

Form 11 Certificate/Interim Certificate of Occupancy




A Form 11 must be completed to fulfil the requirements prescribed in sections 102(2) and 103 of the Building Act 1975 for a Certificate of Occupancy.
A Form 11 must also be completed to fulfil the requirements prescribed in section 104 of the Building Act 1975 for an Interim Certificate of Occupancy.



1. Type of certificate Indicate the type of Certificate of Occupancy being issued.	<input checked="" type="checkbox"/> Certificate of Occupancy		
2. Owner Details If the applicant is a company, a contact person must be shown.	Name (natural person or company) Halifax Nominees Pty Ltd & Cryton Investments No 9 Pty Ltd C/- John De Martini		
3. Property description The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (include number, street, suburb/locality and postcode) 490 Upper Edward Street		
	Spring Hill	State QLD	Postcode 4000
	Lot and plan details (attach list if necessary) Lot 3 on RP 191179		
	Local government area the land is situated in Brisbane City Council		
4. Classification The building or part thereof described is classified as follows in accordance with Part A6 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part, state the part to which each classification relates.	Work Type	Work Description	Building Class
	Change of Classification	from Class 5 Office to Class 9b School	9b
5. Maximum numbers of people permitted If applicable, state the maximum number of people permitted in the building and the portion it applies to.	Maximum population Part of building		
	NCC 2019 Amndt 1 DtS		

6. Classification If the building work uses a performance solution and or a deem-to-satisfy solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction. For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.	Restrictions	
	The following restrictions apply to the use or occupation of the building: <div>Certificate of occupancy is to be displayed within main entry to building / tenancy.</div> <div>Compliance with the requirements of any development approval or applicable state or local planning instrument remains the responsibility of the land owner/s in perpetuity.</div>	

7. Performance solutions If the building work uses a performance solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements. This will provide building owners and occupiers with a concise and practical explanation of performance solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.	Performance solution requirements													
	The following systems and procedures form part of the performance solution: <table border="1"> <thead> <tr> <th>DTS Reference</th> <th>Description</th> <th>Performance Requirement</th> </tr> </thead> <tbody> <tr> <td colspan="3">DDA Consult Report Ref 38522</td> </tr> <tr> <td>F2.4; D3.1</td> <td>No provision of Unisex Accessible WC at Level 1; & reduced (existing / retained) door circulation spaces on the path of travel to the proposed (upgraded) Male & Female Ambulant Sanitary cubicles at Level 1</td> <td>DP1; FP2.1</td> </tr> <tr> <td>D3.1; Table D3.1</td> <td>Level 1 tenancy; access proposed to & within at least 1 unique type of accessible space, in lieu of access to & within all areas. Includes access into the tenancy & compliant access to Kitchen, Classroom 3, Computer Studio, Open-Plan office area & enclosed office / meeting room space</td> <td>DP1</td> </tr> </tbody> </table>			DTS Reference	Description	Performance Requirement	DDA Consult Report Ref 38522			F2.4; D3.1	No provision of Unisex Accessible WC at Level 1; & reduced (existing / retained) door circulation spaces on the path of travel to the proposed (upgraded) Male & Female Ambulant Sanitary cubicles at Level 1	DP1; FP2.1	D3.1; Table D3.1	Level 1 tenancy; access proposed to & within at least 1 unique type of accessible space, in lieu of access to & within all areas. Includes access into the tenancy & compliant access to Kitchen, Classroom 3, Computer Studio, Open-Plan office area & enclosed office / meeting room space
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8. Building certifier If the certifier is a company, a contact person must be shown.	Name of building certifier (in full)		Licence number
	Seth Long		A1094781
	Signature	Date	Building Approval Reference Number
		29/03/2023	00029782

Form 11 — Fire Safety Schedule

	Items	Design Standard/s	Maintenance Standard/s
A.	Building occupant warning system (Spec E2.2a Clause 7)	BCA E2.2 & Spec. E2.2a & AS1670.1	AS1851; QDC MP6.1
B.	Emergency lighting	BCA E4.2, E4.4 & AS/NZS 2293.1-2005	AS2293.2; QDC MP6.1
C.	Exit signs	BCA E4.5, E4.6. & E4.8, AS/NZS 2293.1-2005	AS2293.2; QDC MP6.1
D.	Fire extinguishers and Fire blankets	BCA E1.6 & AS2444	AS1851; QDC MP6.1
E.	Fire hose reel system	BCA E1.4 & AS2441	AS1851; QDC MP6.1
F.	Fire hydrant systems	BCA E1.3 & AS2419.1	AS1851; QDC MP6.1
G.	Fire mains	BCA E1.3 & AS2419.1	AS1851; QDC MP6.1
H.	Smoke detection system (Spec E2.2a Clause 4)	BCA E2.2 & Spec. E2.2a & AS1670.1	AS1851; QDC MP6.1