CORRIDOR” SEE FIGURE G. <p>ALL FIRE-ISOLATED STAIRS SHALL BE PROVIDED SIGNAGE AT EACH LEVEL INDICATING THE RESPECTIVE STOREY AND MEET THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> ▪ BE ON EACH LEVEL WITHIN THE STAIR (E.G. L5, L4, L3, L2, L1, UG, LG, B01, B02 ETC.) ▪ IN PERMANENT MARKING/SIGNAGE. O IN A COLOUR CONTRASTING TO ITS BACKGROUND AND WITH TEXT NOT LESS THAN 200MM IN HEIGHT. <p>SIGNAGE TO CONVEY THE LOCATION OF THE TOWNHOUSE FIRE SPRINKLER ISOLATION VALVE SHALL BE PROVIDED AT THE EXTERNAL HYDRANTS ADJACENT TO THE TOWNHOUSES THAT MEET THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> ▪ WORDING TO THE EFFECT OF “TOWNHOUSE FIRE SPRINKLER ISOLATION VALVE LOCATED IN FIRE PUMP ROOM” SEE FIGURE F. ▪ LETTERING SHALL BE IN ALL CAPITALS, NO LESS THAN 20MM IN HEIGHT AND IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. ▪ SIGNAGE SHALL BE CONSTRUCTED OF WEATHER AND FADE RESISTANT MATERIALS. ▪ SIGNAGE SHALL BE MOUNTED ABOVE THE EXTERNAL FIRE HYDRANTS WHICH PROVIDE COVERAGE TO THE TOWNHOUSE (BUILDING C1.5) AT A HEIGHT BETWEEN 1.5M – 2M ABOVE THE FFL.
BUILDING C2		
NIL		

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

Item no	Fire safety measure (proposed)	Minimum standard of performance
BUILDING C1		
NIL		
BUILDING C2		
1.	ACCESS PANELS, DOORS & HOPPERS TO FIRE RESISTING SHAFT	BCA 2022 C4D14, AS 1905.1-2015 & AS 1905.2-2005

Item no	Fire safety measure (proposed)	Minimum standard of performance
2.	AUTOMATIC FIRE DETECTION AND ALARM SYSTEM	<p>BCA 2022 E2D3 S20C6 (SMOKE DETECTION FOR SMOKE CONTROL SYSTEMS), AS 1670.1-2018 ^{AMDT 1} & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ POINT TYPE AUTOMATIC SMOKE DETECTION COMPLYING WITH AS1670.1:2018 – CLAUSE 3.19 SHALL BE INSTALLED ON BOTH SIDES OF THE FIRE CURTAIN SEPARATING THE GYMNASIUM AND LIFT LOBBIES. ▪ SMOKE DETECTION MUST BE AFFORDED THROUGHOUT THE BUILDING IN COMPLIANCE WITH THE DTS PROVISIONS OF THE BCA. ▪ IN ADDITION TO THE ABOVE OVERARCHING REQUIREMENTS, THE FOLLOWING AREAS ARE TO BE AFFORDED WITH AREA SPECIFIC DETECTION AS PART OF THE PERFORMANCE SOLUTION: <ul style="list-style-type: none"> • THE BASEMENT LEVEL MAIN SWITCH ROOM SHALL BE FITTED WITH AUTOMATIC SMOKE DETECTION WHICH MEETS THE REQUIREMENTS OF AS1670.1:2018 – CLAUSE 5. • THE LOWER GROUND LEVEL SWIMMING POOL SHALL BE PROVIDED WITH OPTICAL BEAM SMOKE DETECTION IN ACCORDANCE WITH AS1670.1:2018 CLAUSE 7. • THE LOWER GROUND POOL LUNCHROOMS SHALL BE PROVIDED WITH POINT-TYPE SMOKE DETECTION IN ACCORDANCE WITH AS1670.1:2018 CLAUSE 5 • THE LOWER GROUND LEVEL POOL AMENITIES, POOL LOBBY AND RECEPTION AREA SHALL BE PROVIDED WITH AS1670.1:2018 – CLAUSE 4 HEAT (THERMAL) DETECTION. <p>THE OPEN STAIRS 2 AND 3 AND THE LOWER GROUND FLOOR LIFT LOBBY SHALL BE PROVIDED WITH POINT-TYPE SMOKE DETECTION IN ACCORDANCE WITH AS1670.1:2018 – CLAUSE 7.</p>
3.	AUTOMATIC FIRE SUPPRESSION SYSTEM	<p>BCA 2022 E1D4, SPEC 17& AS 2118.1-2017 ^{AMDT 1 & 2}; AS 2118.6-2012 & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ THE BUILDING C2 FIRE SPRINKLER CONTROL VALVE IS LOCATED WITHIN THE BUILDING C1 FIRE PUMP ROOM. ▪ THE FOLLOWING LISTED LOCATIONS SHALL NOT BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER COVERAGE: <ul style="list-style-type: none"> • BASEMENT LEVEL MAIN SWITCH ROOM. • SWIMMING POOL • POOL AMENITIES • POOL LOBBY & RECEPTION AREA (INCLUDING MINOR OFFICES)

Item no	Fire safety measure (proposed)	Minimum standard of performance
		<ul style="list-style-type: none"> • EXTERNAL BIOSWALE & UNDERCOVER AREAS • LIFT LOBBY • STAIR 2 (TO BASEMENT) AND STAIR 3 (TO UPPER GROUND) <p>AS PART OF THE PERFORMANCE SOLUTION, THE FOLLOWING MUST BE INCLUDED IN THE DESIGN:</p> <ul style="list-style-type: none"> ▪ THE AS2118.6:2012 STATUTORY BLOCK PLANS MUST INCLUDE A DEDICATED NOTE THAT THE BUILDING C2 ISOLATION VALVE IS LOCATED WITHIN THE FIRE PUMP ROOM. ▪ THE LOWER GROUND LEVEL GYMNASIUM AND LIFT SHAFT MUST BE FITTED WITH FIRE SPRINKLERS PER DTS PROVISIONS AND FITTED WITH FAST RESPONSE HEADS.
4.	EMERGENCY LIGHTING	BCA 2022 E4D2, E4D3, E4D4 & AS 2293.1-2018 <small>AMDT 1</small>
5.	EMERGENCY WARNING AND INTERCOM SYSTEM	<p>BCA 2022 E4D2 & AS 1670.4-2018 <small>AMDT 1</small> & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ THE AS1670.4:2018 INTELLIGIBILITY REQUIREMENTS SHALL NOT BE ACHIEVED WITHIN THE LOWER GROUND LEVEL GYM OR POOL AREA FIRE COMPARTMENTS. ▪ THE SPACING OF AS1670.4:2018 REQUIRED VISUAL ALARM DEVICES LOCATED WITHIN THE LOWER GROUND LEVEL GYM AND POOL AREA ARE STRATEGICALLY LOCATED IN LIEU OF 15M SPACING THROUGHOUT CIRCULATION SPACES. <p>AS PART OF THE PERFORMANCE SOLUTION, THE FOLLOWING MUST BE INCLUDED IN THE DESIGN:</p> <ul style="list-style-type: none"> ▪ THE AS1670.4:2018 EWIS EVACUATION MATRIX OF BUILDING C1 MUST DIRECT THE ENTIRETY OF BUILDING C2 TO EVACUATE AT THE SAME TIME AS BUILDING C1. ▪ AS1670.4:2018 - CLAUSE 4.6 RED STROBE LIGHTS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS: <ul style="list-style-type: none"> • LOWER GROUND POOL AREA: <ul style="list-style-type: none"> ○ ON THE CEILING, POSITIONED TO THE EAST OF THE RECEPTION AREA; AND ○ ON THE CEILING OF BOTH THE MALE AND FEMALE AMENITIES; AND ○ ON THE INTERNAL FACE OF THE EXTERNAL WALL ADJACENT TO THE EASTERN-MOST EXIT. • LOWER GROUND GYM: <ul style="list-style-type: none"> ○ THE INTERNAL FACE OF THE COLUMN ADJACENT TO THE NORTHERN-MOST EXIT; AND ○ THE INTERNAL FACE OF THE COLUMN IN THE CENTRE OF THE GYMNASIUM LENGTH; AND ○ THE INTERNAL FACE OF THE COLUMN ON THE EASTERN WALL ADJACENT TO THE SOUTHEASTERN EXIT DOOR.

Item no	Fire safety measure (proposed)	Minimum standard of performance
		<ul style="list-style-type: none"> • WHERE THE STROBES ARE LOCATED ON A WALL, THEY MUST BE FACING TOWARDS TO ROOM IN WHICH THEY OCCUPY AND BE LOCATED NO LESS THAN 2.0M FROM THE FINISHED FLOOR LEVEL. • ALL MUSIC AND OR PA MUST CEASE WITHIN THE BUILDING ON GENERAL FIRE TRIP.
6.	EXIT SIGNS	BCA 2022 E4D5, NSW E4D6, E4D8 & AS 2293.1-2018 AMDT 1
7.	FIRE CONTROL CENTRES	BCA 2022 E1D15 & SPEC 19 & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES: <ul style="list-style-type: none"> ▪ THE FIRE CONTROL ROOM ACCESS IS NOT PROVIDED FROM THE BUILDING C2 MAIN ENTRANCE. ▪ A CHANGE IN ELEVATION GREATER THAN 300MM BETWEEN THE FIRE CONTROL ROOM AND THE BUILDING C2 DBEP.
8.	FIRE DAMPERS	BCA 2022 C4D13, C4D15 & AS/NZS 1668.1-2015 <small>AMDT 1</small> , AS 1668.2-2012 <small>AMDT 1 & 2</small> ,
9.	FIRE DOORS	BCA 2022; C3D14 (ELECTRICITY SUPPLY SYSTEMS), C4D5, SPEC 12, C4D6 (DOORWAYS IN FIRE WALLS), NSW, C4D14 (OPENINGS IN SHAFTS) & AS 1905.1-2015 <small>AMDT 1</small> & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES: THE BASEMENT LEVEL MAIN SWITCH ROOM ACCESS DOORS SHALL BE FIRE DOORS ACHIEVING A -- /120/30 FRL AND MEET THE REQUIREMENTS OF AS1905.1:2015
10.	FIRE HOSE REEL SYSTEMS	BCA 2022 E1D3 & AS 2441-2005 <small>AMDT 1</small>
11.	FIRE HYDRANT SYSTEMS	BCA 2022, E1D2, SPEC 18, & AS 2419.1-2021 & FIRE ENGINEERING REPORT 172103_C2_FER_02 DATED 25/11/24 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES: THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER BOOSTER ASSEMBLY SHALL NOT BE IN SIGHT OF THE BUILDING C2 MAIN ENTRANCE.
12.	FIRE SEALS PROTECTING OPENINGS IN FIRE RESISTING COMPONENTS OF THE BUILDING	BCA 2022, C4D13, C4D15, C4D16, AS 1530.4.-2014 & AS 4072.1-2005 <small>AMDT 1</small> & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES: <ul style="list-style-type: none"> ▪ ALL VERTICAL PENETRATIONS BETWEEN THE UPPER GROUND LEVEL AND LOWER GROUND LEVEL FIRE COMPARTMENTS MUST BE FIRE SEALED TO ACHIEVE THE REQUIRED FRL OF THE WALL/SLAB. ▪ A PENETRATIONS REGISTER IS TO BE DOCUMENTED IN ACCORDANCE WITH AS4072.1:2005 IN RELATION TO THE PENETRATIONS BETWEEN ANY PART OF THE

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		<p>FIRE SEPARATED CLASS 6 AND CLASS 9B AREAS. THE REGISTER MUST DETAIL THE FOLLOWING:</p> <ul style="list-style-type: none"> • EVIDENCE OF FIRE RATED PROTECTION PROVIDED TO THE PENETRATION IS TO BE DOCUMENTED IN THE FORM OF INSTALLATION CERTIFICATES (AS4072.1:2005 – APPENDIX B EXEMPLAR) DETAILING: <ul style="list-style-type: none"> • PROJECT NAME AND ADDRESS. • NAME, ADDRESS AND CONTACT PHONE NUMBER OF INSTALLING COMPANY OR PARTY. • DATE OF FINAL INSPECTION OF INSTALLATION. • DESCRIPTION OF SERVICE OR CONTROL JOINT. • 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. • A UNIQUE NUMBER THAT REFERENCES EACH INSTALLATION. ▪ 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 SPECIFIC PENETRATION REGISTER FOR THE OMISSION OF THE ZONE SMOKE CONTROL IS TO BE KEPT AT THE FDCIE 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.
13.	MECHANICAL AIR HANDLING SYSTEM	BCA 2022, NSW E2D16.
14.	PORTABLE FIRE EXTINGUISHERS	<p>BCA 2022 E1D14 & AS 2444-2001 & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ AN AS2444:2001 PORTABLE FIRE EXTINGUISHER MUST BE LOCATED AT THE LOWER GROUND LEVEL POOL/GYM RECEPTION DESK AND ACHIEVE THE FOLLOWING REQUIREMENTS: <ul style="list-style-type: none"> • BE SIGNPOSTED IN ACCORDANCE WITH AS2444:2001; AND

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		<ul style="list-style-type: none"> • BE A MINIMUM 4KG IN SIZE; AND • BE AN ABE EXTINGUISHMENT TYPE. ▪ A 3.5KG CO TYPE PORTABLE FIRE EXTINGUISHER MUST BE MOUNTED WITHIN 2M OF THE ACCESS DOORS TO THE MAIN SWITCHBOARD ROOM WHERE FIRE SPRINKLER COVERAGE HAS BEEN OMITTED. ▪ THE EXTINGUISHERS MUST COMPLY WITH AS2444:2001 AND BE LOCATED INSIDE THE ROOM.
15.	WARNING AND OPERATIONAL SIGNS	<p>D4D4 (LIFTS) & FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ SIGNAGE SHALL BE INSTALLED WITHIN THE LIFT AND GYM LOBBIES, DIRECTLY ADJACENT TO THE FIRE CURTAIN (WITHIN 1M) TO THE EFFECT OF: “FIRE SAFETY ORDER – NO STORAGE OF COMBUSTIBLE GOODS OR OBSTRUCTIONS WITHIN THIS LOBBY” OR SIMILAR WORDING WITH 20MM CAPITAL LETTERING TEXT IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. ▪ SIGNAGE SHALL BE INSTALLED WITHIN THE MAIN SWITCHBOARD ROOM TO THE EFFECT OF: “FIRE SAFETY REQUIREMENT: DO NOT STORE OR LEAVE ITEMS WITHIN THIS ROOM” OR SIMILAR WORDING WITH 20MM CAPITAL LETTERING TEXT IN A COLOUR CONTRASTING TO THE BACKGROUND SURFACE. <p>THIS SIGNAGE MUST BE VISIBLE FROM THE ENTRY DOORWAY INTO THE ROOM.</p>
16.	ZONE PRESSURISATION SYSTEM	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ THE AS1668.1:2015 AUTOMATIC ZONE SMOKE CONTROL SYSTEM SHALL BE OMITTED IN ALL CLASS 6 AND CLASS 9B FIRE COMPARTMENTS OF BUILDING C2. <p>THE BUILDING C1 GROUND LEVEL CLASS 9B COMMUNITY ROOM SHALL NOT BE PROVIDED AS1668.1:2015 AUTOMATIC ZONE PRESSURISATION.</p>
17.	FIRE RESISTANT CONSTRUCTION	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ THE ADJACENT GYMNASIUM AND POOL FIRE COMPARTMENTS MUST BE FIRE SEPARATED FROM ONE ANOTHER BY CONSTRUCTION ACHIEVING NO LESS THAN 120/120/120 FRL FOR LOAD BEARING AND -/120/120 FOR NON-LOADBEARING CONSTRUCTION. ▪ THE ROOF SLAB OVER THE LOWER GROUND LEVEL POOL FIRE COMPARTMENT MUST ACHIEVE A 120/120/120 FRL. ▪ THE BASEMENT LEVEL MAIN SWITCH ROOM SHALL BE FIRE SEPARATED THROUGH

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		<p>BOUNDING CONSTRUCTION THAT ACHIEVES A 120/120/120 FRL.</p> <ul style="list-style-type: none"> ▪ STAIR 2 MUST BE FIRE SEPARATED FROM THE BASEMENT LEVEL BY CONSTRUCTION ACHIEVING A 120/120/120 FRL. ▪ STAIR 3 MUST BE FIRE SEPARATED FROM THE UPPER GROUND LEVEL INTERNAL FIRE COMPARTMENT (COMMUNITY ROOMS 2 & 3) BY CONSTRUCTION ACHIEVING A 120/120/120 FRL. ▪ THE BASEMENT LEVEL POOL AIR PLENUM MUST BE FIRE SEPARATED FROM THE REMINING PARTS OF THE BASEMENT BY CONSTRUCTION ACHIEVING 120/120/120
18.	FIRE HAZARD PROPERTIES	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <p>ALL TIMBER SEATING USED WITHIN THE POOL AREA (INCLUSIVE OF AMENITIES) MUST BE AN APPROPRIATE SPECIES THAT ACHIEVES A BCA SPECIFICATION 7 GROUP 3 RATING.</p>
19.	NON-COMBUSTIBLE BUILDING ELEMENTS	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <p>ALL SKYLIGHTS FITTED WITHIN THE LOWER GROUND LEVEL POOL AREA ROOF MUST BE NON-COMBUSTIBLE ACHIEVING THE REQUIREMENTS OF AS1530.1:1994 OR FIT WITHIN THE EXCEPTION OF THE MATERIALS ALLOWED FOR IN BCA CLAUSE C2D10(4).</p>
20.	FIRE CURTAIN MEASURES	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ THE PROPOSED GREENE FIRE FIREMASTER FIRE CURTAIN FITTED WITHIN THE LOWER GROUND LEVEL FIREWALL SEPARATING THE LIFT LOBBY FROM THE GYMNASIUM ACHIEVES A --/120/-- FRL IN LIEU OF --/120/30 FRL. ▪ THE FOLLOWING REQUIREMENTS LISTED ON THE GREEN FIRE FIREMASTER FIRE CURTAIN PRODUCT SPECIFICATION MUST BE INCLUDED TO THE DESIGN: <ul style="list-style-type: none"> • LIGHT WARNING MUST BE INSTALLED ON BOTH SIDES OF THE FIRE CURTAIN • OBSTRUCTION WARNING SYSTEM • SIGNAGE MUST BE INSTALLED ON BOTH SIDES OF THE FIRE CURTAIN AND BE LOCATED DIRECTLY OVER THE OPENING STATING, IN CAPITAL LETTERS NOT LESS THAN 50M HIGH IN A COLOUR CONTRASTING WITH THE BACKGROUND: "WARNING - DESCENDING FIRE CURTAIN" ▪ ALL ACTIVE FIRE DETECTION (FIRE SPRINKLER AND SMOKE DETECTION) LOCATED WITHIN THE LOWER GROUND LEVEL POOL AND GYM FIRE COMPARTMENTS MUST ACTIVATE THE FIRE

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		<p>CURTAIN IN ACCORDANCE WITH BCA CLAUSE C4D7(3).</p> <ul style="list-style-type: none"> ▪ THE FIRE CURTAIN MUST DESCEND AND STAY DESCENDED UNTIL THE FIRE ALARM IS CLEARED AT THE FDCIE; AND <p>THE FIRE CURTAIN MUST FAIL SAFE DESCEND ON POWER FAILURE.</p>
21.	SMOKE SEALS	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ THE SELF-CLOSING FIRE DOORS SERVING ACCESS TO THE BASEMENT LEVEL MSB SHALL BE FITTED WITH SMOKE SEALS WHICH MEET THE FOLLOWING REQUIREMENTS: <ul style="list-style-type: none"> • MEDIUM TEMPERATURE SMOKE SEALS (RUBBER SEALS) ARE TO BE FITTED TO ALL FOUR (4) SIDES OF THE DOORS. • HIGH TEMPERATURE (INTUMESCENT) SMOKE SEALS ARE TO BE FITTED TO THE TOP AND SIDES OF THE DOOR. • 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 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). <p>THE HIGH TEMPERATURE PORTION OF THE SMOKE SEAL SHALL BE AN INTUMESCENT-TYPE SEAL.</p>
22.	BASEMENT LEVEL STAIR 2 DOOR	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <p>THE BASEMENT LEVEL DOOR PROVIDING ACCESS BETWEEN THE LIFT LOBBY AND STAIR 2 MUST BE OPENABLE FROM BOTH SIDES.</p>
23.	FIRE SAFETY EASEMENT	<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES:</p> <ul style="list-style-type: none"> ▪ A FIRE SAFETY EASEMENT SHALL BE REGISTERED WITH THE DEPARTMENT OF LAND AND PROPERTY INFORMATION PRIOR TO OC TO RESTRICT THE CONSTRUCTION OF ANY CLASS 1-10 STRUCTURES WITHIN THE DESIGNATED EASEMENT ZONES UPON THE EASTERN NEIGHBOURING ALLOTMENT (SHOWN IN FIGURES A AND B BELOW THIS TABLE). <p>AN EASEMENT FOR PEDESTRIAN AND FIRE FIGHTER ACCESS SHALL BE REGISTERED WITH THE DEPARTMENT OF LAND AND PROPERTY INFORMATION PRIOR TO OC TO RESTRICT THE CONSTRUCTION OF ANY CLASS 1 TO 10 STRUCTURES WITHIN THE DESIGNATED EASEMENT ZONE (SHOWN IN FIGURE C BELOW THIS TABLE) UPON THE</p>

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		NEIGHBOURING ALLOTMENT (LOT 132 DP 1297655) TO ENCOMPASS THE PEDESTRIAN PUBLIC ACCESS SITE THROUGH LINK AND BE IN FAVOUR OF THE SUBJECT ALLOTMENT. IN ADDITION, THE EASEMENT MUST RESTRICT ANY OBSTRUCTIONS THAT MAY IMPEDE THE OCCUPANTS TRAVELLING TO THE NEAREST PUBLIC ROAD.
24.	FIRE ENGINEERING REPORT	FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES: AN A4 COLOUR HARDCOPY OF THE FINALISED FIRE ENGINEERING REPORT SHALL BE PROVIDED AT THE MAIN FDCIE AND BUILDING C2 SUB-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 172103-C1_FER_09 PREPARED DATED 31/07/23 BY AFFINITY FIRE ENGINEERING	CP1, CP2, CP8, DP2, DP4, DP5, EP1.1, EP1.2, EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 & EP4.3	<p>BCA CLAUSE C1.1 & BCA SPECIFICATION C1.1 FLOOR SLABS OF THE CLASS 2 SOU WET AREAS (BATHROOMS, BALCONIES AND LAUNDRIES) ARE CONDITIONALLY PERMITTED TO ACHIEVE A 60/60/60 FRL IN LIEU OF THE REQUIRED 90/90/90 FRL.</p> <p>BCA CLAUSE C1.9 WINDOWS, DOORS OR THE LIKE AND PRE-CAST CONCRETE FAÇADE ELEMENTS FORMING THE NONCOMBUSTIBLE EXTERNAL WALL ARE LEVELLED WITH PLASTIC SHIMS OR BLOCKS WHICH DO NOT MEET THE NON-COMBUSTIBILITY REQUIREMENTS OF AS1530.1:1994.</p> <p>BCA CLAUSE C3.3 THE EXTERNAL WALLS OF BASEMENT 1 LEVEL SOUS LISTED AS C1.3-B1.03 AND C1.3-B1.04 ARE LOCATED WITHIN 6M OF AN ADJACENT FIRE COMPARTMENT OF WHICH DO NOT ACHIEVE AN FRL NOR ARE THE OPENINGS LOCATED WITHIN PROVIDED WITH A METHOD OF PROTECTION.</p> <p>BCA CLAUSE C3.15 THE PVC CONDUITS CAST INTO FLOOR SLABS PASSING OVER SOU BOUNDING CONSTRUCTION ARE FIRE SEALED WITH FIRE RATED MASTIC ON THE CORRIDOR SIDE OF THE PENETRATION ONLY AND NOT THE SOU SIDE OF THE BOUNDING CONSTRUCTION AND HENCE DOES NOT REPLICATE A TESTED SYSTEM.</p>

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		<p>BCA CLAUSE C3.15</p> <p>WHERE THE AS2118.6:2012 RING MAIN METAL PIPE PASSES VERTICALLY THROUGH THE VERTICALLY SEPARATED FIRE-ISOLATED SCISSORS STAIRS, THE PENETRATIONS DOES NOT ACHIEVE THE INSULATION VALUE OF THE FRL. TOWNHOUSE APARTMENT SINGLE EXITS</p> <p>BCA CLAUSE D1.2</p> <p>THE CLASS 2 TOWNHOUSES ARE PROVIDED WITH A SINGLE EXIT IN LIEU OF PROVIDING A MINIMUM OF TWO FOR A BUILDING WITH AN EFFECTIVE HEIGHT OF 25M.</p> <p>BCA CLAUSE D1.2</p> <p>ROOFTOP PLANT AND SOLAR PANEL ACCESS IS SERVED BY SINGLE FIRE-ISOLATED EXIT IN LIEU OF TWO FOR A BUILDING WITH AN EFFECTIVE HEIGHT OF 25M.</p> <p>BCA CLAUSE D1.4</p> <p>THE RESIDENTIAL CORRIDORS OF THE UPPER GROUND LEVEL TO LEVEL 12 OF TOWER C1.1 AND, THE LOWER GROUND LEVEL TO LEVEL 11 OF TOWER C1.3 NECESSITATE 11M TO A POINT-OF-CHOICE IN LIEU OF 6M.</p> <p>BCA CLAUSE D.15</p> <p>ALTERNATIVE EXITS OF SCISSOR STAIRS SERVING TOWERS C1.1, C1.2, C1.3 AND C1.4 ARE SEPARATED BY 4.6M IN LIEU OF THE REQUIRED 9M.</p> <p>BASEMENT 1: UP TO 25M TO A POINT-OFCHOICE IN LIEU OF 20M AND 45M TO AN EXIT IN LIEU OF 40M.</p> <p>BCA CLAUSES D1.4 & D1.5</p> <p>BASEMENT 2: UP TO 45M TO AN EXIT IN LIEU OF 40M AND 78M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M.</p> <p>BASEMENT 3: UP TO 30M TO A POINT-OFCHOICE IN LIEU OF 20M, 50M TO AN EXIT IN LIEU OF 40M AND 85M BETWEEN ALTERNATIVES IN LIEU OF 60M.</p>

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		<p>BCA CLAUSE D1.6</p> <p>THE PINCH POINT CLEAR WIDTHS LOCATED BETWEEN THE FOLLOWING LISTED FIRE EXIT PAIRS AND OPEN SPACE IS NO LESS THAN 1750MM IN LIEU OF 2000MM.</p> <p>STAIR 01A AND STAIR 01C; AND STAIRS 04B AND STAIR 04C.</p> <p>BCA CLAUSES D1.7 & D1.10</p> <p>STAIR 01A / STAIR 01B & STAIR 01C DISCHARGE INTO A COVERED SPACE WHICH IS OPEN FOR 23% OF ITS PERIMETER IN LIEU OF A REQUIRED 33%.</p> <p>STAIR 02A / STAIR 02C & STAIR 02B DISCHARGE TO A POINT WITHIN THE BUILDING THAT IS OPEN FOR 40% OF ITS PERIMETER IN LIEU OF 66%.</p> <p>STAIR 03B / STAIR 03A & STAIR 03C DISCHARGE PATH NAVIGATES WITHIN 6M OF A NON-FIRE-RATED EXTERNAL WALL.</p> <p>STAIR 04C / STAIR 04 A & STAIR 03C DISCHARGES INTO A SPACE 30% OPEN IN LIEU OF 33%.</p> <p>BCA CLAUSE E1.3</p> <p>EXTERNAL HYDRANTS ADJACENT TO THE TOWNHOUSES ARE LOCATED WITHIN 10M OF THE BUILDING THAT THEY SERVE WHERE THE EXTERNAL WALLS SHALL NOT BE PROVIDED THE AS2419.1:2005 REQUIRED FIRE RATING.</p> <p>BCA CLAUSES E1.3, E1.5, & E1.8</p> <p>DUE TO THE MULTIPLE BUILDING ENTRANCES THE COMBINED BOOSTER AND SPRINKLER BOOSTER IS NOT DIRECTLY VISIBLE TO ALL MAIN ENTRANCES AS REQUIRED BY AS2419.1:2005.</p> <p>DUE TO THE MULTIPLE ENTRANCES THE FIRE CONTROL CENTRE IS LOCATED AT THE BASE OF BUILDING C1.2 AND IS NOT DIRECTLY ACCESSIBLE TO ANY OF THE BUILDINGS' MAIN ENTRANCES.</p> <p>BCA CLAUSES E1.3 & E1.5 & BCA SPECIFICATION E1.5</p> <p>FIRE SPRINKLER ISOLATION VALVES SERVING THE TOWNHOUSES ARE LOCATED WITHIN THE FIRE PUMP ROOM IN LIEU OF A LOCATION PROVIDED WITH DIRECT ACCESS TO OPEN SPACE.</p>

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		<p>BCA CLAUSE E1.4</p> <p>FIRE HOSE REELS SHALL NOT BE INSTALLED TO THE BASEMENT LEVEL FIRE-RATED GARBAGE ROOMS AND HENCE COMPLIANT COVERAGE IS NOT BE ACHIEVED.</p> <p>BCA CLAUSE E1.5 & BCA SPECIFICATION E1.5</p> <p>THE BUILDING'S MAIN SWITCH ROOM (MSR) SHALL NOT BE PROVIDED WITH AUTOMATIC FIRE SPRINKLERS COVERAGE IN LIEU OF DTS PROVISIONS</p> <p>BCA CLAUSE E1.5 & BCA SPECIFICATION E1.5</p> <p>AUTOMATIC FIRE SPRINKLER COVERAGE TO THE CLASS 2 SOU APARTMENT BATHROOM SHOWERS IS OBSTRUCTED AND HENCE FULL COVERAGE TO THESE AREAS IS NOT ACHIEVED.</p> <p>BCA CLAUSE E1.6</p> <p>FIRE EXTINGUISHERS ARE OMITTED FROM THE TOWNHOUSES LOCATED BETWEEN THE RESIDENTIAL TOWERS.</p> <p>BCA SPECIFICATION E1.8</p> <p>ACCESS TO THE FIRE CONTROL ROOM NECESSITATES A CHANGE IN LEVEL OF 1.3M IN LIEU OF 0.3M VIA AN ACCESS PATH PROVIDED TO "OPEN SPACE AND A FIRE STAIR" IN LIEU OF FROM "OPEN SPACE AND A PUBLIC LOBBY"</p> <p>BCA CLAUSE E2.2</p> <p>THE AIRLOCKS SERVING ACCESS FROM THE FOLLOWING LISTED LOCATIONS ARE NOT PROVIDED WITH A METHOD OF AIR RELIEF FOR THE AUTOMATIC STAIR PRESSURISATION SYSTEM, AND HENCE THE REQUIRED AIR FLOW PERFORMANCE OF 1M/S ACROSS THE AIRLOCK DOOR IS NOT ACHIEVED WHEN THE SYSTEM IS BEING TESTED.</p> <p>LOWER GROUND LEVEL: FIRE PUMPROOM, DOMESTIC WATER PUMPROOM, CARPARK VENTILATION SUPPLY PLENUM AND FIRE CONTROL ROOM.</p> <p>BASEMENT LEVEL 1: GENERAL BIN ROOM.</p>

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		<p>BCA CLAUSE E2.2</p> <p>THE AS1668.1:2015 AUTOMATIC STAIR PRESSURISATION SERVING THE:</p> <p>FIRE STAIR 02C AND FIRE STAIR 02B – UPPER GROUND LEVEL AND LEVEL 1 RESIDENTIAL CORRIDORS; AND</p> <p>FIRE STAIR 04B AND FIRE STAIR 04C – LOWER GROUND LEVEL AND UPPER GROUND LEVEL.</p> <p>OPERATES AS REQUIRED FOR VERTICALLY SEPARATED FIRE COMPARTMENTS DESPITE THERE ONLY BEING SMOKE SEPARATION BETWEEN VERTICALLY ORIENTATED CORRIDORS.</p> <p>BCA CLAUSE E2.2A</p> <p>THE AS3786:2014 SMOKE ALARMS FITTED WITHIN SELECT ADJACENT SOUS SHALL BE INTERLINKED THROUGH A NOVEL METHOD USING RADIO FREQUENCY LINKS PER AS 3786:2023 TO</p> <p>BCA CLAUSE E4.9</p> <p>THE HARD REFLECTIVE SURFACES OF THE BATHROOM AND SOUND ATTENUATION OF THE BALCONY DOORS PREVENTS INTELLIGIBILITY REQUIREMENTS OF THE EWIS COMMANDS TO BE MET. THESE AREAS ARE NOT PROVIDED WITH VISUAL WARNING DEVICES AS REQUIRED BY AS1670.4:2018.</p>
<p>FIRE ENGINEERING REPORT 172103_C2_FER_05 DATED 14/11/25 PREPARED BY AFFINITY FIRE ENGINEERING</p>	<p>C1P2, C1P8, D1P4, E2P2, E1P3, E1P4, E1P6, E4P3</p>	<p>BCA CLAUSES C2D2, S5C11B & C4D3</p> <p>ALL NON-LOADBEARING EXTERNAL WALLS SITUATED WITHIN 3M OF THE EASTERN ALLOTMENT BOUNDARY SHALL NOT BE REQUIRED TO ACHIEVE AN FRL (MUST BE NON-COMBUSTIBLE).</p> <p>OPENINGS WITHIN EXTERNAL WALLS WHICH ARE REQUIRED TO HAVE AN FRL AND ARE WITHIN 3M OF THE EASTERN ALLOTMENT BOUNDARY NEED NOT BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF C4D5.</p> <p>BCA CLAUSES C3D9, S5C11D</p> <p>THE NON-LOADBEARING FIREWALL BETWEEN COMMUNITY ROOM 1 AND COMMUNITY ROOM 2 ACHIEVES A --/120/120 FRL IN LIEU OF A --/180/180 FRL.</p> <p>THE FIREWALL CONSTRUCTION ENCLOSING THE CARPARK EXHAUST SHAFT ACHIEVES A --/120/120 FRL IN LIEU OF A --/180/180 FRL.</p>

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		<p>BCA CLAUSES S5C11D, C4D6</p> <p>THE PROPOSED GREENE FIRE FIREMASTER FIRE CURTAIN FITTED WITHIN THE LOWER GROUND LEVEL FIREWALL SEPARATING THE LIFT LOBBY FROM THE GYMNASIUM ACHIEVES A --/120/-- FRL IN LIEU OF --/120/30 FRL.</p> <p>BCA CLAUSES D2D12</p> <p>THE DISCHARGE PATH FROM BUILDING C1 FIRE-ISOLATED STAIRS STAIR 03A/STAIR 03B AND STAIR 03C COMES WITHIN 6M OF UNPROTECTED OPENINGS.</p> <p>BCA CLAUSES D2D15</p> <p>THE DISCHARGE PATHS FROM THE LOWER GROUND LEVEL EXITS REQUIRE OCCUPANTS TO TRAVERSE OVER THE NEIGHBOURING ALLOTMENT IN ORDER TO REACH A PUBLIC ROAD LOCATED TO THE NORTH OR EAST OF THE SITE.</p> <p>BCA CLAUSES E1D2, E1D4, SPECIFICATION 17, E1D15, SPECIFICATION 19</p> <p>THE COMBINED FIRE HYDRANT AND FIRE SPRINKLER BOOSTER ASSEMBLY SHALL NOT BE IN SIGHT OF THE BUILDING C2 MAIN ENTRANCE.</p> <p>THE BUILDING C2 FIRE SPRINKLER CONTROL VALVE IS LOCATED WITHIN THE BUILDING C1 FIRE PUMP ROOM.</p> <p>THE FIRE CONTROL ROOM ACCESS IS NOT PROVIDED FROM THE BUILDING C2 MAIN ENTRANCE.</p> <p>A CHANGE IN ELEVATION GREATER THAN 300MM BETWEEN THE FIRE CONTROL ROOM AND THE BUILDING C2 DBEP.</p> <p>BCA CLAUSES E1D4, SPECIFICATION 17</p> <p>THE FOLLOWING LISTED LOCATIONS SHALL NOT BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER COVERAGE:</p> <ul style="list-style-type: none"> ▪ BASEMENT LEVEL MAIN SWITCH ROOM. ▪ SWIMMING POOL ▪ POOL AMENITIES ▪ POOL LOBBY & RECEPTION/OFFICE AREAS ▪ POOL LUNCHROOMS

Ref no/title of report/author/ date	BCA performance requirements	BCA DTS provision(s) and details of non-compliance
		<ul style="list-style-type: none"> ▪ EXTERNAL BIOSWALE & UNDERCOVER AREAS ▪ LIFT LOBBY ▪ STAIR 2 (TO BASEMENT) AND STAIR 3 (TO UPPER GROUND) <p>BCA CLAUSES E2D6</p> <p>THE AS1668.1:2015 AUTOMATIC ZONE SMOKE CONTROL SYSTEM SHALL BE OMITTED IN ALL CLASS 6 AND CLASS 9B FIRE COMPARTMENTS OF BUILDING C2.</p> <p>THE BUILDING C1 BASEMENT LEVEL 1 CLASS 9B COMMUNITY ROOM SHALL NOT BE PROVIDED AS1668.1:2015 AUTOMATIC ZONE PRESSURISATION.</p> <p>BCA CLAUSES E4D9</p> <p>THE AS1670.4:2018 INTELLIGIBILITY REQUIREMENTS SHALL NOT BE ACHIEVED WITHIN THE LOWER GROUND LEVEL GYM OR POOL AREA FIRE COMPARTMENTS.</p> <p>THE SPACING OF AS1670.4:2018 REQUIRED VISUAL ALARM DEVICES LOCATED WITHIN THE LOWER GROUND LEVEL GYM AND POOL AREA ARE STRATEGICALLY LOCATED IN LIEU OF 15M SPACING THROUGHOUT CIRCULATION SPACES.</p>

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
BUILDING C1		
NIL		
BUILDING C2		
1.	NIL	FIRE ENGINEERING REPORT 172103_C2_FER_02 DATED 25/11/24 PREPARED BY AFFINITY FIRE ENGINEERING WHICH STATES: AS PART OF THE

Item no	Fire safety measure (proposed)	Minimum standard of performance
		<p>PERFORMANCE SOLUTION, A BUILDING MANAGEMENT PLAN MUST BE PREPARED IN ACCORDANCE WITH THE FOLLOWING:</p> <ul style="list-style-type: none"> ▪ INSPECTIONS OF THE DESIGNATED EASEMENT ZONES UPON THE EASTERN NEIGHBOURING ALLOTMENT (SHOWN IN FIGURES A AND B BELOW THIS TABLE) MUST BE UNDERTAKEN ON A MINIMUM SIX-MONTHLY BASIS (CERTIFIED ANNUALLY) TO ENSURE THAT LIGHT AND AIR EASEMENT CONDITIONS ARE NOT BROKEN. ▪ INSPECTIONS OF THE LIFT LOBBY AND GYM LOBBY MUST BE UNDERTAKEN ON A MINIMUM 3-MONTHLY BASIS (AND CERTIFIED ANNUALLY) TO ENSURE THAT THESE SPACES ARE VOIDED OF ANY COMBUSTIBLE MATERIALS, GENERAL BUILDING STOCK, STORAGE OF RESIDENTIAL ITEMS/FURNITURE, OR PLACEMENT OF AESTHETIC FURNISHING. ▪ INSPECTIONS OF THE DESIGNATED EASEMENT ZONE UPON THE NEIGHBOURING ALLOTMENT (LOT 132 DP 1297655) MUST BE CONDUCTED TO DEMONSTRATE THAT THE EGRESS PROVISIONS ARE NOT ALTERED, COMPROMISED, OR OBSTRUCTED IN ANY WAY. <ul style="list-style-type: none"> • THESE INSPECTIONS SHALL BE LISTED AS AN ESSENTIAL FIRE SAFETY MEASURE ON THE FIRE SAFETY SCHEDULE TO BE INSPECTED AND CERTIFIED ON AN ANNUAL BASIS. ▪ INSPECTIONS OF THE MAIN SWITCHBOARD ROOM SHALL BE UNDERTAKEN NO LESS THAN 3-MONTHLY (CERTIFIED ANNUALLY) TO ENSURE THE ROOM IS MAINTAINED FREE OF ANY STORED ITEMS. <ul style="list-style-type: none"> • A RECORD MUST BE KEPT ON SITE TO FORM THE CONFIRMATION OF THE INSPECTIONS

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
1.	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)
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BDC0027

Date of issue

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