

FORM 16

Regulation 192
Building Act 1993
Building Regulations 2018

Application Number: 45467.2

OCCUPANCY PERMIT SP5 ONLY (refer to staging plan)

To Owner Melbourne Land 17 Pty Ltd
Level 10, 650 Chapel Street
South Yarra VIC 3141
Nick Consiglio

To Owner Melbourne Land 18 Pty Ltd
Level 10, 650 Chapel Street
South Yarra VIC 3141
Nick Consiglio

Copy to Agent of Owner Level 10, 650 Chapel Street
South Yarra VIC 3141
Amanda Blondin

Copy to Builder Hickory Builders (Vic) Pty Ltd
Level 5, 68 Clarke Street
Southbank VIC 3006

Property Details

Building Name:

Number: **253-273** Street/Road: **Normanby Road** Suburb: **South Melbourne** Postcode: **3205**
Lot/s: **S1** LP/PS: **812023L** Volume: **12246** Folio: **652**
Crown: allotment **16 - 26** Section: No **85** Parish: **City of South Melbourne** County: **N/A**

Municipal District: **City of Port Phillip**

Building permit details

Building permit number: **BS-U1553/9315815378951 & BS-U1553/9315815378951/2**

Version of BCA applicable to building permit: **2016 (Amendment 1)**

Nature of Building Work: **Construction of a multi storey apartment building with associated retail, common podium and carpark.**

Building Details

Part of building to which permit applies	Permitted use	BCA Class of building	Maximum permissible floor live load	Maximum number of people to be accommodated
Residential	Separable Portions 5	2	2.0 kPa	N/A
Carpark	Separable Portions 5	7a	2.5 kPa	N/A
Basement, Common and Services Areas	Separable Portions 5	7a	2.5 kPa	N/A

Occupancy permit excludes All Retail and Townhouses

Storeys contained: **34**
Effective height: **103**
Performance solution

Rise in storeys (for Class 2-9 buildings): **33**
Type of construction: **Type A**

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building or place of public entertainment to which this permit applies:

Relevant performance requirement	Details of performance solution
FP1.4	Performance review of facade systems for damp and weatherproofing assessment.
DP1, DP2	To permit reduced landing size to Normanby Road entry ramps as per AS1428.1, 2009 and D2.15 of the NCC
DP1, DP2	To permit reduced handrail extensions and decrease TGSI's width to Normanby Road entry ramps and carpark ramps on level 2 and 3 as per AS1428.1, 2009 and D2.15 of the NCC.
DP1	To permit stair only access to Woodgate Street townhouses as per AS1428.1, 2009 and the DP1 of the NCC.
DP2, DP8	To permit reduced length of accessible car space as per AS/NZS 2890.6, 2009 and D3.5 of the NCC.
DP2	To permit reduced corridor circulation space within the residential levels for 180 degree turn as per AS1428.1, 2009 and D3.3. of the NCC.
DP1, DP2	BCA D3.3 AS1428.1 To permit reduced hand rail extensions to external and internal stairs
FP2.1	To permit the fixture placement and design of the unisex accessible toilet does not comply to AS 1428.1 2009 and F2.4 of the NCC.
DP1, DP2	To permit entry ramp that does not provide TGSI's at the commencement and conclusion of the ramp, is over 9 metres in length without a landing and does not provide handrail for the full extent of the ramp as per AS 1428.1 2009 and D3.2 and D3.3 of the NCC.
DP2	Non-compliant minimum walkway and circulation space clearance within the storage cages as per AS1428.1, 2009 and D3.3 of the NCC
FP1.2, FP1.3, DP1.1, DP1.2, DP1.3, DP1.4 and DP1.5	NCC Volume 3 Performance Sol - Part D To permit use of a 50mm balcony drainage pipe in lieu of 90mm in accordance with the National Construction Code requirements.
CP1, CP2.	To permit a reduction in the FRL from a maximum of up to 180 minutes associated with the retail tenancies to a maximum FRL of 120 minutes.
CP2, CP8, DP5, EP2.2.	To permit the installation of the test drain pipe serving the fire system penetrating the fire isolated stairs.
DP4, EP2.2.	To permit the distance of travel to an exit where a point of choice of exit is available within the residential part to exceed 6m: o up to 23m Levels 7-24. o up to 17m Level 25. o up to 14m Level 27.
DP4, EP2.2.	To permit the minimum distance between alternative exits to be less than 9m (approx. 5m due to scissor stair).
DP5, EP2.2.	To permit the fire isolated stairways to discharge internally within a fire resistant lobby in lieu of discharging directly to open space connected to the road/open space.
DP5, EP2.2.	To permit rising and descending branches of a stair to be contained within the same shaft without segregation.
EP1.4.	To permit isolated variations from the sprinkler protection provisions associated with the following areas: o The top of the lift shaft – note AS1670.1 thermal detector to be located at the top of the shaft in lieu of a sprinkler head. o Full-height shower enclosures within bathrooms to residences on Level 25 and above, and townhouses (note bathrooms will have sprinkler coverage).
EP2.2.	To permit the deletion of the requirement to provide stair pressurisation to a fire isolated exit, which serves levels above 25m effective height – Note where this

	occurs, a smoke lobby is to be provided to separate the exit stair access from adjoining functional areas, with no apartments directly connecting into the smoke lobby.
EP2.1, EP4.3.	To permit the deletion of the requirements to provide Warden Intercom Points to the SSISEP (and associated MCPs) – Note fire brigade communication facilities to comply with MFESB Guideline 01.

Reporting authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter reported on or consented to	Relevant regulation no.
Fire Rescue Victoria (FRV)	To permit in-line (MagFlow) meter arrangement to be installed on fire service water supplies from towns main.	129
Fire Rescue Victoria (FRV)	To permit the location of and access to the fire brigade suction & booster assembly cupboard facing Normanby Road.	129
Fire Rescue Victoria (FRV)	To permit the fire brigade suction & booster assembly to be installed <10m from the building line without required fire-rated wall separation.	129
Fire Rescue Victoria (FRV)	To permit location of and access to the fire pumphouse at basement level accessed from Normanby Road via fire rated passage and fire rated stair.	129
Fire Rescue Victoria (FRV)	To permit 2 x 25kL tanks (50kL effective capacity in total) to serve combined hydrant & sprinkler system in lieu of required 80kL.	129
Fire Rescue Victoria (FRV)	To permit Grade 2 water supply to site from Towns Main to automatically infill each of the 2 x 25kL tanks (50kL effective capacity in total) serving Combined hydrant & sprinkler system and system pumps drawing water from the tanks only in lieu of (Towns Main + pump) and (tanks + pump).	129
Fire Rescue Victoria (FRV)	To permit an external hydrant on side (West) and rear (South) of building at ground floor level to be installed <10m from the building line without the required fire-rated wall separation.	129
Fire Rescue Victoria (FRV)	To permit internal hydrant coverage shortfalls on all levels (as shown in the enclosed drawing markups).	129
Fire Rescue Victoria (FRV)	To permit internal hydrants within fire rated stairs at tower levels 05-25 to be installed on mid landing (2 steps) within fire rated stair.	129
Fire Rescue Victoria (FRV)	To permit the pressure stages above 50m not to be assisted by Relay Booster pump.	129
Fire Rescue Victoria (FRV)	To permit location of and access to the Fire Control Room (FCR) at Ground Floor accessed from Normanby Rd.	129

Conditions to which this permit is subject

Occupation is subject to the following conditions –

1. Essential safety measures



The following essential safety measures must be inspected, tested and maintained in accordance with the maintenance requirements set out in the following table—

Part 1 - Building Fire Integrity

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Building elements required to satisfy prescribed fire resistance levels	Section C, D1.12	CP1 to CP8	Yearly	Annual Inspection for damage, deterioration, or unauthorised alteration
Materials and assemblies required to satisfy prescribed fire hazard properties	C1.10	CP4	Yearly	Annual Inspection for damage, deterioration, or unauthorised alteration
Elements required to be non-combustible, provide fire protection, compartmentation or separation	C2.5 to C2.14, C3.3, C3.11, D1.7, D1.8, E1.3, G3.4	CP1, SP2, CP3, CP4, CP6, CP7, DP5, DP7, EP2.2	Yearly	Annual Inspection for damage, deterioration, or unauthorised alteration
Fire doors (including sliding fire doors and their associated warning systems) and associated self closing, automatic closing and latching mechanism	C2.12 to C2.13, C3.4 to C3.8, C3.10 to C3.11, D1.7 to D1.8, D1.12	CP2, CP7, CP8	Every 6 months	Every three months as per AS1851 - 2005 Section 17 check operation of handles, closers and electronic strikes
Solid core doors and associated self-closing, automatic closing and latching mechanisms	C3.11	CP2, CP3, CP4, DP2, EP2.2	Yearly	Annual Inspections for damage, deterioration, and check operation of closers, handles and electronic strikes
Fire-protection at service penetrations through elements required to be fire-resisting with respect to integrity or insulation, or to have resistance to the incipient spread of fire	C3.12, C3.13, C3.15	CP2, CP8	Yearly	Every six months as per AS1851 - 2005 Inspection for damage, deterioration, or unauthorised alteration
Fire protection associated with construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation	C3.16	CP2, CP8	Yearly	Every six months as per AS1851 - 2005 Inspection for damage, deterioration, or unauthorised alteration
Smoke doors and associated self-closing, automatic closing and latching mechanisms	Specification C2.5, D2.6	CP2, CP3, CP4, DP2, EP2.2	Every 6 months	Every three months as per AS1851 - 2005. Check operation of closers, handles and electronic strikes

Part 2 - Means of egress

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Paths of travel to exits	D1.6	DP2, DP4, DP6	Every 3 months	Inspection every three months to ensure there are no obstructions and no alterations
Discharge from exits (including paths of travel from open spaces to the public roads to which they are connected)	D1.7, D1.9 to D1.11, D2.12, G4.3, G4.6, G4.7	DP2, DP4, DP6, GP4.1, GP4.3	Every 3 months	Inspection every three months to ensure there are no obstructions and no alterations
Exits (including fire-isolated stairways and ramps, non-fire isolated stairways and ramps, stair treads, balustrades and handrails associated with exits, and fire-isolated passageways)	D2.2, D2.3, D2.8 to D2.11, D2.13, D2.16, D2.17	DP2, DP4, DP5, DP6	Every 3 months	Inspection every three months to ensure there are no obstructions and no alteration
Smoke lobbies to fire-isolated exits	D1.7, D2.6	CP2, CP4, DP4, EP2.2	Yearly	Annual inspection for damage, deterioration, or unauthorised alteration
Doors (other than fire or smoke doors) in a required exit, forming part of a required exit or in a path of travel to a required exit, and associated self-closing, automatic closing and latching mechanism	D1.6, D2.19 to D2.21, D2.23	DP2, DP4, DP5, DP6	Every 3 months	Inspection every three months to ensure doors are intact operational and fitted with confirming hardware

Part 3 - Signs

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Exit signs (including direction signs)	Specification D1.12, E4.5, E4.6, E4.8	DP4, EP4.1, EP4.2	Every 6 months	Every six months to AS / NZS 2293.2 - 1995
Signs warning against the use of lifts in the event of a fire	E3.3	EP3.3	Yearly	Annual inspection to ensure the warning sign is in place and legible
Warning signs on sliding fire doors and doors to non-required stairways,	C3.6, Specification D1.12	DP2	Yearly	Annual inspection to ensure the warning sign is in place and

ramps and escalators				legible
Signs, intercommunication systems, or alarm systems in doors of fire-isolated exits stating that re-entry to storey is available	D2.22	DP4	Yearly	Annual inspection to ensure the warning sign is in place and legible
Signs alerting persons that the operation of doors must not be impaired	D2.23	DP4	Yearly	Annual inspection to ensure the warning sign is in place and legible

Part 4 - Lighting

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Emergency lighting	E4.2, E4.4	EP4.1	Every 6 months	Every six months to AS / NZS 2293.2-1995

Part 5 - Fire fighting services and equipment

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Fire hydrant system (including on-site pump set and fire-service booster connection)	E1.3	EP1.3	Monthly	Monthly to AS 1851 - 2005 Section 4 where pumps are installed or yearly to AS1851 - 2005 Section 4
Fire hose reel system	E1.4	EP1.1	Every 6 months	Every six months to AS1851 - 2005 Section 14
Sprinkler system	E1.5, G3.8, H1.2	EP1.4	Monthly	Weekly to AS1851 - 2005 Section 2
Portable fire extinguishers	E1.6	EP1.2	Every 6 months	Every six months to AS 1851 - 2005 Section 15.4
Fire control centres (or rooms)	E1.8			Annual inspection to ensure compliance of construction and contents with BCA

Part 6 - Air handling systems

Essential safety measure required to be provided in the building	Provisions of the Building Regulations 2018 applicable to the	The level of performance that each	The frequency and type of maintenance	The frequency and type of testing and inspections required
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or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	installation and operation of essential safety measures (i.e. BCA sections and parts).	essential safety measure must achieve to fulfil its purpose.	required for each essential safety measure.	for each essential safety measure.
<p>Smoke hazard management systems:</p> <p>(a) Automatic air pressurisation systems for fire-isolated exits</p> <p>(b) Zone smoke control system automatic</p> <p>(c) Smoke exhaust system,</p> <p>(d) automatic smoke and heat vents (including automatic vents for atriums)</p> <p>(e) Air handling systems that do not form part of a smoke hazard management system and which may unduly contribute to the spread of smoke;</p> <p>(f) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS / NZS 1668.1 . The use of ventilation and air conditioning in buildings- Part 1:Fire and Smoke control in buildings, as in force or as re-issued or as published from time to time</p> <p>(g) other handling systems</p>	E2.2	EP2.2	Monthly	Quarterly and as prescribed in AS1851 - 2005 Section 18
Carpark mechanical ventilation system	F4.11	FP4.4	Monthly	Frequency as nominated by manufacturer on label attached to equipment in accordance with AS1851 - 2005 Section 18

Part 7 - Automatic Fire Detection and alarm systems

Essential safety measure required to be provided in the building or place of public	Provisions of the Building Regulations 2018 applicable to the installation and	The level of performance that each essential	The frequency and type of maintenance required for	The frequency and type of testing and inspections required
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entertainment – As described in Schedule 8 of the Regulations where applicable.	operation of essential safety measures (i.e. BCA sections and parts).	safety measure must achieve to fulfil its purpose.	each essential safety measure.	for each essential safety measure.
Smoke and heat alarm system	Clause 3 of Specification E2.2a	EP2.1	Monthly	As prescribed in AS1851 - 2005 Section 7 Monthly inspection to test operation Replace battery or unit as necessary
Smoke and heat detection system	Clause 4 of Specification E2.2a	EP2.1, EP2.2	Monthly	Monthly as prescribed in AS1851 - 2005 Section 6

Part 8 - Occupant Warning Systems

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Sound system and intercom system for emergency purposes	E4.9 Clause 5 of Specification G3.8	EP4.3	Monthly	Monthly to AS1851 - 2005 Section 10
Building occupant warning system	Clause 8 of Specification E1.5 Clause 6 of Specification E2.2a	EP2.1, EP2.2	Monthly	Monthly as prescribed in AS1851 - 2005 Section 9

Part 9 - Lifts

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Stretcher facilities in lifts	E3.2	EP3.1	Yearly	Annual inspection to ensure compliance of facilities with BCA
Emergency lifts	E3.4	EP3.2	Yearly or as per manufacturers specifications	As Per requirements of AS 1735 Periodic inspection as per manufacturers specification, however no less than annual inspection
Passenger lift fire service controls	E3.7	EP3.2	Yearly or as per manufacturers	Periodic inspection as per manufacturers

			specifications	specification, however no less than annual inspection
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Part 10 - Mechanical Ventilation and hot, warm and cooling water systems

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Mechanical ventilation systems (other than a system serving only a single sole-occupancy unit in a Class 2 or 3 building or a class 4 part of a building)	BCA E2.2, F4.5, F4.11	FP2.6, FP4.4, FP4.5	Monthly	AS 3666.2 - 2011
Mechanical ventilation systems incorporating hot and warm water systems (other than a system serving only a single sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building)	BCA F2.7	FP2.6, FP4.4, F4.5	Monthly	AS 3666.2 - 2011

Part 11 - Other Measures

Essential safety measure required to be provided in the building or place of public entertainment – As described in Schedule 8 of the Regulations where applicable.	Provisions of the Building Regulations 2018 applicable to the installation and operation of essential safety measures (i.e. BCA sections and parts).	The level of performance that each essential safety measure must achieve to fulfil its purpose.	The frequency and type of maintenance required for each essential safety measure.	The frequency and type of testing and inspections required for each essential safety measure.
Glazed Assemblies	B1.4, F1.13	BP1.3, FP1.4	Yearly	Annual inspection for damage, deterioration, or unauthorised alterations.
Balconies	Part B1	BP1.1, BP1.2	Yearly	Annual inspection for damage, deterioration, or unauthorised alterations.
Balustrades	Part B1, D2.16	BP1.1, BP1.2, DP3	Yearly	Annual inspection for damage, deterioration, or unauthorised alterations.

2. Other Conditions

- a) In accordance with Section 46(2) of the Building Act, this occupancy permit is not evidence that the building or part of a building to which it applies complies with this Act or the building regulations.
- b) This occupancy permit is only in relation to the following area;
 - Basement to Level 4 relating to common area, services, residential apartment and carparking only (town houses and retail shops are not included in the separable portion). Refer to staging plan for more information.
- c) This is a Stage 2 (Separable Portion 5) Occupancy Permit issued for the above mentioned parts of the building only, a separate stage of occupancy permit will be required prior to the occupation or use of all other parts of the building.
- d) The owner and the tenants should be advised of their responsibilities to ensure that the performance based/fire engineering report used as part of the Building Permit is not compromised by any changes to the use or occupancy of the building including fire safety systems, occupancy numbers and types and the fire load characteristics.
- e) All Staff must be fully trained in relation to a Fire and Emergency Evacuation procedures and the Emergency Planning in Facilities & Emergency Evacuation Diagrams. Adequate fire safety training including regular fire drills to occur for both intrinsic cue detection of smoke or automatic cues via the smoke detection and alarm.
- f) As the Chief Officer from the FRV has consented to Regulation 129 variation items, the tenants and manager of the building need to be aware of all conditions of such approval and the maintenance of essential safety measures.
- g) Separate occupancy permit must be obtained for all other part of building prior to the occupation of these areas. These areas are excluded from this occupancy permit.
- h) This occupancy permit is conditional, subject to a Building Order - Minor Work dated 10/08/2022. All required minor work must be completed within the prescribed time frame as specified on the Building Order.

Combined allotment determination

To permit Lot S1 and Lot S2 to be considered a single allotment.

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant Building Surveyor



Name:
Address:
Email:
Building practitioner registration no.:
Municipal district:
Certificate no.:
Date of issue:
Date of final Inspection:

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BS-U1553/9315815378951/2
10 August 2022
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