

**THE OWNERS - STRATA PLAN NO 69259**  
**C/- Makinson & d'Apice Lawyers**  
Level 10, 135 King Street  
Sydney 2000, Australia

**Our Ref: S092469-02**  
**Licence No: 8/2012/FIRE**  
**Date: 30 December 2013**

**MODIFICATION OF AN ORDER**  
**SECTION.121ZF – ENVIRONMENTAL PLANNING**  
**AND ASSESSMENT ACT, 1979**  
**PREMISES: 2-4 Powell Street , WATERLOO NSW 2017**

Dear Sir/Madam

I refer to correspondence from Mr Greg Murrow, of AE & D, dated 18 December 2013, in relation to the Fire Safety Order issued on the above premises on 7 March 2012, as modified 19 March 2013.

I wish to advise that pursuant to the provisions of S.121ZF of the Environmental Planning and Assessment Act, 1979 (as amended) Council accedes to your request to modify the Fire Safety Order No. 8/2012/FIRE, dated 7 March 2012, modified 19 March 2013 by the following:

**INSERTION OF THE FOLLOWING NEW TERMS:**

**M2.01 Separation of rising and descending stair flights**

That additional signage and smoke separation be installed to the interconnected basement carpark and residential fire isolated stairs in accordance with Alternative Solution Report by AE & D, 3652-AS Revision 02, dated 18 December 2013.

**(Works are to be completed by Monday 30 June 2014).**

**M2.02 Provision of thermal detectors to apartments**

- a) That each residential sole occupant unit, be fitted with a thermal detector inside the unit that is hardwired into the adjoining common corridor smoke detection and alarm system in accordance with the *Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, File No XR0446, dated September 2001.*
- b) Submit written certification to Council from an appropriately qualified fire contractor or C10 accredited fire engineer, which confirms that the *thermal alarm within the sole occupant units at 2-4 Powel Street, Waterloo, will perform as required by the Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, File No XR0446, dated September 2001 and that they are connected to the building occupant warning system in the part of the residential tower they are located.*

**(Works and certification are to be completed by Monday 30 June 2014)**

### **M2.03 Vertical separation of openings in external walls – spandrel separation**

In accordance with the Alternative Solution Report by AE & D, 3652-AS Revision 02, dated 18 December 2013, install additional signage, 20mm in height, to the glazed lift lobbies of buildings 2, 3 and 4, that states: "MATERIALS NOT TO BE STORED IN THE LIFT LOBBY OR PUBLIC CORRIDOR AT ANY TIME".

**(Works are to be completed by Monday 30 June 2014).**

### **M2.04 Division of residential public corridors & installation of smoke doors**

- a) That the corridor located on level 2 of building 3, which is greater than 40m in length, is to be divided into intervals no greater than 40m in length and no less than 25m in length, with smoke proof walls and transparent glass doors in accordance with Clause 2 of Specification C2.5 and Specification C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings);
- b) Submit written certification to Council from an appropriately person that the smoke walls and doors comply with Clause 2 of Specification C2.5 and Specification C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings).

**(Works and certification are to be completed by Tuesday 30 June 2015).**

### **M2.05 Submission of certification regarding low voltage electrical equipment in hose reels cupboards.**

As per the Alternative Solution Report by AE & D, 3652-AS Revision 02, dated 18 December 2013, submit certification to Council from a licensed electrician that confirms the metering equipment within the hose reel cupboards on the following levels incorporates only low voltage communications cabling, that has no danger of electrocution to the user of the hose reels:

- Building 2 Level 4;
- Building 3 Level 4;
- Building 3 Level 5; and
- Building 4 Level 5.

**(Certification to be submitted by Monday 30 June 2014).**

### **M2.06 Upgrade of Fire Hydrant system & certification**

- a) That the existing fire hydrant system at 2-4 Powell Street, Waterloo, be modified in accordance with the recommendations of the Fire Hydrant System Audit Report, by AE & D, No. 3652-2, Revision 02, dated 30 September 2013.
- b) That at the completion of the fire hydrant works, as required by Term M2.06(a), that certification be submitted to Council, from an appropriately qualified hydraulic consultant and/or engineer that the fire hydrant system at 2-4 Powell Street, Waterloo complies with AS 2419.1994, as augmented by the Fire Hydrant System Audit Report, by AE & D, No. 3652-2, Revision 02, dated 30 September 2013.

**(Works and certification are to be completed by Tuesday 30 June 2015).**

## **M2.07 Protection of opening adjoining discharge of fire isolated stair.**

That the window within the southern external wall of Building 2, which directly adjoins the discharge door of the fire isolated exit at ground level, be protected in accordance with Clause D1.7(c) and C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings).  
**(Works are to be completed by Tuesday 30 June 2015).**

### **DELETION OF THE FOLLOWING TERMS AS SET OUT IN THE AFORESAID ORDER:**

#### **~~4.02 Remedial work to exit stair balustrades~~**

~~That suitable balustrades shall be provided to all exit stairs in accordance with the requirements of D2.16 of the BCA. All proposed building details shall be submitted to Council for approval prior to any building work commencing; **(Work to be completed as part of Stage 2)**~~

#### **~~4.06 Fire Safety Engineering Assessment Report requirements~~**

~~That certification prepared by an appropriately qualified person shall be submitted to Council certifying that all of the requirements specified in the base building Fire Engineered Assessment Report have been complied with. Further remedial upgrading works may be required to be carried out on the building depending upon the standard of installation and the level of performance offered by the current system; **(Work to be completed as part of Stage 2)**~~

#### **~~3.01 Extension of existing fire alarm system~~**

~~That the existing automatic fire detection and alarm system shall be extended into the basement carpark in accordance with the requirements of Clause 4 of Specification E2.2a of the BCA and AS1670.1 1995; **(Work to be completed as part of Stage 2)**~~

#### **~~3.02 Provision of thermal detectors to apartments~~**

~~That each apartment shall be fitted with a thermal detector located inside the entry door of the apartment. The thermal detectors are to be hardwired into the common corridor smoke detection and alarm system in accordance with the base building Fire Engineered Assessment Report; **(Work to be completed as part of Stage 2)**~~

#### **~~4.01 Vertical separation of openings in external walls~~**

~~That the full height glazed wall to the lift lobbies of the building shall be provided with spandrel separation in accordance with the requirements of Clause C2.6 of the BCA. All proposed building details shall be submitted to Council for approval prior to any building work commencing; **(Work to be completed as part of Stage 3)**~~

#### **~~4.04 Division of residential public corridors~~**

~~That the corridor located on level 2 of building 3 which is greater than 40m in length is to be divided into intervals no greater than 40m in length with smoke proof walls complying with the requirements of Clause 2 of Specification C2.5 of the BCA. Certification prepared by an appropriately qualified person demonstrating compliance shall be submitted to Council at the completion of the work; **(Work to be completed as part of Stage 3)**~~

#### ~~4.05 Installation of smoke doors to public corridors~~

~~That smoke doors complying with the requirements of Specification C3.4 of the BCA shall be installed to all doors within smoke proof walls. That signage complying with the requirements of D2.23 of the BCA shall be installed on or adjacent to the smoke doors. Certification prepared by an appropriately qualified person demonstrating compliance shall be submitted to Council at the completion of the work; (Work to be completed as part of Stage 3)~~

#### ~~4.10 Remedial works to existing fire rated roller shutter~~

~~That the following remedial works be provided to the existing fire rated roller shutter installed to the entrance of the basement carpark:~~

- ~~a) That both sides of the fire rated roller shutter be provided with smoke detectors located not more than 1.5m horizontal distance from the opening to activate the closure of the roller shutter in accordance with the requirements of Clause C3.5 (b) of the BCA;~~
- ~~b) That dedicated drencher sprinklers connected to the water supply system of 2-4 Powell Street Waterloo be provided to simultaneously drench both sides of the closed fire rated roller shutter at a rate of 0.2 litres per second per square metre in accordance with the manufacturers test specification; (Work to be completed as part of Stage 2)~~

#### ~~5.01 Removal of metering equipment and electrical wiring from fire hose reel and hydrant cupboards~~

~~That the metering equipment and electrical wiring shall be removed from fire hose reel and fire hydrant cupboards so as to comply with the requirements of Clause 40.4.4 of AS2441 and Clause 3.61 of AS2419; (Work to be completed as part of Stage 3)~~

#### ~~5.02 Certification of existing fire hydrant system~~

~~That certification prepared by an appropriately qualified person shall be submitted confirming that the existing fire hydrant system was designed and installed to the appropriate legislative requirements at the time of installation. Further remedial upgrading works may be required to be carried out on the system depending upon the standard of installation and the level of performance offered by the current system; (Work to be completed as part of Stage 2)~~

#### ~~M1.02 Separation of rising and descending stair flights~~

~~That exit signs and directional exit signs shall be installed above all required exit and exit doors to direct people to egress via the ground level instead of basement levels. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in E4.5, E4.6 and E4.8 of the BCA;~~

**INSERTION OF THE FOLLOWING NEW COMPLIANCE PERIOD:**

**Compliance Period:**

Pursuant to s.121M of the Environmental Planning and Assessment Act 1979, the period for compliance with this order will be as follows:

- I. Terms: 4.11, M2.01, M2.02, M2.03, and M2.05 shall be completed within **183 days (30 June 2014)**;
- II. Terms 1.05, 4.06, M2.04, M2.06, M2.07, shall be completed within **548 days (30 June 2015)**.

**DELETION OF THE FOLLOWING COMPLIANCE PERIOD AS SET OUT IN THE AFORESAID ORDER:**

**~~Compliance Period:~~**

~~Pursuant to s.121M of the Environmental Planning and Assessment Act 1979, the period for compliance with this order will be as follows:~~

- ~~I. Term M1.01 work shall be completed within **30 days (18 April 2013)** from the date of this modified order;~~
- ~~II. All other works shall be completed within **199 days (4 October 2013)** from the date of this modified order.~~

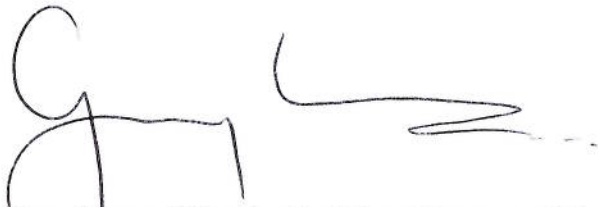
### **Important Notes**

This modification can only take effect if the person to whom the order was given agrees to the modification as set out herein. Consequently if you agree to the modification set out above you are to complete and sign the owner's statement, set out at the end of this letter and return to Council by facsimile or surface mail within (7) seven calendar days from the date of this letter.

Please ensure that this statement is submitted within the time specified above. Failure to confirm acceptance of the modification in this way, will result in the Fire Safety Order remaining unchanged and compliance (including legal proceedings) will be pursued accordingly.

For further information regarding this matter, please contact, Senior Building Surveyor, Mr Greg Evans on the details below.

Yours Sincerely



**Greg Evans | Senior Building Surveyor | South**  
Health and Building  
City Planning, Development & Transport Division  
City of Sydney

Town Hall House  
456 Kent Street, Sydney 2000  
p: +61 2 9246 7260 |  
e: [gevans@cityofsydney.nsw.gov.au](mailto:gevans@cityofsydney.nsw.gov.au)  
w: [cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au)

CC: **AE & D**  
Attention: Greg Murrow  
Suite 3.04, 55 Miller Street,  
Pyrmont NSW 2009

**FIRE SAFETY SCHEDULE**  
**CLAUSE 168 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION**  
**2000**  
**FIRE SAFETY MEASURES CURRENTLY OR**  
**PROPOSED TO BE IMPLEMENTED IN THE BUILDING**  
**MINIMUM STANDARD OF PERFORMANCE**

**Premises:** 2-4 Powell Street , WATERLOO NSW 2017  
**Date of Order:** 7 March 2012, Modified 19/03/2013, 30/12/2013.  
**Order Ref:** 8/FIRE/2013  
**File:** S092469-02

FIRE SAFETY MEASURES		Current	Proposed	Minimum Standard or Standard of Installation
1.	Access panels, doors and hoppers to fire resisting shafts.	✓	-	Clause C3.13 of the BCA and AS1530.4-1997.
2.	Automatic fire suppression system (car park sprinkler).	✓	-	Specification E1.5 of the BCA and AS2118.1-1999.
3.	Automatic fire detection and alarm system. - Smoke alarms to SOU's; - Interconnected thermal detector to SOU's; - Smoke detectors to residential common areas.	✓	-	Clause 3 & 4 of Specification E2.2a of the BCA, AS 3786-1993, AS1670.1-1995 and Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, Version V02, dated September 2001.
4.	Automatic fire alarm communication link.(Sprinkler and smoke detection system)	✓	✓	Specification E1.5 of the BCA, AS 1670.3, and Alternative Solution Report by AE&D, 3652-AS Rev. 02, dated 18/12/13 and Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.
5.	Building occupant warning system.(Sounder within SOU's, 85dB(A), to AS 2220 tones).	✓	-	Clause 6 of Specification E2.2a, AS 2220 Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, Version V02, dated September 2001.
6.	Emergency evacuation procedure.	✓	-	AS 3745-2002, Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, Version V02, dated September 2001.
7.	Emergency lighting	✓	-	Part E4 of the BCA and AS2293.1-1998.
8.	Exit signs	✓	✓	Part E4 of the BCA, AS2293.1-1998, Alternative Solution Report by AE&D, 3652-AS Rev. 02, dated 18/12/13 and Fire Order 8/2012/FIRE, dated 7/03/2012 as modified 30/12/13.
9.	Fire dampers	✓		AS1668.1-1998 and AS1682.2-1990
10.	Fire doors	✓	-	Clause C2.13, C3.8 and C3.11 of the BCA and AS 1905.1-1997.

FIRE SAFETY MEASURES		Current	Proposed	Minimum Standard or Standard of Installation
11.	<p>Fire Engineering:</p> <ul style="list-style-type: none"> <li>- Modified B.O.W.S, modified sounders and tones to AS 2220;</li> <li>- Extended travel distances from SOU to exits, requiring additional thermal alarm within SOU's, AS 1670.1 to common areas, smoke seals to doors leading to fire isolated stairs, and emergency evacuation procedure;</li> <li>- Non protection of windows adjoining eastern boundary.</li> </ul>	✓	-	Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, Version V02, dated September 2001.
12.	<p>Fire Engineering:</p> <ul style="list-style-type: none"> <li>- Increased height of bottom rail of balustrade within fire isolated stairs;</li> <li>- Permitted connection of rising and descending stair flights, requiring additional exit signage, and door frames and doors leading to fire isolated stairs from basement fitted with medium temperature smoke seals.</li> <li>- Modified spandrel protection to glazed lobbies, requiring additional signage and automatic system monitoring of smoke detection system.</li> <li>- Metering equipment in hose reel cupboards.</li> </ul>	-	✓	Alternative Solution Report by AE&D, 3652-AS Rev. 02, dated 18/12/13 and Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.
13.	Fire hydrant system	✓	✓	Clause E1.3 of the BCA, AS2419-1994 as augmented by Fire Hydrant System Audit Report, by AE&D, No. 3652-2, Rev. 02, dated 30/09/13 and Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.
14.	Fire resisting shafts	✓	-	Specification C1.1, Clause C3.15 and Specification C3.15 of the BCA.
15.	Fire seals protecting openings in fire resisting components of building	✓	✓	Clause C3.12, C3.15, C3.16 of the BCA and AS1530.4-1997 and AS 4072.1-1992.
16.	Fire shutters (carpark entrance)	✓	-	Specification C3.4 of the BCA, AS1905.2-1989 and manufacturers test report.
17.	Hose reel system	✓	✓	Clause E1.4 of the BCA, AS 2441 and Alternative Solution Report by AE&D, 3652-AS Rev. 02, dated 18/12/13 and Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.
18.	Lift landing doors	✓	-	Clause C3.10 of the BCA and AS1735.11-1986.



FIRE SAFETY MEASURES		Current	Proposed	Minimum Standard or Standard of Installation
19.	Lightweight fire resisting construction	✓	-	Clause C1.8 and Specification C1.8 of the BCA and AS1530.4-1997.
20.	Mechanical air handling (carpark)	✓	-	AS/NZS1668.1-1998.
21.	Portable fire extinguishers	✓	-	Clause E1.6 of the BCA and AS2444-2001.
22.	Smoke proof walls and doors (Level 2 corridor Building 3)	-	✓	Clause 2 of Specification C2.5 and Specification C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings), Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.
23.	Smoke seals: - Doors leading to fire isolated exits; - Medium temperature smoke seals to door frames and doors leading to fire isolated stairs from basement carpark.	✓	✓	Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, Version V02, dated September 2001.  Alternative Solution Report by AE&D, 3652-AS Rev. 02, dated 18/12/13 and Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.
24.	Wall wetting sprinkler and drencher systems (windows within 3m of the property boundary)	✓	-	Clause C3.4 and C3.5 of the BCA and AS 2118.2-1995.
25.	Warning and operational signs. - Signs to fire doors leading to fire isolated stairs; - Non-use of lifts in a fire event; - Additional exit signage to connected rising and descending stair flights; - Additional signage to lift lobbies: "MATERIALS NOT TO BE STORED IN THE LIFT LOBBY OR PUBLIC CORRIDOR AT ANY TIME".	✓	✓	Clause D2.23, E3.3 of the BCA, and Alternative Solution Report by AE&D, 3652-AS Rev. 02, dated 18/12/13 and Fire Order 8/2012/FIRE, dated 07/03/2012 as modified 30/12/13.

On completion of the work, the owner of the building shall cause the Council to be furnished with a "Final Fire Safety Certificate" in relation to each essential fire or other safety measure included in this schedule. The certificate shall meet with the requirements of Part 9 Division 4 of the Environmental Planning and Assessment Regulation 2000.

A copy of the certificate shall be given to the Commissioner of Fire and Rescue NSW and a further copy shall be prominently displayed in the building in a location specified by the Council.

In addition to the above, it will be necessary at least once in each period of 12 months from the date of the above "Final Fire Safety Certificate" for the owner of the building to furnish the Council with respect to each essential fire or other safety measure implemented in the building, an "Annual Fire Safety Statement" pursuant to the requirements of Part 9 Division 5 of the Environmental Planning and Assessment Regulation 2000 the details of which will be available on application.

**Owner's statement**

I the undersigned agree to the terms of the modification order as set out above pursuant to section 121ZF of the Environmental Planning and Assessment Act 1979.

Signature/company seal of the owners of the subject premises.

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**Premises: 2-4 Powell Street , WATERLOO NSW 2017**

**Our Ref: S092469**

**Dated: this \_\_\_\_\_ day of March 2013**

INFORMATION ONLY

UPDATED TABLE OF TERMS & COMPLIANCE PERIODS

TERM NO.	REQUIREMENT	STAGE	SATISFIED OR OUTSTANDING
N/A	<p><b><u>Compliance Period:</u></b></p> <p><del>Pursuant to s.121M of the Environmental Planning and Assessment Act 1979, the period for compliance with this order will be as follows:</del></p> <p><del>I. Stage 1 works shall be completed within <b>90 days</b> (5 June 2012) from the date of this order;</del></p> <p><del>II. Stage 2 works shall be completed within <b>180 days</b> (3 September 2012) from the date of this order;</del></p> <p><del>III. Stage 3 works shall be completed within <b>270 days</b> (2 December 2012) from the date of this order;</del></p> <p><del>IV. Stage 4 works shall be completed within <b>365 days</b> (7 March 2013) from the date of this order.</del></p>	N/A	Deleted and modified by the modified Order, dated 19/03/2013.
N/A	<p><b><u>Compliance Period:</u></b></p> <p><del>Pursuant to s.121M of the Environmental Planning and Assessment Act 1979, the period for compliance with this order will be as follows:</del></p> <p><del>I. Term M1.01 work shall be completed within <b>30 days</b> (<b>18 April 2013</b>) from the date of this modified order;</del></p> <p><del>II. All other works shall be completed within <b>199 days</b> (<b>4 October 2013</b>) from the date of this modified order.</del></p>	N/A	Deleted and modified by the modified Order, dated 30/12/2013.
N/A	<p><b><u>Compliance Period:</u></b></p> <p>Pursuant to s.121M of the Environmental Planning and Assessment Act 1979, the period for compliance with this order will be as follows:</p> <p>I. Terms: 4.11, M2.01, M2.02, M2.03, and M2.05 shall be completed within <b>183 days (30 June 2014)</b>;</p> <p>II. Terms 1.05, 4.06, M2.04, M2.06, M2.07, shall be completed within <b>548 days (30 June 2015)</b>.</p>	N/A	Added 23/12/2013 and outstanding.

<p><b>4.01</b></p>	<p><b>Single hand action on exit doors</b>  <del>That all of the courtyard gates shall be openable by single handed downward action or pushing action in accordance with the requirements of D2.21 of the BCA. Barrel bolts, locking snibs and padlocks are not permitted and shall be removed; (Work to be completed as part of Stage 1)</del></p>	<p>4</p>	<p>Satisfied 07/03/2013.</p>
<p><b>4.02</b></p>	<p><b>Remedial work to exit stair balustrades</b>  <del>That suitable balustrades shall be provided to all exit stairs in accordance with the requirements of D2.16 of the BCA. All proposed building details shall be submitted to Council for approval prior to any building work commencing; (Work to be completed as part of Stage 2)</del></p>	<p>2</p>	<p>Deleted 30/12/2013 as resolved by Alternative Solution Report by AE &amp; D, 3652-AS Revision 02, dated 18 December 2013.</p>
<p><b>4.03</b></p>	<p><b>Non-slip finish to stair treads</b>  <del>That all treads and landings of the existing stairways shall be provided with a non-slip finish or an adequate non-skid strip near the edge of the nosings/landing; (Work to be completed as part of Stage 1)</del></p>	<p>4</p>	<p>Satisfied 07/03/2013.</p>
<p><b>4.04</b></p>	<p><b>Display of fire safety notices outlining offences relating to fire exits</b>  <del>That notices outlining the offences relating to fire exits shall be displayed in a conspicuous position adjacent to a doorway providing access to, but not within, the passageway, ramp or stairway in accordance with Clause 183 of the Environmental Planning and Assessment Regulation 2000; (Work to be completed as part of Stage 4)</del></p>	<p>4</p>	<p>Satisfied 07/03/2013.</p>
<p><b>1.05</b></p>	<p><b>Fire Safety Audit/Final Fire Safety Certificate</b></p> <p>(1) The Owner shall carry out an inspection and audit of all required fire safety measures installed within the building and contained within the Fire Safety Schedule attached to this Order; and</p> <p>(2) The Owner shall undertake all such remedial works necessary to ensure that those required fire safety measures contained within the attached Fire Safety Schedule are capable of operating/performing to at least the standard for which the measure was originally designed and implemented; and</p> <p>(3) A Final Fire Safety Certificate shall be submitted to Council, to the effect that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates;</p> <p>(a) has been assessed by a properly qualified person, and</p> <p>(b) was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued; <b>(Work to be completed as part of Stage 4)</b></p>	<p>30/06/2015</p>	<p>Outstanding.</p>

<b>4.06</b>	<b><del>Fire Safety Engineering Assessment Report requirements</del></b> <del>That certification prepared by an appropriately qualified person shall be submitted to Council certifying that all of the requirements specified in the base building Fire Engineered Assessment Report have been complied with. Further remedial upgrading works may be required to be carried out on the building depending upon the standard of installation and the level of performance offered by the current system; (Work to be completed as part of Stage 2)</del>	<del>2</del>	<del>Deleted by modified Order, dated 30/12/2013, and addressed by other terms and certification.</del>
<b>4.07</b>	<b><del>Separation of rising and descending stair flights</del></b> <del>That the rising stair flights from the basement carpark and the descending stair flights from the residential apartments shall be separated in accordance with the requirements of Clause D2.4 of the BCA, (Work to be completed as part of Stage 3)</del>	<del>3</del>	<del>Deleted by modified Order, dated 19/03/2013.</del>
<b>M1.02</b>	<b><del>Separation of rising and descending stair flights</del></b> <del>That exit signs and directional exit signs shall be installed above all required exit and exit doors to direct people to egress via the ground level instead of basement levels. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in E4.5, E4.6 and E4.8 of the BCA;</del>		Term deleted and replaced with new term by modified Order, dated 30/12/2013.
<b>M2.01</b>	<b>Separation of rising and descending stair flights</b>  That additional signage and smoke separation be installed to the interconnected basement carpark and residential fire isolated stairs in accordance with Alternative Solution Report by AE & D, 3652-AS Revision 02, dated 18 December 2013.	30/06/2014	Added 23/12/2013 and outstanding.
<b>2.04</b>	<b><del>Certification of electrical installation</del></b> <del>That the electrical installation serving the subject premises shall be inspected by a suitably qualified electrical contractor and be certified in the following manner;</del>  <del>The certificate shall be in the form of a written report providing the following minimum requirements:-</del>  <del>(a) the electrical contractors licence number;</del> <del>(b) that a visual examination (refer to Clause 8.2 of AS/NZS 3000:2007) of wiring, fittings and accessories was undertaken and they were found to be in sound condition;</del> <del>(c) that an insulation resistance and circuit connection test was carried out pursuant to Clause 8.3.6 of AS/NZS 3000:2007 and was found to be satisfactory;</del> <del>(Work to be completed as part of Stage 1)</del>	<del>4</del>	<del>Satisfied 07/03/2013.</del>
<b>3.01</b>	<b><del>Extension of existing fire alarm system</del></b> <del>That the existing automatic fire detection and alarm system shall be extended into the basement carpark in accordance with the requirements of Clause 4 of Specification E2.2a of</del>	<del>2</del>	<del>Deleted 30/12/2013 as not required by original fire engineering report and area sprinklered.</del>

	<del>the BCA and AS1670.1 – 1995; (Work to be completed as part of Stage 2)</del>		
<b>3.02</b>	<del><b>Provision of thermal detectors to apartments</b> That each apartment shall be fitted with a thermal detector located inside the entry door of the apartment. The thermal detectors are to be hardwired into the common corridor smoke detection and alarm system in accordance with the base building Fire Engineered Assessment Report; (Work to be completed as part of Stage 2)</del>	<del>2</del>	<del>Term deleted and replaced with new term by modified Order, dated 30/12/2013.</del>
<b>M2.02</b>	<b>Provision of thermal detectors to apartments</b> a) That each residential sole occupant unit be fitted with a thermal detector inside the unit that is hardwired into the adjoining common corridor smoke detection and alarm system in accordance with the <i>Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, File No XR0446, dated September 2001.</i> b) On the completion of the works within Term M2.02(a), submit written certification to Council from an appropriately qualified fire contractor or C10 accredited fire engineer, which confirms that the thermal alarm within the sole occupant units at 2-4 Powel Street, Waterloo, will perform as required by the <i>Fire Engineering Report by Scientific Services Laboratory, Report No. XR0446/R2, File No XR0446, dated September 2001</i> and that they are connected to the building occupant warning system in the part of the residential tower they are located.	30/06/2014	Added 30/12/2013 and outstanding.
<b>4.04</b>	<del><b>Vertical separation of openings in external walls</b> That the full height glazed wall to the lift lobbies of the building shall be provided with spandrel separation in accordance with the requirements of Clause C2.6 of the BCA. All proposed building details shall be submitted to Council for approval prior to any building work commencing; (Work to be completed as part of Stage 3)</del>	<del>3</del>	<del>Term deleted and replaced with new term by modified Order, dated 30/12/2013.</del>
<b>M2.03</b>	<b>Vertical separation of openings in external walls - – spandrel separation</b>  In accordance with the Alternative Solution Report by AE & D, 3652-AS Revision 02, dated 18 December 2013, install additional signage, 20mm in height, to the glazed lift lobbies of buildings 2, 3 and 4, that states: "MATERIALS NOT TO BE STORED IN THE LIFT LOBBY OR PUBLIC CORRIDOR AT ANY TIME".	30/06/2014	Added 23/12/2013 and outstanding.
<b>4.02</b>	<del><b>Protection of openings in external walls</b> That certification shall be submitted to certify that the openable windows protected with external wall wetting sprinklers comply with the requirements of Clause C3.4 of the BCA; (Work to be completed as part of Stage 1)</del>	<del>4</del>	<del>Deleted by modified Order, dated 19/03/2013.</del>

<b>4.03</b>	<b>Manufacturer certification for air conditioning condenser enclosure</b> <del>That the certification from an appropriately qualified person shall be submitted to council certifying that the covers provided to the external air conditioner condenser units comply with manufacturers operating requirements and do not pose a fire safety issue; (Work to be completed as part of Stage 1)</del>	4	Satisfied. 02/12/2013.
<b>4.04</b>	<b>Division of residential public corridors</b> <del>That the corridor located on level 2 of building 3 which is greater than 40m in length is to be divided into intervals no greater than 40m in length with smoke proof walls complying with the requirements of Clause 2 of Specification C2.5 of the BCA. Certification prepared by an appropriately qualified person demonstrating compliance shall be submitted to Council at the completion of the work; (Work to be completed as part of Stage 3)</del>	3	Term deleted and replaced with new term by modified Order, dated 30/12/2013.
<b>4.05</b>	<b>Installation of smoke doors to public corridors</b> <del>That smoke doors complying with the requirements of Specification C3.4 of the BCA shall be installed to all doors within smoke proof walls. That signage complying with the requirements of D2.23 of the BCA shall be installed on or adjacent to the smoke doors. Certification prepared by an appropriately qualified person demonstrating compliance shall be submitted to Council at the completion of the work; (Work to be completed as part of Stage 3)</del>	3	Term deleted and replaced with new term by modified Order, dated 30/12/2013.
<b>M2.04</b>	<b>Division of residential public corridors &amp; installation of smoke doors</b> a) That the corridor located on level 2 of building 3, which is greater than 40m in length, is to be divided into intervals no greater than 40m in length and no less than 25m in length, with smoke proof walls and transparent glass doors in accordance with Clause 2 of Specification C2.5 and Specification C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings);  b) Upon the completion of the works within M2.04(a), submit written certification to Council from an appropriately person that the smoke walls and doors comply with Clause 2 of Specification C2.5 and Specification C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings).	30/06/2015	Added 30/12/2013 and outstanding.
<b>4.06</b>	<b>Wall, floor and ceiling penetrations (general)</b> That penetrations in walls, floors and ceilings of fire resisting construction shall be sealed with a material no less fire resistant than the walls, floors or ceilings itself in accordance with Part C3 of the BCA. Certification prepared by an appropriately qualified person demonstrating compliance shall be submitted to Council at the completion of the work.	30/06/2015	Outstanding.
<b>4.07</b>	<b>Evidence for fire stopping material</b> <del>That appropriate evidence shall be submitted to Council to demonstrate that the existing fire stopping material used to protect the penetrations to walls, floors and ceilings is identical with a prototype assembly of the material which</del>	3	Satisfied 07/03/2013.

	<del>has been tested in accordance with the editions of AS 4072.1 and AS 1530.4; (Work to be completed as part of Stage 3)</del>		
<b>4.08</b>	<b>Access to fire dampers</b> <del>That adequate provision shall be made for access to all fire dampers installed in the building for inspection and maintenance purposes in accordance with AS1668.1; (Work to be completed as part of Stage 3)</del>	3	Satisfied 30/12/2013.
<b>4.09</b>	<b>Certification of existing fire dampers</b> <del>That certification shall be submitted to Council confirming that the existing fire dampers are installed throughout the building are installed in accordance with AS1668.1 and AS1682.2. Appropriate documentation shall be provided from a suitably qualified person or company attesting compliance. Further remedial upgrading works may be required to be carried out on the mechanical ventilation system depending upon the standard of installation and the level of performance offered by the current system; (Work to be completed as part of Stage 3)</del>	3	Satisfied 07/03/2013.
<b>4.10</b>	<b>Remedial works to existing fire rated roller shutter</b> <del>That the following remedial works be provided to the existing fire rated roller shutter installed to the entrance of the basement carpark: a) That both sides of the fire rated roller shutter be provided with smoke detectors located not more than 1.5m horizontal distance from the opening to activate the closure of the roller shutter in accordance with the requirements of Clause C3.5 (b) of the BCA; b) That dedicated drencher sprinklers connected to the water supply system of 2-4 Powell Street Waterloo be provided to simultaneously drench both sides of the closed fire rated roller shutter at a rate of 0.2 litres per second per square metre in accordance with the manufacturers test specification; (Work to be completed as part of Stage 2)</del>	2	Deleted 30/12/2013. Refer to AE & D correspondence, dated 18/12/2013, which confirms shutter compliant excluding insulation requirement. Insulation rating not requested due to sprinklered carpark area.
<b>4.11</b>	<b>Installations in fire isolated exits</b> <del>That the hot water service installations within the buildings fire isolated exits shall be separated with -/90/90 fire rated construction.</del>	30/06/2014	Outstanding.
<b>4.12</b>	<b>Certification of existing mechanical ventilation shaft</b> <del>That the certification from an appropriately qualified person shall be submitted to Council certifying that the existing O'DorVent mechanical ventilation shaft installed in the building is installed to comply with the requirements of Clause C3.15, Specification C1.1 and Specification C3.15 of the BCA. Further remedial upgrading works may be required to be carried out on the building depending upon the standard of installation and the level of performance offered by the current system; (Work to be completed as part of Stage 3)</del>	3	Satisfied 07/03/2013.
<b>5.01</b>	<b>Removal of metering equipment and electrical wiring from fire hose reel and hydrant cupboards</b> <del>That the metering equipment and electrical wiring shall be removed from fire hose reel and fire hydrant cupboards so</del>	3	Term deleted and replaced with new term by modified Order, dated



	as to comply with the requirements of Clause 10.4.4 of AS2441 and Clause 3.61 of AS2419; <b>(Work to be completed as part of Stage 3)</b>		30/12/2013.
<b>M2.05</b>	<p><b>Submission of certification regarding low voltage electrical equipment in hose reels cupboards.</b></p> <p>As per the Alternative Solution Report by AE &amp; D, 3652-AS Revision 02, dated 18 December 2013, submit certification to Council from a licensed electrician that confirms the metering equipment within the hose reel cupboards on the following levels incorporates only low voltage communications cabling, that has no danger of electrocution to the user of the hose reels:</p> <ul style="list-style-type: none"> <li>• Building 2 Level 4;</li> <li>• Building 3 Level 4;</li> <li>• Building 3 Level 5; and</li> <li>• Building 4 Level 5.</li> </ul>	30/06/2014	Added 30/12/2013 and outstanding.
<b>5.02</b>	<p><b><del>Certification of existing fire hydrant system</del></b></p> <p><del>That certification prepared by an appropriately qualified person shall be submitted confirming that the existing fire hydrant system was designed and installed to the appropriate legislative requirements at the time of installation. Further remedial upgrading works may be required to be carried out on the system depending upon the standard of installation and the level of performance offered by the current system; <b>(Work to be completed as part of Stage 2)</b></del></p>	2	Term deleted and replaced with new term by modified Order, dated 30/12/2013.
<b><del>M1.01</del></b>	<p><b><del>Existing Fire Hydrant compliance report submission</del></b></p> <p><del>That a compliance report on existing fire hydrant system prepared by an appropriately qualified person shall be submitted indicating the non-compliance of the existing fire hydrant system and proposed method(s) of remedial works on the non-compliance for approval prior to any works to be commenced. Further remedial upgrading works (as mentioned in Term 5.02 of the original fire order) to existing fire hydrant system may be required to be carried out on the system depending upon the standard of installation, the level of performance offered by the current system and the comment on the compliance report.</del></p> <p><del><b>(Submission of existing Fire Hydrant compliance report to be completed within 30 days (18 April 2013) from the date of this modified order)</b></del></p>		<p>Inserted by modified Order dated 19/03/2013.</p> <p>Satisfied 29/10/2013.</p>
<b>M2.06</b>	<p><b>Upgrade of Fire Hydrant system &amp; certification</b></p> <p>a) That the existing fire hydrant system at 2-4 Powell Street, Waterloo, be modified in accordance with the recommendations of the Fire Hydrant System Audit Report, by AE &amp; D, No. 3652-2, Revision 02, dated 30 September 2013.</p>	30/06/2015	Added 30/12/2013 and outstanding.

	<p>b) On the completion of the fire hydrant works, as required by Term M2.06(a), that certification be submitted to Council, from an appropriately qualified hydraulic consultant and/or engineer that the fire hydrant system at 2-4 Powell Street, Waterloo complies with AS 2419.1994, as augmented by the Fire Hydrant System Audit Report, by AE &amp; D, No. 3652-2, Revision 02, dated 30 September 2013.</p>		
<b>M1.02-</b>	<p><b><del>Separation of rising and descending stair flights</del></b>  <del>That exit signs and directional exit signs shall be installed above all required exit and exit doors to direct people to egress via the ground level instead of basement levels. Signs shall be illuminated at all times and generally be of sufficient number that direction of travel to all exits is clearly visible from any part of the major egress routes. Exit signs shall be installed to the standard expressed in E4.5, E4.6 and E4.8 of the BCA;</del></p>		<p>Inserted by modified Order dated 19/03/2013.</p> <p>Term deleted and replaced with new term by modified Order, dated 30/12/2013.</p>
<b>M2.07</b>	<p>That the window within the southern external wall of Building 2, which directly adjoins the discharge door of the fire isolated exit at ground level, be protected in accordance with Clause D1.7(c) and C3.4 of BCA 2013 (Volume 1, Class 2-9 Buildings).</p>	30/06/2015	Added 30/12/2013 and outstanding.

End of Notes.