

**HENDRY**

Hendry Group Pty Ltd

ABN: 13 006 693 232

124 South Terrace Adelaide SA 5000

P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.auhendry.com.au**DEVELOPMENT ACT 1993 SECTION 36(7) NOTIFICATION
RECORD OF ALTERNATIVE SOLUTION**

HENDRY GROUP JOB NO:	80-17-00469
NATURE OF DEVELOPMENT:	Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments
LOCATION OF DEVELOPMENT:	76-78 Commercial Road, Port Adelaide
APPLICANT:	VITO Group
OWNER:	
CLASSIFICATION:	2, 6, 7a
TYPE OF CONSTRUCTION:	A
NO. OF STOREYS:	4
DEVELOPMENT NO:	040/1370/16

Relevant Performance Requirement(s)		Relevant Deemed-to-Satisfy Provision(s)	Alternative Solution(s) Assessed (Building Solution which complies with the Performance Requirements)
a)	BCA-CP1	BCA-C1.1	To permit downgraded fire rating requirements to a minimum of 60/60/60 FRL for apartment levels and downgraded requirements to retail area to a minimum of 120/120/120 (does not apply to external walls or carpark)
b)	BCA-EP1.3	BCA-E1.3	To permit combined hydrant/sprinkler flow requirements to be met in assisted (boost) condition only (i.e. deletion of diesel pump)
c)	BCA-EP1.3	BCA-E1.3	To permit hydrant boosted system incorporating internal hydrant system with deletion of fire-isolated stairwell requirements and radiation barrier requirements
d)	BCA-EP1.3	BCA-E1.4	To permit deletion of fire hose reels to ground floor with provision of a non-required sprinkler system

The **Assessment Methods** (in accordance with BCA-A0.9) used to determine that a *Building Solution* complies with the *Performance Requirements* are as marked below:

Verification Methods such as—	
(i) the <i>Verification Methods</i> in the BCA; or	✓
(ii) such other <i>Verification Methods</i> as the appropriate authority accepts for determining compliance with the <i>Performance Requirements</i> .	
Comparison with the <i>Deemed-to-Satisfy Provisions</i> .	✓
<i>Authority Opinion</i> .	✓



Grounds for support of the *Alternative Solution(s)*:

The opinion of the South Australian Fire Service Fire Safety Department has been sought and considered as part of this Alternative Solution.

It is determined that it is appropriate to grant this consent despite the variance with the Building Rules on the basis that the provisions of the Building Rules are

- inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and
- the variance is justifiable having regard to the objects of the performance requirements of the BCA and would achieve the objects of the Development Act, 1993 as effectively, or more effectively, than if the variance were not to be allowed.

Documentation in support of the *Alternative Solution(s)*:

- Correspondence from TMK, dated 08/2018
- Correspondence from TMK, dated 10/11/2017
- The comment and report from the SAFS Fire Safety Department dated 11/10/2018, Job Ref. 111654/74854

Conditions/limitations relevant in respect of the *Alternative Solution(s)*:

- N/A

TOMAS JANUSKEVICIUS

Manager – Building Surveying

Private Certifier Certificate of Registration No. 086

8 November, 2018

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Hendry Group Pty Ltd

ABN: 13 006 693 232

124 South Terrace Adelaide SA 5000

P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.auhendry.com.au**DECISION NOTIFICATION FORM**

For Development Application	Date	/	/	Hendry Group Job No.	80-17-00469
	Registered on	/	/	Development Number	040/1370/16

To	VITO Group
	139 Tapleys Hill Road
	Seaton SA 5023

Location of proposed development

House No:	76-78	Lot No:	
Street:	Commercial Road	Town/Suburb:	Port Adelaide
Section No (full/part):		Hundred:	
		Volume:	
		Folio:	

Nature of proposed development

Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments

Building classification

2, 6, 7a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	6/6/17	11	—	—
Building Rules Consent	8/11/18	1	—	—
Public Space	—	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—	—

Details of the building classification and the approved number of occupants under the Building Code are attached, if applicable

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 8 November 2018

Signed:

- ☐ Development Assessment Commission or delegate
☐ Council Chief Executive Officer or delegate
☒ Private Certifier
Sheets Attached



Conditions

1. Surface stormwater run off shall be directed away from the building and neighbouring properties in accordance with Council's requirements BCA-F1.1

Certified Documentation:

Drawings: 10.2016_01(C) – 16(C)
Drawings: 170791_E1(B), E2(B), E3(C), E4(B), E5(B), Electrical Specifications (A)
Drawings: 170791_F1(D), F2(D), F3(D), Fire Services Specifications (A)
Drawings: 170791_H1(B), H2(B), Hydraulic Specifications (A)
Drawings: 170791_M1(B) – M3(B), Mechanical Specifications (B)
Drawings: 170791_Vertical Transport Specifications (A)
Drawings: DT151210_01(0) – 11(0)
Drawings: 100(0) – 102(0)
Footing Report & Structural Calculations Job No DT151210 by Structural Systems Pty Ltd
Additional information for Building Approval dated 12/09/2018 from TMK
Energy Efficiency Assessment_1707191(A)
Heating and Cooling Load Assessment_1707191
Thermoseal Firespec Datasheet

Notes:

This assessment is for compliance with the requirements of the *Building Rules* as defined in the Development Act (and Regulations), 1993 and the Access Code in the Disability (Access to Premises – Buildings) Standards 2010 and does not infer compliance with any other Act or Regulation including the Disability and Discrimination Act 1992.

This office has formed the opinion that the building is not unsafe, structurally unsound and that access for people with disabilities has been considered as required by Section 53A of the Development Act 1993.

Where proprietary type materials are specified and accompanied by the following note 'or similar' the applicant shall provide details to the Certifier if the proprietary item is not used.

The Glazing Element Performance Values have been determined on the combined effect of the glass and frame using the worst case and indicative performance value ranges from the BCA Volume Two Part 3.12.2.

Some drawings are stamped "tender issue". Note any changes may require further review and consent and are to be reviewed by the Certifier.

Pursuant to Section 93(b) and Regulation 92 of the Development Act two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent and the Decision Notification Form have been forwarded to the relevant authority (Council). Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval. The applicant is advised that building work cannot commence unless or until the development is approved under the Act.

Proprietary type materials and products are to be selected and installed in accordance with the manufacturer's recommendations and relevant standards.



Materials and assemblies used in the building must comply with the *fire hazard properties* in accordance with the requirements of BCA-C1.10.

Fire precautions during construction shall be in accordance with BCA-E1.9.

Once construction procedures are determined consideration should be given to the imposed *construction activity actions* and their effect on the structure. The builder may need to seek additional engineering advice.

Adequate egress provisions shall be maintained to areas continuing to be occupied during construction. Evacuation procedures may need to be developed to ensure occupant safety for the duration of the proposed works.

A person must not occupy a building on which building work is carried out unless an appropriate certificate of occupancy has been issued for the building.

A copy of the completed **Statement of Compliance, Parts A & B** and a copy of the certificate of compliance for each essential safety provision **Form 2** (attached to the applicant's copy of this consent) for the building work must be provided to Hendry Group Pty Ltd after a notice of completion with respect to the building work is given.

- **Part A** of the statement must be signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier;
- **Part B** must be signed by the owner of the relevant land, **or** by someone acting on his or her behalf.
- **Form 2** must be signed by the installer of the safety provision or, if the installer is a company, signed by the manager responsible for the installation work.

For the issue of a **certificate of occupancy** pursuant to section 67(3)(b) of the Act, the following documentation is required to be provided to Hendry Group Pty Ltd:

- a) a copy of the completed **Statement of Compliance** Parts A & B (attached to the applicant's copy of the consent) for the building work. **Part A** of the statement must be signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier; and **Part B** must be signed by the owner of the relevant land, **or** by someone acting on his or her behalf.
- b) a copy of the certificate of compliance for each essential safety provision (**Form 2** attached to the applicant's copy of the consent), signed by the installer of the safety provision or, if the installer is a company, signed by the manager responsible for the installation work; and
- c) if the development has been approved subject to conditions, information as/if required to satisfy the conditions; and
- d) where a building is -
 - i. to be equipped with a booster assembly for use by a fire authority; or
 - ii. to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service; and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act,the **report from the fire authority** as to whether those facilities have been installed and operate satisfactorily.

The certificate of occupancy will specify the following number of occupants:

PART	CLASSIFICATION	NUMBER OF OCCUPANTS
Commercial – Ground	6	35
Apartments	2	16

Essential safety provisions are required to be installed and maintained to approved operating standards as set out in the schedule attached hereto.

The owner of a building in relation to which a schedule of essential safety provisions has been issued must, as soon as practicable after the end of each calendar year, provide to the council adequate proof of the carrying out of maintenance and testing in respect of those safety provisions for that calendar year. The owner must not use or permit the use of the building unless maintenance and testing have been carried out in respect of each essential



safety provision of the building in accordance with Minister's Specification SA 76 as in force at the time of the consent in respect of the building work in the course of which the essential safety provision was installed or, in the case of a building in which essential safety provisions were required under any former regulations under the Building Act 1971, in accordance with the requirements that applied to that building under those regulations.

Where a building owner proposes to carry out building work of a prescribed nature described in Regulation 75 that is, in accordance with the regulations, to be treated for the purposes of section 60 of the Development Act as building work that affects the stability of other land or premises (the affected land or premises), the following provisions apply:

- a) the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and
- b) the building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

Pursuant to Schedule 3 a retaining wall that retains a difference in ground levels not exceeding one metre is not deemed to be development but is deemed to be work that affects the stability of other land or premises under the provisions of Section 60 and Regulation 75.

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

A reference to an Australian Standard in the documents is considered to be a reference to the relevant edition and amendments listed in Specification A1.3 of Volume 1, or Part 1.4 of Volume 2, of the Building Code of Australia (as amended from time to time), current at the date of the application for Building Rules Consent.

Pursuant to section 59 of the Development Act a licensed building work contractor who is carrying out the work or who is in charge of carrying out the work; or if there is no such licensed building work contractor, the building owner, must, in accordance with Regulation 74, notify the council of the commencement or completion of a prescribed stage of work (a mandatory notification stage).

The intent of a termite barrier system, constructed in accordance with the requirements of the BCA, is to ensure that termites will not enter a building by a concealed route. The installation of termite barriers will not stop termite activity from occurring on the site. In addition to the correct installation of a termite barrier, its effectiveness will rely on regular maintenance and competent inspection. A durable notice must be fixed to the building in a prominent location, such as in a meter box or the like, advising the building occupants that the system should be inspected and maintained and should indicate

- (i) the method of termite risk management; and
- (ii) the date of installation of the system; and
- (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
- (iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

The requirements in the BCA are minimum requirements and owners of buildings may choose to incorporate additional termite management systems in their buildings.

The effectiveness of the termite barrier system may be compromised due to the building work being on the boundary an addition to an existing structure. Full documentation on the limitations of the barrier system installed should be provided to the building owner.

Windows or glazing panels located over or adjacent to the bath/ or shower shall be safety glass in accordance with AS1288-2006.

The glazing has been specified as complying with AS1288-2006 which attempts to minimise the possibility of glass breakage/fracture due to nickel sulphide during glass manufacture.



The BCA does not contain deemed to satisfy provisions for demolition works - the applicant should liaise separately with the relevant authority SafeWork SA a division of Department of Premier and Cabinet.

The hot water supply system/ heated water service shall be designed and installed in accordance with the Waterworks Act 1932 and the Waterworks Regulations 1996.

Roof stormwater drainage including the box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS3500.3. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

Prior to siteworks commencing the stormwater discharge details at the property boundary should be approved by council. The drainage system shall be completed by the finish of construction of the building in accordance with AS2870.

Wet area details shall comply with BCA-F1.7 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

Masonry articulation/ control joints shall be provided as specified in the Engineer's Footing Construction Report.

The assessment of the footing design is based on the minimum requirements of the BCA and AS2870. Additional advice should be sought from the engineer if a higher level of footing performance is required.

The footing design does not cater the effects of trees on this or neighbouring sites. Further advice should be sought from the engineer if required.

The footing design considers the effects of the existing tree/s in its current state. The design does not cater for additional tree plantings, on this or neighbouring sites, or the significant increase in the size of the existing tree/s. Further advice should be sought from the engineer if required.

TOMAS JANUSKEVICIUS

Manager – Building Surveying

Private Certifier Certificate of Registration No. 086

8 November 2018

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Hendry Group Pty Ltd

ABN: 13 006 693 232

124 South Terrace Adelaide SA 5000

P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.auhendry.com.au

STATEMENT OF COMPLIANCE DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB

HENDRY GROUP JOB NO:	80-17-00469
NATURE OF DEVELOPMENT:	Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments
LOCATION OF DEVELOPMENT:	76-78 Commercial Road, Port Adelaide
APPLICANT:	VITO Group
CLASSIFICATION:	2, 6, 7a
DEVELOPMENT NO:	040/1370/16

PART A BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

On completion of building works please return both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to Hendry Group Pty Ltd, 124 South Terrace, Adelaide SA 5000 or tomj@hendry.com.au.

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

I certify the following: (*Strike out any item that is not relevant)

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections (connections to any public electricity source; public water supply; public sewer; septic tank drainage system; public telecommunications system; any other public service or facility provided by an authority or utility) have been made in accordance with the requirements of the relevant supply authority.*
3. All requirements under regulation 76(3) of the *Development Regulations 2008* relating to essential safety provisions have been satisfied (refer to Form 2 attached to Decision Notification).*
4. All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 2008*.*

Signed:	Date:	Licence Number:
Name:	Status:	Phone Number:
Company Name:	Address:	

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STATEMENT OF COMPLIANCE DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB

HENDRY GROUP JOB NO:	80-17-00469
NATURE OF DEVELOPMENT:	Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments
LOCATION OF DEVELOPMENT:	76-78 Commercial Road, Port Adelaide
APPLICANT:	VITO Group
OWNER:	
CLASSIFICATION:	2, 6, 7a
DEVELOPMENT NO:	040/1370/16

PART B STATEMENT

*This part of the statement must be signed by the owner of the relevant land, **or** by someone acting on his/ her behalf (eg. the building work contractor responsible for carrying out the relevant building work).*

On completion of building works please return both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to Hendry Group Pty Ltd, 124 South Terrace, Adelaide SA 5000 or tomj@hendry.com.au.

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval.
2. Any conditions of approval relating to the building work have been satisfied.

Signed:

Date:

Name:

Phone Number:

Address:

**HENDRY**

Hendry Group Pty Ltd

ABN: 13 006 693 232

124 South Terrace Adelaide SA 5000

P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.auhendry.com.au**DEVELOPMENT ACT 1993
SECTION 93(1)(B) NOTIFICATION**

TO:	City of Port Adelaide Enfield
HENDRY GROUP JOB NO:	80-17-00469
DEVELOPMENT NUMBER:	040/1370/16
DATE:	8 November 2018

Pursuant to Section 93(1)(b) of the Development Act, 1993 Hendry Group Pty Ltd notifies that building rules consent is granted to the proposed development described on the **attached decision notification form** and attaches the following information or documentation that must be provided to the relevant authority:

- two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent; and
- staged consent authorisation form; and
- evidence that the Construction Industry Training Fund fee has been paid.

Pursuant to Regulation 89(2) the building rules consent has been granted on the basis of the development being classified as a **complying** development. **The application for Development Approval is attached together with the lodgement fee.**

Please note that as part of the Certification we have also provided the applicant with the 83AB Statement of Compliance and Form 2 of the Essential Safety Provisions (as relevant) for completion at the end of the project.

Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval.

TOMAS JANUSKEVICIUS

Manager – Building Surveying

Private Certifier Certificate of Registration No. 086

8 November 2018

**HENDRY**

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DEVELOPMENT REGULATIONS 2008 SCHEDULE 22A—CERTIFICATE OF CONSISTENCY

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent issued on 8 November 2018 for the C at 76-78 Commercial Road, Port Adelaide is consistent with the following development authorisation (including any conditions and notes) giving development plan consent 040/1370/16 issued on the 06/06/2017 by the City of Port Adelaide Enfield subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

Table of variations to meet regulatory requirements—pursuant to Section 93(2) of the *Development Act 1993*

Item	Legislation/Regulation/Code	Reason for variation
Nil	Nil	Nil

TOMAS JANUSKEVICIUS

Manager – Building Surveying

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8 November 2018

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ESSENTIAL SAFETY PROVISIONS – FORM 1 DEVELOPMENT REGULATIONS 2008 - REGULATION 76(3)

HENDRY GROUP JOB NO:	80-17-00469
NATURE OF DEVELOPMENT:	Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments
LOCATION OF DEVELOPMENT:	76-78 Commercial Road, Port Adelaide
APPLICANT:	
CLASSIFICATION:	2, 6, 7a
DEVELOPMENT NO:	040/1370/16

This is to specify the essential safety provisions required for the above building and the standards / codes / conditions of approval for maintenance and testing in respect of each of those provisions:

Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
Structural Fire Protection and Compartmentation			
(a) Fire resistant materials applied to building elements, including intumescent paints, fire protective sprays, coatings and boards.	NCC Volume One - Section C (as applicable)	Annual inspections to check the integrity of fire resistant materials and/or as prescribed in AS 1851, sections 1 and 12.	Check that there is no damage or deterioration to fire resistant materials. Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire	NCC Volume One - Specification C1.10	Annual inspection to identify any changes to linings and finishes	Check that any new or altered linings and finishes have the required fire hazard properties.



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation, proscenium curtain and auditorium seating, etc			
(c) Compartmentation including bounding construction and service penetrations through fire resistant structures (includes fire walls; smoke walls; fire resistant exits, and fire resistant elements such as walls, floors, ceilings, protective coverings, lift shafts, services shafts/ducts, access panels and control joints).	NCC Volume One - Parts C2 and C3 and Specifications C1.1 and C3.15	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS 1851, sections 1 and 12 for protection of structural elements.	<p>Check integrity of fire and/or smoke barriers, including all joints, junctions, fire-stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped.</p> <p>Identify and record any services not permitted in fire-isolated exits (refer NCC Volume One –Clause C3.9) that must be removed.</p> <p>Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.</p>
(d) Fire doors	NCC Volume One - Clause C3.4 and Specification C3.4; and AS 1905.1	As prescribed in AS 1851, sections 1 and 12.	<p>Refer table 12.4.3.1 of AS 1851 for six monthly service schedule for hinged and pivoted fire resistant door-sets.</p> <p>Refer table 12.4.3.2 of AS 1851 for three monthly and six monthly service schedules for horizontal sliding fire resistant door-sets.</p>



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(e) Fire sprinklers for protection of openings	NCC Volume One - Clause C3.4 and relevant parts of AS 2118.1 or AS 2118.2 as applicable.	As prescribed by AS 1851, sections 1 and 2.	Refer tables 2.4.4.1, 2.4.4.2, 2.4.4.3 and 2.4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules for deluge and water spray systems.
(f) Fire sprinklers for protection of curtain or panel walls	NCC Volume One - Clause 2.5 of Specification C1.1 and AS 2118.1 or AS 2118.2 as appropriate	As prescribed by AS 1851, sections 1 and 2.	Sprinklers may be installed as part of a full sprinkler system or form a stand-alone system and must be inspected and maintained to the relevant parts of AS 1851 that apply to that system.
(g) Alternative solutions – structural fire protection and compartmentation	To permit downgraded fire rating requirements to a minimum of 60/60/60 FRL for apartment levels and downgraded requirements to retail area to a minimum of 120/120/120 (does not apply to external walls or carpark)	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS 1851, sections 1 and 12 for protection of structural elements.	<p>Check integrity of fire and/or smoke barriers, including all joints, junctions, fire-stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped.</p> <p>Identify and record any services not permitted in fire-isolated exits (refer NCC Volume One –Clause C3.9) that must be removed.</p> <p>Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.</p>
Means of Egress			
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including	NCC Volume One - Section D (as applicable) and section G (as applicable)	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and	<p>Inspections should include checking the following (as applicable)-</p> <ul style="list-style-type: none"> exits and paths of travel to exits



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.		ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.	<p>remain unblocked (including at the point of discharge) ;</p> <ul style="list-style-type: none"> • there are no unprotected installations in exits or paths of travel to exits and protection of openable windows has not been damaged or removed; • exits are not lockable from the inside and are readily openable by a single downward action on a single device without a key from the side that faces a person seeking egress, unless fail-safe devices are fitted and are operational; • barriers or bollards protecting paths of travel and exits remain in place; • separation of rising and descending flights and any associated signage is maintained; • spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials of any kind unless they are enclosed with fire resistant construction; • spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
			<p>of any kind unless they are enclosed with fire resistant construction;</p> <ul style="list-style-type: none"> • slip resistant surfaces of stair treads and nosings have not been damaged or removed; and • tactile ground surface indicators have not been damaged or removed.
(b) Alternative solutions – means of egress	As approved by the relevant authority (insert details on Form 2).	As approved by the relevant authority (insert details on Forms 1 and 3).	Refer to Appendix A of this specification for information on alternative solutions.
Signs			
(a) Warning signs concerning use of lifts in the event of fire	NCC Volume One - Clause E3.3	Check annually that warning signs are not damaged, and continue to be clearly visible to persons approaching the lift.	Check for damage and visibility includes checking that wording and word size still comply.
(b) Illuminated exit signs (including internally and externally illuminated exit signs)	NCC Volume One – Clauses E4.5 and E4.8; and AS 2293.1	<p>Check monthly that exit signs are not damaged, and continue to be clearly visible to persons approaching the exit.</p> <p>In addition, six monthly and yearly procedures as prescribed in AS/NZS 2293.2 sections 2 or 3 as relevant to the type of system (a single point or central system).</p>	<p>Refer sections 2.1, 2.2 and 2.3 of AS/NZS 2293.2 - six monthly and yearly procedures for central systems (system where a number of emergency exit signs are supplied from a common power source).</p> <p>Refer sections 3.1, 3.2 and 3.3 of AS/NZS 2293.2 - six monthly and yearly procedures for single point systems (system employing only self-</p>



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
			contained exit lights). Refer section 3.4 of AS/NZS 2293.2 for battery replacement.
(c) Identification signage on fire doors and smoke doors; signs on egress doors leading from fire-isolated passageways; signs and audible and visual alarms on sliding fire doors; chevron stripes identifying exits	NCC Volume One - Clauses D2.23 and C3.6 (and/or as approved by the relevant authority).	Check door signage six monthly to ensure signs are not damaged and continue to be clearly visible to persons approaching the doorway or exit.	Refer to items 3.1(d) and (e) for maintenance of fire and smoke door signage. Refer to item 3.8(e) for maintenance of building occupant warning systems for green flashing luminaires associated with chevron stripes, if applicable.
Emergency Lighting			
(a) Emergency lighting	NCC Volume One - Clause E4.2 and E4.4 and AS 2293.1.	Check power availability monthly. In addition, six monthly and yearly procedures as prescribed in AS/NZS 2293.2 sections 2 or 3.	
Fire-Fighting Services and Equipment			
(a) Fire hydrant installations, including fire mains and booster assemblies	NCC Volume One - Clause E1.3; and AS 2419.1.	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(b) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and AS 2444	As prescribed in AS 1851, sections 1 and 10 and check annually that no additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.	Refer tables 10.4.1, 10.4.2 and 10.4.3 of AS 1851 for six monthly yearly and five yearly service schedules.



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(c) Fire sprinkler installations	NCC Volume One – Clause E1.5, Table E1.5, Specification E1.5 and the relevant part of either AS 2118.1, AS2118.4 or AS 2118.6. G3.4, G3.8 and Specification G3.8 for atriums	As prescribed in AS 1851, sections 1 and 2. Where specialist systems are installed, check the relevant building and occupancy constraints are maintained (refer to (j) below).	For wet pipe systems – Refer tables 2.4.2.1, 2.4.2.2, 2.4.2.3 and 2.4.2.4 of AS 1851 for monthly, six monthly, yearly, five yearly, ten yearly, twenty five yearly and thirty yearly service schedules. For pre-action systems- Refer tables 2.4.5.1, 2.4.5.2, 2.4.5.3 and 2.4.5.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules. For dry pipe systems- Refer tables 2.4.3.1, 2.4.3.2, 2.4.3.3 and 2.4.3.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(d) Alternative solutions – fire-fighting services and equipment	To permit combined hydrant/sprinkler flow requirements to be met in assisted (boost) condition only (i.e. deletion of diesel pump)	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(e) Alternative solutions – fire-fighting services and equipment	To permit hydrant boosted system incorporating internal hydrant system with deletion of fire-isolated stairwell requirements and radiation barrier requirements	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(f) Alternative solutions – fire-fighting services and equipment	To permit deletion of fire hose reels to ground floor with provision of a non-required sprinkler system		
Automatic Fire Detection and Alarm Systems			
(a) Fire detection and alarm systems	NCC Volume One - Clause E2.2 and Specification E2.2a and AS 1670.; G3.8 and Specification G3.8 for atriums	As prescribed in AS 1851, sections 1 and 6.	Refer tables 6.4.1.2, 6.4.1.3, 6.4.1.4 and 6.4.1.5 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(b) Building occupant warning systems	NCC Volume One - Specifications E1.5 and E2.2a, AS 1670.1 and AS 2293.1.	As prescribed in AS 1851, sections 1 and 6.	Refer tables 6.4.3.1, 6.4.3.2 and 6.4.3.3 of AS 1851 for monthly, yearly and five yearly service schedules for emergency warning systems
(c) Alternative solutions – automatic fire detection and alarm systems	Not applicable; as approved by the relevant authority (insert details on Form 2).	As approved by the relevant authority (insert details on Forms 1 and 3).	Refer to Appendix A of this specification for information on alternative solutions.


TOMAS JANUSKEVICIUS
 Manager – Building Surveying
 Private Certifier Certificate of Registration No. 086

19 October 2018

**HENDRY**

Hendry Group Pty Ltd

ABN: 13 006 693 232

124 South Terrace Adelaide SA 5000

P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.auhendry.com.au

ESSENTIAL SAFETY PROVISIONS – FORM 2 DEVELOPMENT REGULATIONS 2008 - REGULATION 76(5)

HENDRY GROUP JOB NO:	80-17-00469
NATURE OF DEVELOPMENT:	Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments
LOCATION OF DEVELOPMENT:	76-78 Commercial Road, Port Adelaide
APPLICANT:	
CLASSIFICATION:	2, 6, 7a
DEVELOPMENT NO:	040/1370/16

After completion of installation/testing of the essential safety provisions please return the completed Form 2 to Hendry Group Pty Ltd, 124 South Terrace, Adelaide SA 5000 or tomj@hendry.com.au.

This is to certify that the following essential safety provisions for the above building have been installed and tested in accordance with the following standards / codes/ conditions of approval:

Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
Structural Fire Protection and Compartmentation			
(a) Fire resistant materials applied to building elements, including intumescent paints, fire protective sprays, coatings and boards.	NCC Volume One - Section C (as applicable)	Annual inspections to check the integrity of fire resistant materials and/or as prescribed in AS 1851, sections 1 and 12.	Check that there is no damage or deterioration to fire resistant materials. Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation, proscenium curtain and auditorium seating, etc	NCC Volume One - Specification C1.10	Annual inspection to identify any changes to linings and finishes	Check that any new or altered linings and finishes have the required fire hazard properties.
(c) Compartmentation including bounding construction and service penetrations through fire resistant structures (includes fire walls; smoke walls; fire resistant exits, and fire resistant elements such as walls, floors, ceilings, protective coverings, lift shafts, services shafts/ducts, access panels and control joints).	NCC Volume One - Parts C2 and C3 and Specifications C1.1 and C3.15	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS 1851, sections 1 and 12 for protection of structural elements.	<p>Check integrity of fire and/or smoke barriers, including all joints, junctions, fire-stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped.</p> <p>Identify and record any services not permitted in fire-isolated exits (refer NCC Volume One –Clause C3.9) that must be removed.</p> <p>Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.</p>
(d) Fire doors	NCC Volume One - Clause C3.4 and Specification C3.4; and AS 1905.1	As prescribed in AS 1851, sections 1 and 12.	<p>Refer table 12.4.3.1 of AS 1851 for six monthly service schedule for hinged and pivoted fire resistant door-sets.</p> <p>Refer table 12.4.3.2 of AS 1851 for three monthly and six monthly</p>



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
			service schedules for horizontal sliding fire resistant door-sets.
(e) Fire sprinklers for protection of openings	NCC Volume One - Clause C3.4 and relevant parts of AS 2118.1 or AS 2118.2 as applicable.	As prescribed by AS 1851, sections 1 and 2.	Refer tables 2.4.4.1, 2.4.4.2, 2.4.4.3 and 2.4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules for deluge and water spray systems.
(f) Fire sprinklers for protection of curtain or panel walls	NCC Volume One - Clause 2.5 of Specification C1.1 and AS 2118.1 or AS 2118.2 as appropriate	As prescribed by AS 1851, sections 1 and 2.	Sprinklers may be installed as part of a full sprinkler system or form a stand-alone system and must be inspected and maintained to the relevant parts of AS 1851 that apply to that system.
(g) Alternative solutions – structural fire protection and compartmentation	To permit downgraded fire rating requirements to a minimum of 60/60/60 FRL for apartment levels and downgraded requirements to retail area to a minimum of 120/120/120 (does not apply to external walls or carpark)	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS 1851, sections 1 and 12 for protection of structural elements.	<p>Check integrity of fire and/or smoke barriers, including all joints, junctions, fire-stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped.</p> <p>Identify and record any services not permitted in fire-isolated exits (refer NCC Volume One –Clause C3.9) that must be removed.</p> <p>Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.</p>



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
Means of Egress			
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.	NCC Volume One - Section D (as applicable) and section G (as applicable)	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.	<p>Inspections should include checking the following (as applicable)-</p> <ul style="list-style-type: none"> • exits and paths of travel to exits remain unblocked (including at the point of discharge) ; • there are no unprotected installations in exits or paths of travel to exits and protection of openable windows has not been damaged or removed; • exits are not lockable from the inside and are readily openable by a single downward action on a single device without a key from the side that faces a person seeking egress, unless fail-safe devices are fitted and are operational; • barriers or bollards protecting paths of travel and exits remain in place; • separation of rising and descending flights and any associated signage is maintained; • spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials of any kind unless they are



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
			<p>enclosed with fire resistant construction;</p> <ul style="list-style-type: none"> spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials of any kind unless they are enclosed with fire resistant construction; slip resistant surfaces of stair treads and nosings have not been damaged or removed; and tactile ground surface indicators have not been damaged or removed.
(b) Alternative solutions – means of egress	As approved by the relevant authority (insert details on Form 2).	As approved by the relevant authority (insert details on Forms 1 and 3).	Refer to Appendix A of this specification for information on alternative solutions.
Signs			
(a) Warning signs concerning use of lifts in the event of fire	NCC Volume One - Clause E3.3	Check annually that warning signs are not damaged, and continue to be clearly visible to persons approaching the lift.	Check for damage and visibility includes checking that wording and word size still comply.
(b) Illuminated exit signs (including internally and externally illuminated exit signs)	NCC Volume One – Clauses E4.5 and E4.8; and AS 2293.1	<p>Check monthly that exit signs are not damaged, and continue to be clearly visible to persons approaching the exit.</p> <p>In addition, six monthly and yearly procedures as prescribed in</p>	Refer sections 2.1, 2.2 and 2.3 of AS/NZS 2293.2 - six monthly and yearly procedures for central systems (system where a number of emergency exit signs are supplied from a common power source).



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
		AS/NZS 2293.2 sections 2 or 3 as relevant to the type of system (a single point or central system).	Refer sections 3.1, 3.2 and 3.3 of AS/NZS 2293.2 - six monthly and yearly procedures for single point systems (system employing only self-contained exit lights). Refer section 3.4 of AS/NZS 2293.2 for battery replacement.
(c) Identification signage on fire doors and smoke doors; signs on egress doors leading from fire-isolated passageways; signs and audible and visual alarms on sliding fire doors; chevron stripes identifying exits	NCC Volume One - Clauses D2.23 and C3.6 (and/or as approved by the relevant authority).	Check door signage six monthly to ensure signs are not damaged and continue to be clearly visible to persons approaching the doorway or exit.	Refer to items 3.1(d) and (e) for maintenance of fire and smoke door signage. Refer to item 3.8(e) for maintenance of building occupant warning systems for green flashing luminaires associated with chevron stripes, if applicable.
Emergency Lighting			
(a) Emergency lighting	NCC Volume One - Clause E4.2 and E4.4 and AS 2293.1.	Check power availability monthly. In addition, six monthly and yearly procedures as prescribed in AS/NZS 2293.2 sections 2 or 3.	
Fire-Fighting Services and Equipment			
(a) Fire hydrant installations, including fire mains and booster assemblies	NCC Volume One - Clause E1.3; and AS 2419.1.	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(b) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and	As prescribed in AS 1851, sections 1 and 10 and check annually that no	Refer tables 10.4.1, 10.4.2 and 10.4.3 of AS 1851 for six monthly



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
	AS 2444	additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.	yearly and five yearly service schedules.
(c) Fire sprinkler installations	NCC Volume One – Clause E1.5, Table E1.5, Specification E1.5 and the relevant part of either AS 2118.1, AS2118.4 or AS 2118.6. G3.4, G3.8 and Specification G3.8 for atriums	As prescribed in AS 1851, sections 1 and 2. Where specialist systems are installed, check the relevant building and occupancy constraints are maintained (refer to (j) below).	For wet pipe systems – Refer tables 2.4.2.1, 2.4.2.2, 2.4.2.3 and 2.4.2.4 of AS 1851 for monthly, six monthly, yearly, five yearly, ten yearly, twenty five yearly and thirty yearly service schedules. For pre-action systems- Refer tables 2.4.5.1, 2.4.5.2, 2.4.5.3 and 2.4.5.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules. For dry pipe systems- Refer tables 2.4.3.1, 2.4.3.2, 2.4.3.3 and 2.4.3.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(d) Alternative solutions – fire-fighting services and equipment	To permit combined hydrant/sprinkler flow requirements to be met in assisted (boost) condition only (i.e. deletion of diesel pump)	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(e) Alternative solutions – fire-fighting services and equipment	To permit hydrant boosted system incorporating internal	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
	hydrant system with deletion of fire-isolated stairwell requirements and radiation barrier requirements		monthly, yearly and five yearly service schedules.
(f) Alternative solutions – fire-fighting services and equipment	To permit deletion of fire hose reels to ground floor with provision of a non-required sprinkler system		
Automatic Fire Detection and Alarm Systems			
(a) Fire detection and alarm systems	NCC Volume One - Clause E2.2 and Specification E2.2a and AS 1670.; G3.8 and Specification G3.8 for atriums	As prescribed in AS 1851, sections 1 and 6.	Refer tables 6.4.1.2, 6.4.1.3, 6.4.1.4 and 6.4.1.5 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(b) Building occupant warning systems	NCC Volume One - Specifications E1.5 and E2.2a, AS 1670.1 and AS 2293.1.	As prescribed in AS 1851, sections 1 and 6.	Refer tables 6.4.3.1, 6.4.3.2 and 6.4.3.3 of AS 1851 for monthly, yearly and five yearly service schedules for emergency warning systems
(c) Alternative solutions – automatic fire detection and alarm systems	Not applicable; as approved by the relevant authority (insert details on Form 2).	As approved by the relevant authority (insert details on Forms 1 and 3).	Refer to Appendix A of this specification for information on alternative solutions.

.....
(Signature of installer or manager)

.....
(Position held)

.....
(Date)

.....
(Print Name)

.....
(Company)

**HENDRY**

Hendry Group Pty Ltd

ABN: 13 006 693 232

124 South Terrace Adelaide SA 5000

P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.auhendry.com.au

ESSENTIAL SAFETY PROVISIONS – FORM 3 DEVELOPMENT REGULATIONS 2008 - REGULATION 76(6) & (7)

HENDRY GROUP JOB NO:	80-17-00469
NATURE OF DEVELOPMENT:	Construction of a new 4 storey mixed use building comprising ground level commercial and car parking, and three levels of residential apartments
LOCATION OF DEVELOPMENT:	76-78 Commercial Road, Port Adelaide
APPLICANT:	
CLASSIFICATION:	2, 6, 7a
DEVELOPMENT NO:	040/1370/16

As soon as practicable after the end of each calendar year the completed Form 3 must be lodged with the council by the building owner / manager.

This is to certify that maintenance and testing have been carried out in respect of each of the following essential safety provisions for the above building in accordance with the standards / codes / conditions of approval as specified in the schedule of essential safety provisions issued in respect of the building on 8 November, 2018.

Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
Structural Fire Protection and Compartmentation			
(a) Fire resistant materials applied to building elements, including intumescent paints, fire protective sprays, coatings and boards.	NCC Volume One - Section C (as applicable)	Annual inspections to check the integrity of fire resistant materials and/or as prescribed in AS 1851, sections 1 and 12.	Check that there is no damage or deterioration to fire resistant materials. Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation, proscenium curtain and auditorium seating, etc	NCC Volume One - Specification C1.10	Annual inspection to identify any changes to linings and finishes	Check that any new or altered linings and finishes have the required fire hazard properties.
(c) Compartmentation including bounding construction and service penetrations through fire resistant structures (includes fire walls; smoke walls; fire resistant exits, and fire resistant elements such as walls, floors, ceilings, protective coverings, lift shafts, services shafts/ducts, access panels and control joints).	NCC Volume One - Parts C2 and C3 and Specifications C1.1 and C3.15	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS 1851, sections 1 and 12 for protection of structural elements.	<p>Check integrity of fire and/or smoke barriers, including all joints, junctions, fire-stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped.</p> <p>Identify and record any services not permitted in fire-isolated exits (refer NCC Volume One –Clause C3.9) that must be removed.</p> <p>Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.</p>
(d) Fire doors	NCC Volume One - Clause C3.4 and Specification C3.4; and AS 1905.1	As prescribed in AS 1851, sections 1 and 12.	<p>Refer table 12.4.3.1 of AS 1851 for six monthly service schedule for hinged and pivoted fire resistant door-sets.</p> <p>Refer table 12.4.3.2 of AS 1851 for three monthly and six monthly</p>



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
			service schedules for horizontal sliding fire resistant door-sets.
(e) Fire sprinklers for protection of openings	NCC Volume One - Clause C3.4 and relevant parts of AS 2118.1 or AS 2118.2 as applicable.	As prescribed by AS 1851, sections 1 and 2.	Refer tables 2.4.4.1, 2.4.4.2, 2.4.4.3 and 2.4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules for deluge and water spray systems.
(f) Fire sprinklers for protection of curtain or panel walls	NCC Volume One - Clause 2.5 of Specification C1.1 and AS 2118.1 or AS 2118.2 as appropriate	As prescribed by AS 1851, sections 1 and 2.	Sprinklers may be installed as part of a full sprinkler system or form a stand-alone system and must be inspected and maintained to the relevant parts of AS 1851 that apply to that system.
(g) Alternative solutions – structural fire protection and compartmentation	To permit downgraded fire rating requirements to a minimum of 60/60/60 FRL for apartment levels and downgraded requirements to retail area to a minimum of 120/120/120 (does not apply to external walls or carpark)	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS 1851, sections 1 and 12 for protection of structural elements.	<p>Check integrity of fire and/or smoke barriers, including all joints, junctions, fire-stopped penetrations and smoke seals. Check that any additional penetrations have been adequately fire stopped.</p> <p>Identify and record any services not permitted in fire-isolated exits (refer NCC Volume One –Clause C3.9) that must be removed.</p> <p>Refer table 12.4.2 of AS 1851 for yearly service schedule for materials protecting structural elements.</p>



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
Means of Egress			
<p>(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.</p>	<p>NCC Volume One - Section D (as applicable) and section G (as applicable)</p>	<p>Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.</p>	<p>Inspections should include checking the following (as applicable)-</p> <ul style="list-style-type: none"> • exits and paths of travel to exits remain unblocked (including at the point of discharge) ; • there are no unprotected installations in exits or paths of travel to exits and protection of openable windows has not been damaged or removed; • exits are not lockable from the inside and are readily openable by a single downward action on a single device without a key from the side that faces a person seeking egress, unless fail-safe devices are fitted and are operational; • barriers or bollards protecting paths of travel and exits remain in place; • separation of rising and descending flights and any associated signage is maintained; • spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials of any kind unless they are



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
			<p>enclosed with fire resistant construction;</p> <ul style="list-style-type: none"> spaces under fire isolated stairs or ramps are not enclosed or used to store goods or materials of any kind unless they are enclosed with fire resistant construction; slip resistant surfaces of stair treads and nosings have not been damaged or removed; and tactile ground surface indicators have not been damaged or removed.
(b) Alternative solutions – means of egress	As approved by the relevant authority (insert details on Form 2).	As approved by the relevant authority (insert details on Forms 1 and 3).	Refer to Appendix A of this specification for information on alternative solutions.
Signs			
(a) Warning signs concerning use of lifts in the event of fire	NCC Volume One - Clause E3.3	Check annually that warning signs are not damaged, and continue to be clearly visible to persons approaching the lift.	Check for damage and visibility includes checking that wording and word size still comply.
(b) Illuminated exit signs (including internally and externally illuminated exit signs)	NCC Volume One – Clauses E4.5 and E4.8; and AS 2293.1	<p>Check monthly that exit signs are not damaged, and continue to be clearly visible to persons approaching the exit.</p> <p>In addition, six monthly and yearly procedures as prescribed in</p>	Refer sections 2.1, 2.2 and 2.3 of AS/NZS 2293.2 - six monthly and yearly procedures for central systems (system where a number of emergency exit signs are supplied from a common power source).



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
		AS/NZS 2293.2 sections 2 or 3 as relevant to the type of system (a single point or central system).	Refer sections 3.1, 3.2 and 3.3 of AS/NZS 2293.2 - six monthly and yearly procedures for single point systems (system employing only self-contained exit lights). Refer section 3.4 of AS/NZS 2293.2 for battery replacement.
(c) Identification signage on fire doors and smoke doors; signs on egress doors leading from fire-isolated passageways; signs and audible and visual alarms on sliding fire doors; chevron stripes identifying exits	NCC Volume One - Clauses D2.23 and C3.6 (and/or as approved by the relevant authority).	Check door signage six monthly to ensure signs are not damaged and continue to be clearly visible to persons approaching the doorway or exit.	Refer to items 3.1(d) and (e) for maintenance of fire and smoke door signage. Refer to item 3.8(e) for maintenance of building occupant warning systems for green flashing luminaires associated with chevron stripes, if applicable.
Emergency Lighting			
(a) Emergency lighting	NCC Volume One - Clause E4.2 and E4.4 and AS 2293.1.	Check power availability monthly. In addition, six monthly and yearly procedures as prescribed in AS/NZS 2293.2 sections 2 or 3.	
Fire-Fighting Services and Equipment			
(a) Fire hydrant installations, including fire mains and booster assemblies	NCC Volume One - Clause E1.3; and AS 2419.1.	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(b) Portable fire extinguishers	NCC Volume One – Clause E1.6, Table E1.6; and	As prescribed in AS 1851, sections 1 and 10 and check annually that no	Refer tables 10.4.1, 10.4.2 and 10.4.3 of AS 1851 for six monthly



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
	AS 2444	additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.	yearly and five yearly service schedules.
(c) Fire sprinkler installations	NCC Volume One – Clause E1.5, Table E1.5, Specification E1.5 and the relevant part of either AS 2118.1, AS2118.4 or AS 2118.6. G3.4, G3.8 and Specification G3.8 for atriums	As prescribed in AS 1851, sections 1 and 2. Where specialist systems are installed, check the relevant building and occupancy constraints are maintained (refer to (j) below).	For wet pipe systems – Refer tables 2.4.2.1, 2.4.2.2, 2.4.2.3 and 2.4.2.4 of AS 1851 for monthly, six monthly, yearly, five yearly, ten yearly, twenty five yearly and thirty yearly service schedules. For pre-action systems- Refer tables 2.4.5.1, 2.4.5.2, 2.4.5.3 and 2.4.5.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules. For dry pipe systems- Refer tables 2.4.3.1, 2.4.3.2, 2.4.3.3 and 2.4.3.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(d) Alternative solutions – fire-fighting services and equipment	To permit combined hydrant/sprinkler flow requirements to be met in assisted (boost) condition only (i.e. deletion of diesel pump)	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(e) Alternative solutions – fire-fighting services and equipment	To permit hydrant boosted system incorporating internal hydrant system with deletion of fire-isolated stairwell requirements and radiation barrier requirements	As prescribed in AS 1851, sections 1 and 4.	Refer tables 4.4.1, 4.4.2, 4.4.3 and 4.4.4 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(f) Alternative solutions – fire-fighting services and equipment	To permit deletion of fire hose reels to ground floor with provision of a non-required sprinkler system		
Automatic Fire Detection and Alarm Systems			
(a) Fire detection and alarm systems	NCC Volume One - Clause E2.2 and Specification E2.2a and AS 1670.; G3.8 and Specification G3.8 for atriums	As prescribed in AS 1851, sections 1 and 6.	Refer tables 6.4.1.2, 6.4.1.3, 6.4.1.4 and 6.4.1.5 of AS 1851 for monthly, six monthly, yearly and five yearly service schedules.
(b) Building occupant warning systems	NCC Volume One - Specifications E1.5 and E2.2a, AS 1670.1 and AS 2293.1.	As prescribed in AS 1851, sections 1 and 6.	Refer tables 6.4.3.1, 6.4.3.2 and 6.4.3.3 of AS 1851 for monthly, yearly and five yearly service schedules for emergency warning systems



Items to be inspected or tested as nominated by the relevant authority	Deemed to satisfy installation standard/ code/conditions of approval	Nature of inspection and/or test, frequency	Informative
(c) Alternative solutions – automatic fire detection and alarm systems	Not applicable; as approved by the relevant authority (insert details on Form 2).	As approved by the relevant authority (insert details on Forms 1 and 3).	Refer to Appendix A of this specification for information on alternative solutions.

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(Signature of building owner /manager)

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(Print Name)

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(Position held)

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(Company)

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(Date)