

Issued under Environmental Planning and Assessment Act 1979 No. 203 – Part 6, Division 6.3 (6.7)-(6.8)
Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 Part 3 Division 1 & 2

Approval Number: 25000287 / 8

SECTION A THE APPLICATION

Details of the Applicant

Name: The University Of Sydney
Address: Services Building G12, 22 Codrington Street Darlington 2008
Phone: 0466 998 167
Email: janani.suseelar@sydney.edu.au
Application Number: 22000687

Details of the property

Unit / Street Number: Sydney Biomedical Accelerator (SBA) 3
Street Name: Parramatta Road
Suburb & Postcode: Camperdown 2050
Title Particulars (Lot & DP/SP): Lot 1 DP 1171804

Description of Approved Development

Construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works.

Description of the Proposed Development Subject of this Crown Approval

CC1A - Piling, Foundations

Estimated Cost of Work

\$476,744,235.00

Development Consent (if applicable)

Development Consent No.: SSD-55388456
Date Development Consent issued: 19 Nov 2024
Name of Consent Authority: City Of Sydney

Date Application for the Crown Approval was made

Date CC Application was received: 11 Jun 2025

SECTION B AUTHORITY HAVING JURISDICTION

Name: Curtis Schumann Accreditation No.: BDC3249
Phone: 02 9939 1530
Email: admin@mbc-group.com.au
Address: Suite 3/18 Sydney Road Manly NSW 2095

SECTION C BUILDING CLASSIFICATION & BUILDING CODE OF AUSTRALIA EDITION

Class of the proposed building/s under the Building Code of Australia: 9b & 7b & 8 & 5
Building Code of Australia Edition Considered: 2022

SECTION D ATTACHMENTS

Refer to Appendix A for the attachments for this Crown Approval

SECTION E FIRE SAFETY SCHEDULE

If applicable, refer to attached Fire Safety Schedule for this Crown Approval

SECTION F SCHEDULE OF CONDITIONS

Refer to Appendix B for the Schedule of Conditions for this Certificate

SECTION G DATE OF ISSUE

Date of issue of this Certificate: 04 Aug 2025

SECTION H CERTIFICATION

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the National Construction Code - Building Code of Australia Volume 1 as applicable to the Classes of buildings concerned.

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed by MBC Group.

- Architectural Plans prepared by Denton Corker Marshall – DWG No. D19-A-0-20-0000 (6), D19-A-0-20-0001 (7), D19-A-0-20-0002 (7), D19-A-00-20-0100 (2), D19-A-0-21-0001 (7), D19-A-1-20-0010 (6), D19-A-1-20-0012 (6), D19-A-1-20-0013 (7), D19-A-1-20-0014 (6), D19-A-1-21-0011 (6), D19-A-X-22-0054 (6)

SECTION I SIGNATURE

Signature :



Signed by: Curtis Schumann

Accreditation Number: BDC3249

Date of endorsement: 04 Aug 2025

Certificate Number: 25000287 / 8

SECTION J PREVIOUS CROWN CERTIFICATES ISSUED (if applicable)

Permit Number	Description	Permit Issue Date
CC1 - 25000287 / 7	Bulk excavation and shoring	27.06.25

25000287 / 8

- Architectural Design Certificate prepared by Denton Corker Marshall dated 11 Jul 2025
- SSDA B31 Structural Design Statement - Flood Management prepared by Mott MacDonald dated 18 Jul 2025
- Condition B28 - Sediment and Erosion Control Plan DWG C2.01(B) prepared by Richard Crookes Constructions dated 13 May 2025
- SSDA B27 - Bicycle Compliance Letter, prepared by RCC, dated 28.07.25
- Geotechnical Report - Foundational Piles_250730, prepared by Douglas & Partners, dated 31.07.25
- Geotechnical Report 84711.05 Rev1, prepared by Douglas & Partners, dated 03.09.25
- Structural Design Plans prepared by Mott MacDonald DWG D19-ST-00-30B-B100 (2), D19-ST-00-30B-B101 (2), D19-ST-00-30B-B200 (9), D19-ST-00-30B-B201 (9), D19-ST-00-30B-B202 (10), D19-ST-00-30B-B203 (10), D19-ST-00-30D-B201 (6), D19-ST-00-30D-B202 (6), D19-ST-00-30D-B203 (6), D19-ST-00-30D-B204 (6), D19-ST-00-30D-B205 (1), D19-ST-00-30D-B206 (1), D19-ST-00-30D-B207 (1), D19-ST-X-10A-AA01 (B), D19-ST-X-10A-AA02 (B), D19-ST-X-10A-AA03 (9), D19-ST-X-10A-AA04 (B), D19-ST-X-10B-B301 (9), D19-ST-X-10B-L101 (9), D19-ST-X-10B-L201 (9), D19-ST-X-10B-L301 (9), D19-ST-X-10B-L401 (9), D19-ST-X-10B-L501 (9), D19-ST-X-10B-L601 (9), D19-ST-X-10B-L701 (9), D19-ST-X-10B-L801 (9), D19-ST-X-10B-L901 (9), D19-ST-X-10B-L911 (9), D19-ST-X-11D-AA11 (5)
- SSDA B31 Structural Design Statement - Flood Management prepared by Mott MacDonald dated 18 Jul 2025
- Structural Design Certificate - Foundations - prepared by Mott MacDonald dated 15 Jul 2025
- Foundation Pile Design Report & Structural Drawings - Rev 3, prepared by Avopiling Pty Ltd dated 25 July 2025
- Structural Design Certificate 250801 - Foundation Piles - prepared by Avopiling Pty Ltd dated 01.08.25

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- Compliance with any elements that are not specified as an attachment in this Crown Works Approval do not form part of this approval.
- This Crown Approval does not certify compliance with the conditions of Development Consent No. SSD SSD-55388456 dated 19 Nov 2024. The building works should not commence until the Crown is satisfied that the conditions of the Development Consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
- No approval is given nor implied for the construction of works beyond the scope specifically approved by Crown Approval No 25000287/8 dated 04 Aug 2025.
- All building works associated with the subject development are to be carried out in accordance with the approved documentation listed below in Appendix A - Any departure from the documentation cannot be undertaken without the review and approval by MBC Group
- Where there is any conflict between the Design Documentation and the advice provided by MBC Group, the advice issued takes precedence unless approved by MBC Group.
- In accordance with Section 6.28 of the EP&A Act 1979 Crown new Building Works is to comply with the Building Code of Australia (2022).
- Alteration of a relevant fire safety system subject to certification provided by an accredited practitioner – Fire Safety.
- MBC Group is to be contacted to undertake progress inspections throughout the development to ensure that the works are being carried out in accordance with the approved documentation.

Advisory Notes

- Where the cost of works exceeds \$250,000, the Head Contractor is to ensure that they have addressed their obligations under the Building and Construction Industry Long Service Payment Act 1986.
- The Crown & principal contractor is to obtain any relevant approvals required under Section 68 of the Local Government Act 1993 from City Of Sydney (including but not limited to water, sewer, stormwater, on-site sewer management, trade waste) and the relevant service providers (including, but not limited to, water, gas, telecommunications & electricity).

CROWN DEVELOPMENT APPROVED PLANS

I certify that the work completed in accordance with these plans and specifications will comply with the technical provisions of the State's building laws and the Environmental Planning and Assessment Act 1979 No. 203

MBC Corporate Accreditation
RBC00029
04 Aug 2025

General Notes
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No. Date App Revision or reason for issue
6 04/07/2025 BG CC1A

GENERAL NOTES:

REFER LEGENDS AND GENERAL NOTES ON DRAWING A20_0000:
A20_0010, A20_0020

READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION FOR CONCRETE PILES & CAPPING BEAM SIZING:

CONTRACTOR TO ENSURE PILING SET OUTS ARE COMPLIANCE WITH THE SYDNEY WATER TECHNICAL GUIDELINES FOR BUILDING OVER OR ADJACENT TO STORMWATER ASSET & AS PER THE SPECIALIST ENGINEERING ASSESSMENT (SEA) PREPARED BY THE STRUCTURAL ENGINEERS

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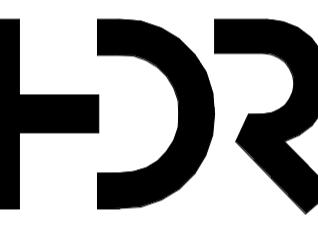
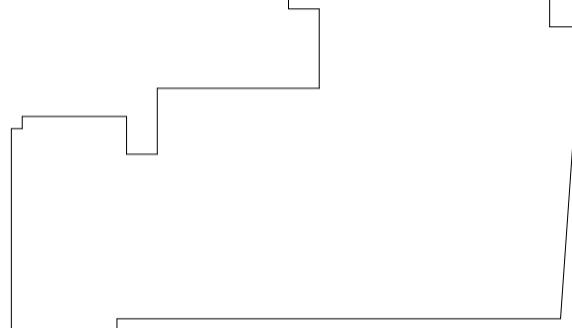
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Building zones Key



Architect / Lab Planner
HDR Pty Ltd
Level 24, 25 Martin Place
Sydney, New South Wales 2000
T +61 2 9515 2666
hdfinc.com

DENTON CORKER MARSHALL

Architect
Denton Corker Marshall Pty Ltd
Level 19, 55 Collins Street, Melbourne Victoria 3000
T +61 3 9012 3600 F +61 3 9012 3601
dentoncorkermarshall.com

Project Title

SYDNEY BIOMEDICAL ACCELERATOR

Client



The University of Sydney
NSW 2006
T +61 2 9351 2222



Sydney Local Health District
Level 11, King George V Building, Missenden Road
Camperdown NSW 2050
T +61 2 9515 9600
SLHD-ESU@health.nsw.gov.au

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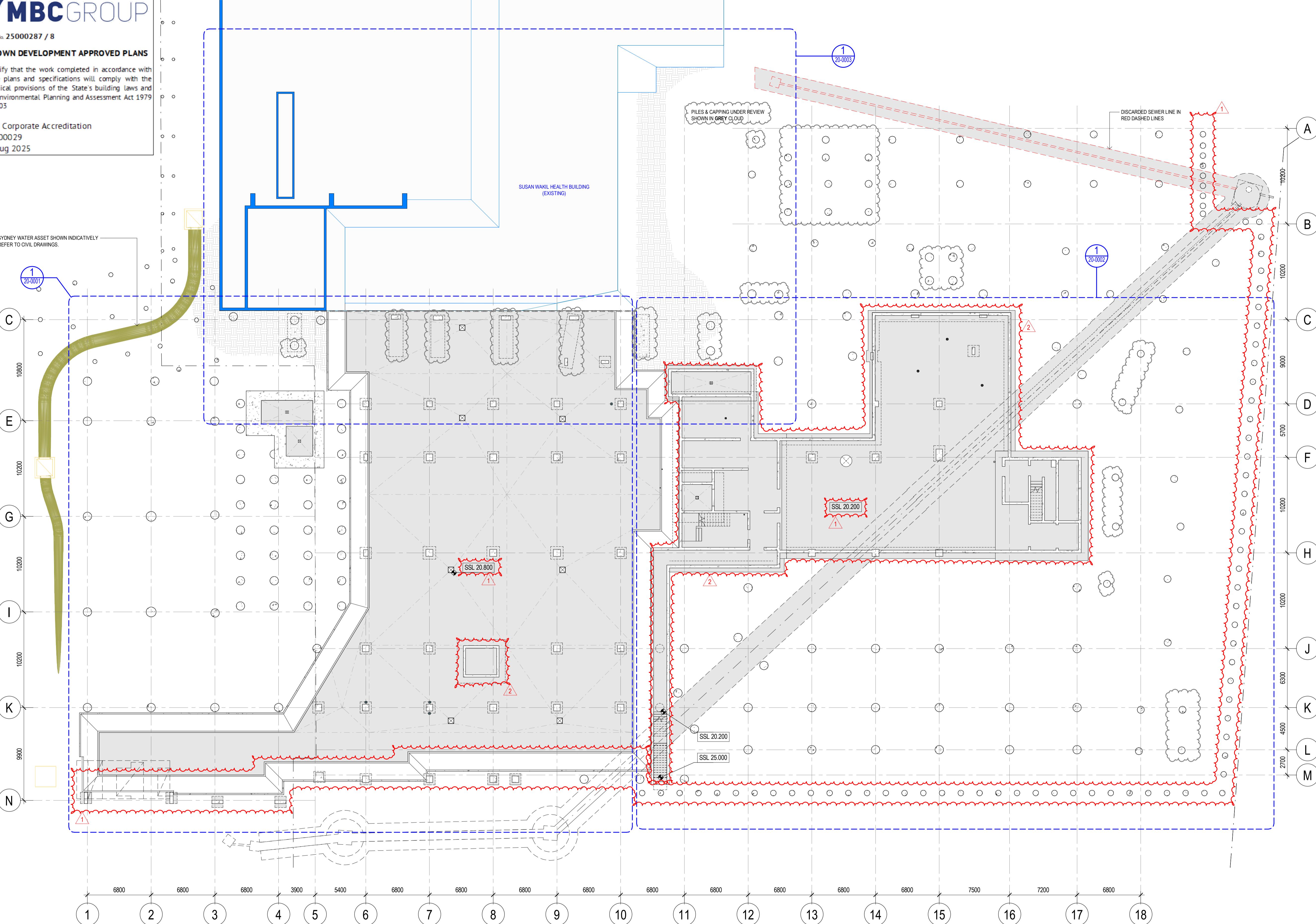
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CONCRETE PROFILE PLAN - LEVEL B1

SUBFLOOR - OVERALL

Drawn By Checked By
CA BG

Project Number Drawing Number Revision
D0353 **D19-A-0-20-0000** **6**

Project File Print Date Issue Date
4/07/2025 4:26:44 PM 04/07/2025



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04 Aug 2025

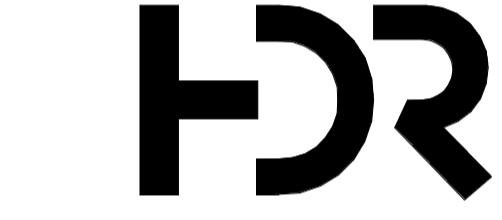
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LEGEND :
READ IN CONJUNCTION WITH WATERPROOFING
CONSULTANT SPECIFICATION & DETAILS

REFER TO BASEMENT WATERPROOFING DESIGN REPORT
FOR WATERPROOFING GRADE OF PERFORMANCE & EXTENT

MX01	VAPOUR BARRIER - POLYETHYLENE SHEET LEVEL B1
MX02	GRADE 3 WATERPROOFING PERFORMANCE
MX03	WATERPROOFING MEMBRANE TO PLUM CAVITY TO ACHIEVE GRADE 3 PERFORMANCE
MX04	LIQUID APPLIED MEMBRANE TRAFFICABLE WET PLANT ROOMS, WASTE, ROOF, PRECAST
MX05	LIQUID DUST PROOF SEALER CARPARK FLOOR, LOADING BAY, BIKE PARKING
MX06	ADHERED MEMBRANE (TORCH-ON OR SINGLE PLY) MEMBRANES TO BE APPLIED OVER & UNDER PROTECTIVE SCREEN PLANTER BOXES + LANDSCAPED BEDS, TERRACE
MX07	LIQUID APPLIED MEMBRANE - COMMERCIAL, WET AREA FLOORS + WALLS
MX08	LIQUID APPLIED MEMBRANE TRAFFICABLE DRY PLANT ROOMS, BOH AREAS, STORE ROOMS
MX09	PROPRIETARY WATER SEALING IE: COOL ROOM WALL & FLOOR - SUBJECT TO HDR'S EQUIPMENT SPECIFICATION
	MEGA FLOW VERTICAL STRIP DRAIN



Architect / Lab Planner
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Level 24, 25 Martin Place
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hdrinc.com

 DENTON
CORKER
MARSHALL

Architect
Denton Corker Marshall Pty Ltd
Level 19, 55 Collins Street, Melbourne Victoria 3000
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Project Title

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Client



The University of Sydney
NSW 2006
T +61 2 9351 2222



Sydney Local Health District
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T +61 2 9519 9600
SLHD-ESU@health.nsw.gov.au

Scale / North Point
1:200 @ A1 0 2 4 6 10M

Drawing Status

FOR CROWN CERTIFICATE APPROVAL

Drawing Title

WATERPROOFING MEMBRANE PLAN -

LEVEL B1

Drawn By

CA

Checked By

BG

Project Number

D0353

Drawing Number

D19-A-0-21-0001

Revision

7

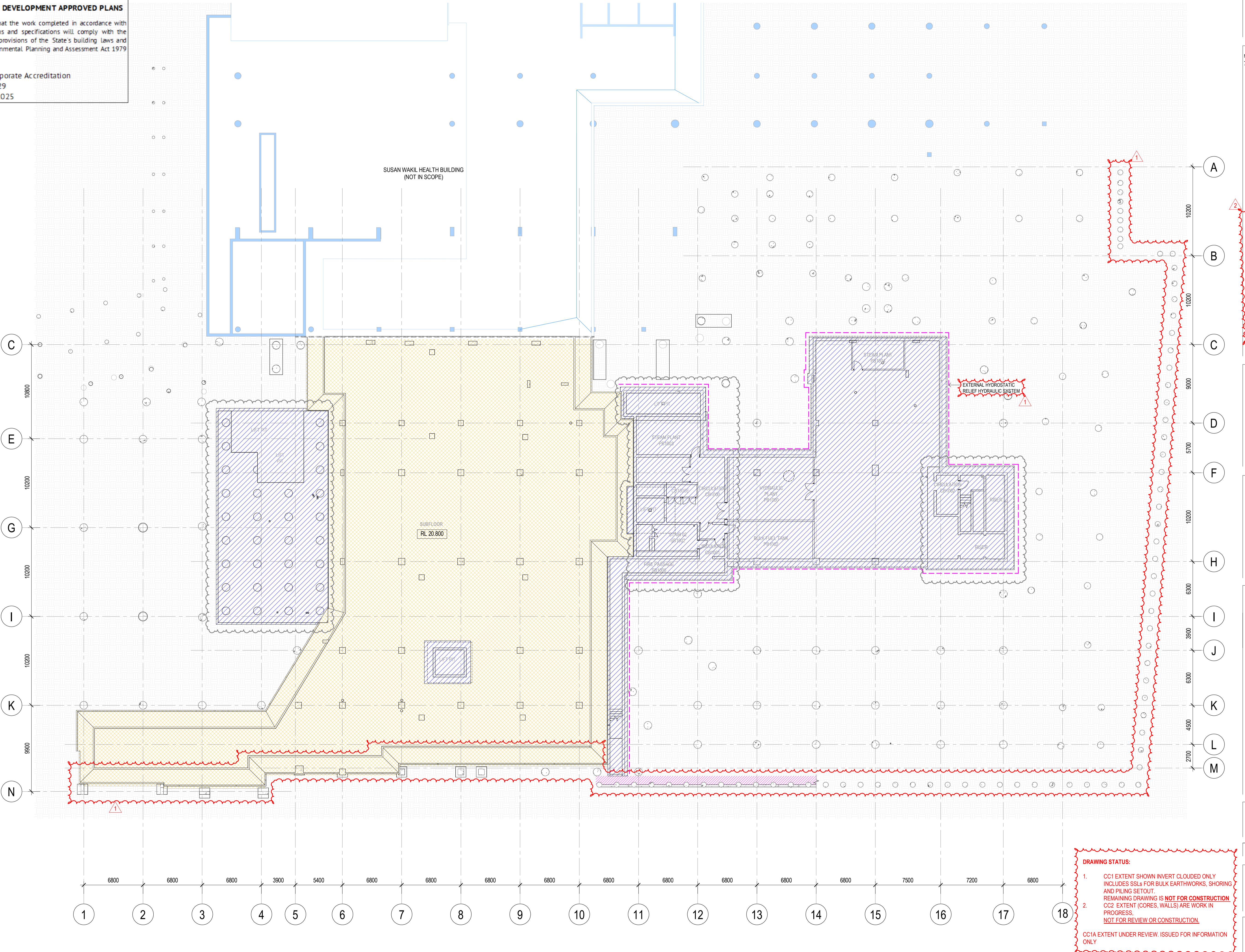
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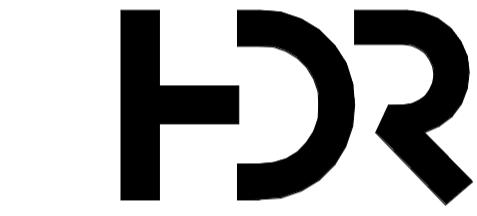
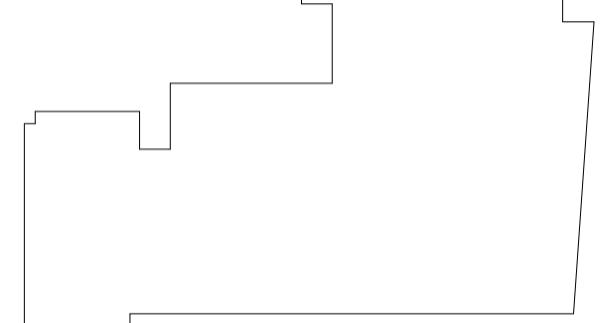
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Architect / Lab Planner
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hdfinc.com

DENTON CORKER MARSHALL

Architect
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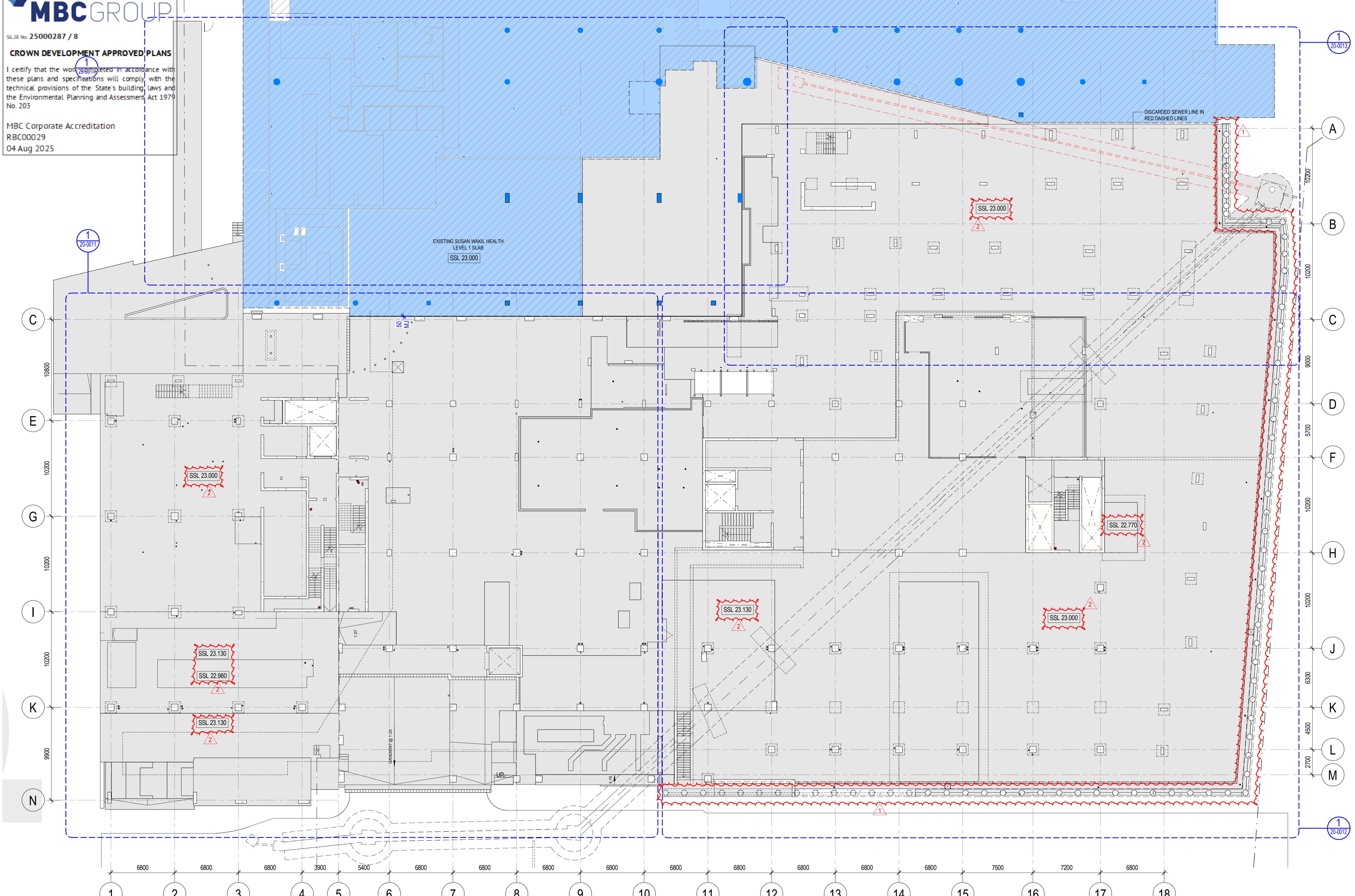
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CONCRETE PROFILE PLAN - LEVEL 01 - OVERALL

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CA BG

Project Number Drawing Number Revision
D0353 **D19-A-1-20-0010** **6**

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CROWN DEVELOPMENT APPROVED PLANS

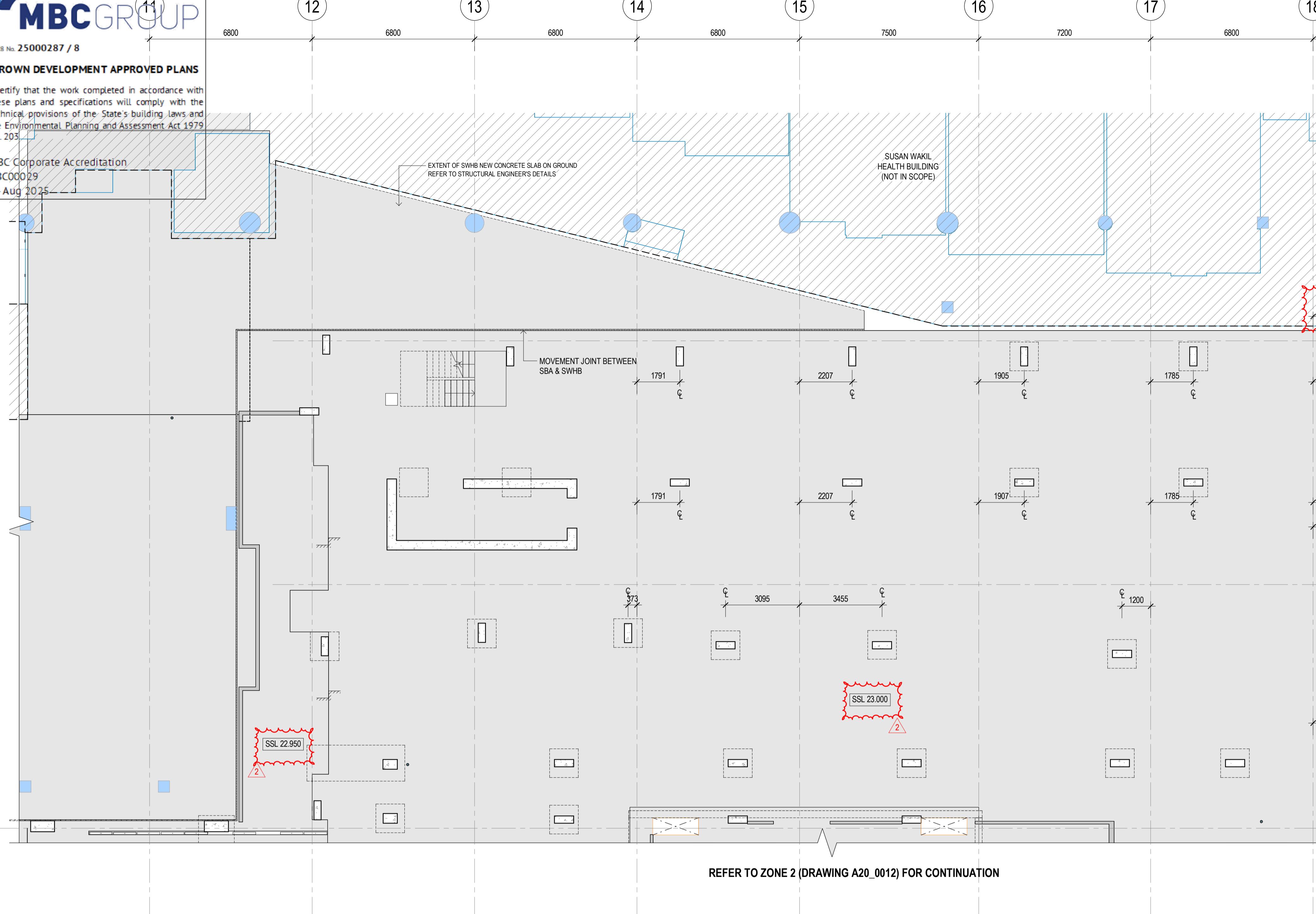
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RBC00029
04 Aug 2025

EXTENT OF SWHB NEW CONCRETE SLAB ON GROUND
REFER TO STRUCTURAL ENGINEER'S DETAILS

SUSAN WAKIL
HEALTH BUILDING
(NOT IN SCOPE)

REFER TO ZONE 4 (DRAWING A20_0014) FOR CONTINUATION



REFER TO ZONE 2 (DRAWING A20_0012) FOR CONTINUATION

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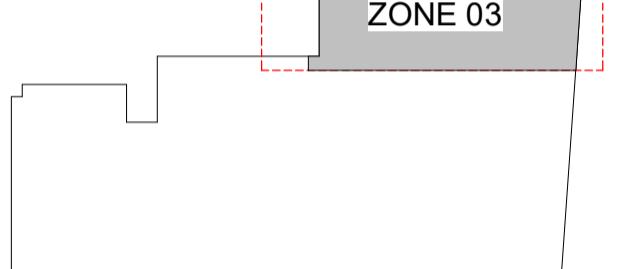
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T +61 2 95159600
SLHD-ESU@health.nsw.gov.au

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Drawing Status
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Drawing Title
**CONCRETE PROFILE PLAN - LEVEL 01
(ZONE 3)**

Drawn By
CA
Checked By
BG

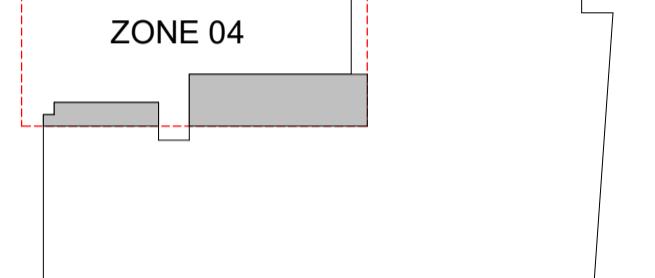
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Drawing Number
D19-A-1-20-0013

Revision
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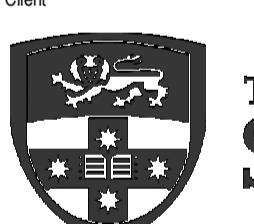
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HDR
Architect / Lab Planner
HDR Pty Ltd
Level 24, 25 Martin Place
Sydney, New South Wales 2000
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DENTON CORKER MARSHALL
Architect
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T +61 2 9351 2222

Health NSW Local Health District
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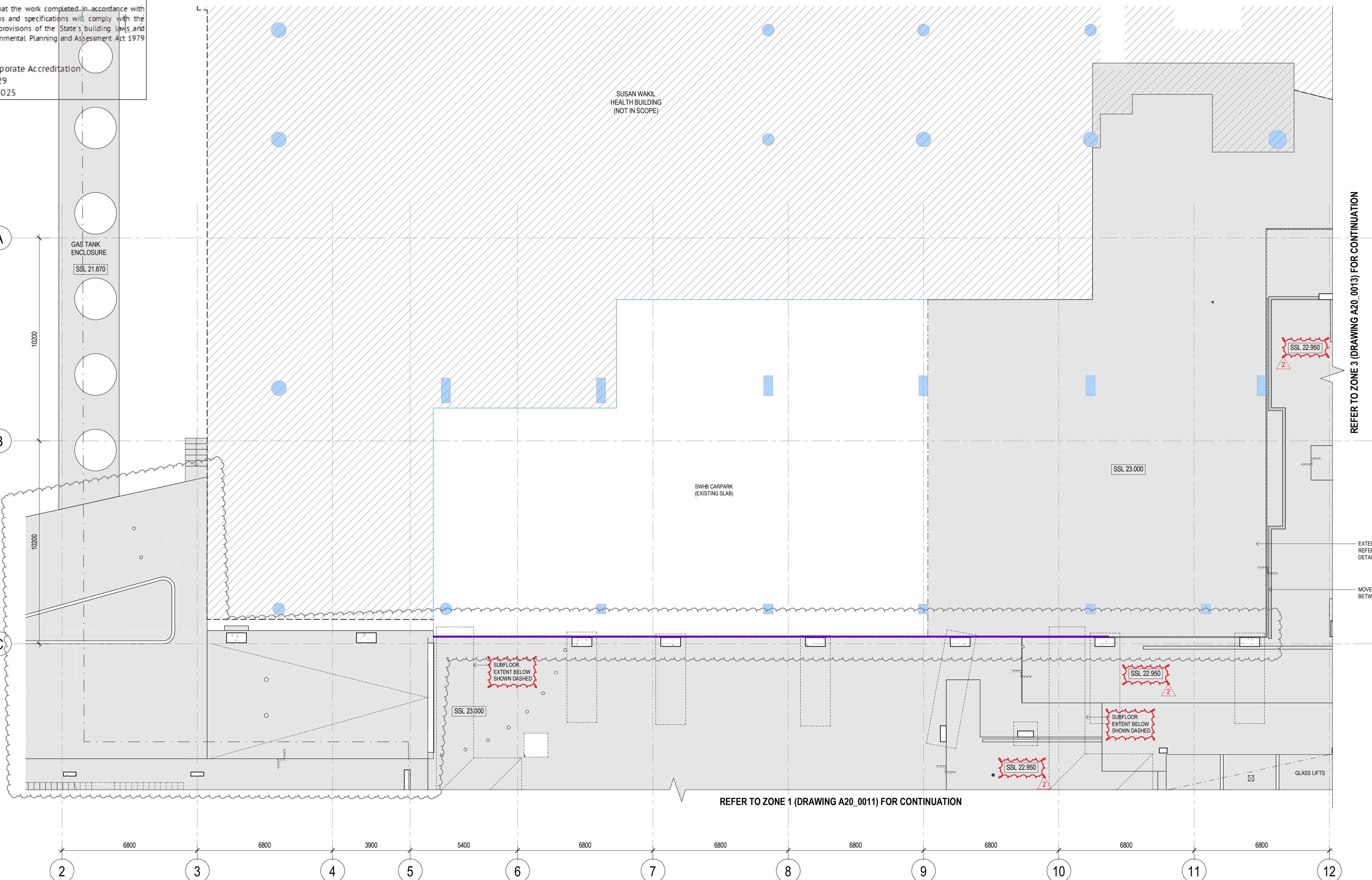
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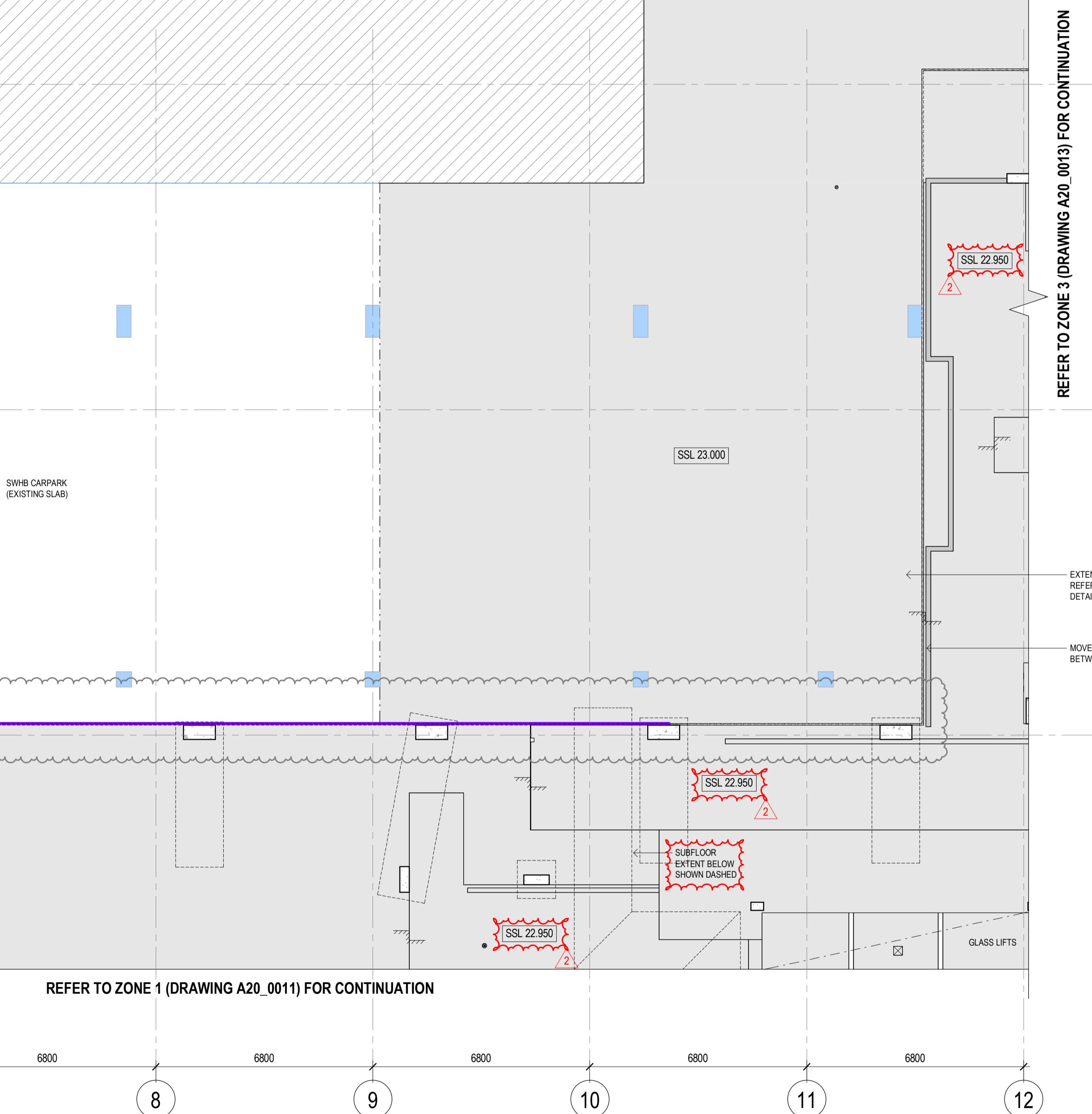
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CONCRETE PROFILE PLAN - LEVEL 01

(ZONE 4)
Drawn By CA Checked By BG

Project Number D0353 Drawing Number D19-A-1-20-0014 Revision 6
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REFER TO ZONE 1 (DRAWING A20_0011) FOR CONTINUATION



REFER TO ZONE 3 (DRAWING A20_0013) FOR CONTINUATION

Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



Please note:

- A fire safety schedule must deal with the whole of the building not just part of the building.
- Please complete all sections in full using CAPITAL LETTERS only.
- Information to assist to complete each section is provided at the end of this document.

Section 1: Location of building

3 PARRAMATTA ROAD, CAMPERDOWN NSW 2050

Lot No. (if known)	CP/DP/SP (if known)	Building name (if applicable)
1	DP 1171804	SYDNEY BIOMEDICAL ACCELERATOR

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

Not applicable - Fire Safety Schedule is not being re-issued
 Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

Original Schedule Lost or Destroyed Correction of errors or omissions

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CROWN CERTIFICATE	22000687

Section 4: Fire Safety Measures for the building - excluding Critical Fire Safety Measures (Section 79 of the Regulation)

Item No.	Fire safety measure	Minimum standard of performance
Current (Existing)		

N/A

Item No.	Fire safety measure	Minimum standard of performance
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Proposed (New or Modified including section 84(6) of the Regulation)

ISAAC WAKIL BIOMEDICAL BUILDING (IWEBB)		
1	Access panels, doors and hoppers to fire-resisting shafts	BCA 2022 Section C4D14, AS 1905.1-2015, AS1905.2-2005 & Manufacturer's specifications
2	Self-closing, automatic closing and latching mechanisms	BCA 2022 Section C4D5, C4D6, C4D7, C4D8, C3D9, C4D12, Spec 12
3	Automatic fail-safe devices	BCA 2022 Section C4D7, D3D24, D3D26, D3D27, Spec 12, AS 2118.1-2017, AS 1670.1-2018
4	Automatic fire detection and alarm system	BCA 2022 Section E2D3, E2D4, E2D13, NSW Variation E2D16, E2D21 Spec 20 Section S20C2, S20C3, S20C4, S20C6, S20C7
5	Automatic fire suppression system	BCA 2022 Section E1D4, Spec 17, 2118.1-2017, AS 2118.4-2012, AS 2118.6-2012 (Combined System)
6	Emergency lift	BCA 2022 Section E3D5, AS 1735.1-2016 AS 1735.2-2001, AS1735.11-1986, AS1735.12 1999
7	Emergency lighting	BCA 2022 Section E4D2, E4D3 E4D4, AS 2293.1-2018

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Item No.	Fire safety measure	Minimum standard of performance
8	Exit and directional signage	BCA 2022 Section E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018
9	Emergency warning and intercommunication systems	BCA 2022 Section E4D9, G3D8, AS 1670.4-2018
10	Fire alarm monitoring system	BCA 2022 Spec 20 Section S20C8, AS 1670.3-2018
11	Fire control centres 1.	BCA 2022 Section E1D15, Spec 19
12	Fire & Smoke dampers	BCA 2022 Section E2D3, C3D6, C4D13, C4D15, Spec 11, Spec 19 AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications
13	Fire doors	BCA 2022 Section C3D13, C3D14, C4D5, C4D7, C4D9, C4D12, Spec 12, AS 1905.1-2015
14	Fire hose reel systems	BCA 2022 Section E1D3, AS 2441-2005
15	Fire hydrant systems	BCA 2022 Section E1D3, AS 2419.1-2021, AS 2118.6-2012 (Combined System)
16	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	BCA 2022 Section C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
17	Fire shutters	BCA 2022 Section C4D5, Spec 12, AS 1530.4-2014, AS 1905.2-2005 tested prototype
18	Lightweight construction	BCA 2022 Section C2D9, Spec 6, Manufacturer's specifications
19	Mechanical air handling systems	BCA 2022 Section C4D3, E2.2, Spec. E1.8, Spec E2.2a, Spec G3.8, AS/NZS 1668.1-2015, AS 1668.2-2012
20	Openings in fire-isolated lift shafts	BCA 2022 Section C3.10, AS 1735.11-1986
21	Occupant warning system	BCA 2022 Section E2D3, Spec 20 Section S20C7 AS 1670.1-2018
22	Path of travel for stairways, passageway and ramps	Part 15 (107-109) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
23	Portable fire extinguishers	BCA 2022 Section E1D14, AS 2444-2001
24	Stair and Zone pressurisation systems	BCA 2022 Section E2D4, AS 1668.1-2015
25	Required automatic exit doors	BCA 2022 Section D3D24, D3D26
26	Sliding Fire Doors	BCA 2022 Section C4D7, AS1905.1-2015
27	Smoke detectors and heat detectors	BCA Section E2D3, Spec 20 S Section S20C3 AS 1670.1-2015, AS3786-2014
28	Smoke exhaust system	BCA 2022 Section E2D3, Spec 21, AS/NZS 1668.1-2015
29	Smoke doors	BCA 2022 Section C3D6, C3D15, Spec 11
30	Smoke-proof walls	BCA 2022 NSW Section C3D6, Spec 11
31	Solid core doors	BCA 2022 Section C4D12, NSW C4D12(10)

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Item No.	Fire safety measure	Minimum standard of performance
32	Standby power systems	BCA 2022 Spec 31
33	Wall wetting sprinkler and drencher systems	BCA 2022 Section C4D5, Spec 31, AS 2118.2-2021
34	Warning and operational signs	BCA 2022 Section C4D7, D3D28, E3D4, Spec 31, Part 15 (Section 108) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
35	Fire Engineered Performance Solution Report XXXXX, prepared by XXXX dated XXXX	Fire Engineered Performance Solution Report XXXXX, prepared by XXXX dated XXXX

BUILDING B

36	Access panels, doors and hoppers to fire-resisting shafts	BCA 2022 Section C4D14, AS 1905.1-2015, AS1905.2-2005 & Manufacturer's specifications
37	Self-closing, automatic closing and latching mechanisms	BCA 2022 Section C4D5, C4D6, C4D7, C4D8, C3D9, C4D12, Spec 12
38	Automatic fail-safe devices	BCA 2022 Section C4D7, D3D24, D3D26, D3D27, Spec 12, AS 2118.1-2017, AS 1670.1-2018
39	Automatic fire detection and alarm system	BCA 2022 Section E2D3, E2D4, E2D5, E2D6, E2D7, E2D8, E2D9, E2D10, E2D11, E2D12, E2D13, E2D14, E2D15, E2D16, E2D17, E2D18, E2D19, E2D20, E2D21 Spec 20 Section S20C2, S20C3, S20C4, S20C5, S20C6, S20C7
40	Automatic fire suppression system	BCA 2022 Section E1D4, Spec 17, Spec 18 FPAA101D, FPAA101H AS 2118.1-2017, AS 2118.4-2012, AS 2118.6-2012 (Combined System)
41	Emergency lift	BCA 2022 Section E3D5, AS 1735.1-2016 AS 1735.2-2001, AS1735.11-1986, AS1735.12 1999
42	Emergency lighting	BCA 2022 Section E4D2, E4D3 E4D4, AS 2293.1-2018
43	Exit and directional signage	BCA 2022 Section E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018
44	Emergency warning and intercommunication systems	BCA 2022 Section E4D9, G3D8, AS 1670.4-2018
45	Fire alarm monitoring system	BCA 2022 Spec 20 Section S20C8, AS 1670.3-2018
46	Fire control centres 1.	BCA 2022 Section E1D15, Spec 19
47	Fire & Smoke dampers	BCA 2022 Section E2D3, C3D6, C4D13, C4D15, Spec 11, Spec 19 AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications
48	Fire doors	BCA 2022 Section C3D13, C3D14, C4D5, C4D7, C4D9, C4D12, Spec 12, AS 1905.1-2015
49	Fire hose reel systems	BCA 2022 Section E1D3, AS 2441-2005
50	Fire hydrant systems	BCA 2022 Section E1D3, AS 2419.1-2021, AS 2118.6-2012

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Item No.	Fire safety measure	Minimum standard of performance
51	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	(Combined System) BCA 2022 Section C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
52	Fire shutters	BCA 2022 Section C4D5, Spec 12, AS 1530.4-2014, AS 1905.2-2005 tested prototype
53	Lightweight construction	BCA 2022 Section C2D9, Spec6, Manufacturer's specifications
54	Mechanical air handling systems	BCA 2022 Section C4D3, E2.2, Spec. E1.8, Spec E2.2a, Spec G3.8, AS/NZS 1668.1-2015, AS 1668.2-2012
55	Openings in fire-isolated lift shafts	BCA 2022 Section C3.10, AS 1735.11-1986
56	Occupant warning system	BCA 2022 Section E2D3, Spec 20 Section S20C7 AS 1670.1-2018
57	Path of travel for stairways, passageway and ramps	Part 15 (107-109) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
58	Portable fire extinguishers	BCA 2022 Section E1D14, AS 2444-2001
59	Stair and Zone pressurisation systems	BCA 2022 Section E2D4, AS 1668.1-2015
60	Required automatic exit doors	BCA 2022 Section D3D24, D3D26
61	Sliding Fire Doors	BCA 2022 Section C4D7, AS 1905.1-2015
62	Smoke detectors and heat detectors	BCA Section E2D3, Spec 20 S Section S20C3 AS 1670.1-2015, AS3786-2014
63	Smoke exhaust system	BCA 2022 Section E2D3, Spec 21, AS/NZS 1668.1-2015
64	Smoke doors	BCA 2022 Section C3D6, C3D15, Spec 11
65	Smoke-proof walls	BCA 2022 NSW Section C3D6, Spec 11
66	Solid core doors	BCA 2022 Section C4D12, NSW C4D12(10)
67	Standby power systems	BCA 2022 Spec 31
68	Wall wetting sprinkler and drencher systems	BCA 2022 Section C4D5, Spec 31, AS 2118.2-2021
69	Warning and operational signs	BCA 2022 Section C4D7, D3D28, E3D4, Spec 31, Part 15 (Section 108) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
70	Fire Engineered Performance Solution Report XXXXX, prepared by XXXX dated XXXX	Fire Engineered Performance Solution Report XXXXX, prepared by XXXX dated XXXX

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Details of Fire Safety Building Code of Australia (BCA) Performance Solution Report(s)

(Ref No./Title of report/Author/Date)	BCA Performance Requirement	BCA DtS Provision(s) and details of non-compliance
Current (Existing)		
N/A		
(Ref No./Title of report/Author/Date)	BCA Performance Requirement	BCA DtS Provision(s) and details of non-compliance
Proposed (New or Modified)		
N/A		

Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

Item No.	Fire safety measure	Minimum standard of performance
Current (Existing)		
N/A		
Item No.	Fire safety measure	Minimum standard of performance
Proposed (New or Modified including section 84(6) of the Regulation)		
N/A		

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

Item No.	Relevant Fire Safety Measure	Description of exemption
Current (Existing)		
N/A		
Item No.	Relevant Fire Safety Measure	Description of exemption
Proposed (New or Modified)		
N/A		

Section 7: Name of authority or registered certifier issuing this schedule

Name	Organisation (Business or Council Name)
JOEL LEWIS	MBC GROUP
Business Address (Street No., Street Name, Suburb and Postcode)	
Suite 3/18 Sydney Road Manly NSW 2095	
Registration Number (where applicable)	
BDC2335	

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Date of Issue

04 August 2025

Fire Safety Schedule

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Please note:

The following information is provided to help persons completing this fire safety schedule (FSS) template and does not comprise part of the form. The following pages do not have to be displayed in the building or submitted to the local Council or the Commissioner of Fire and Rescue NSW or attached to any fire safety certificate or annual fire safety statement.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
- The completed fire safety schedule form must be attached to the relevant application.
- An earlier fire safety schedule is superseded by a later fire safety schedule and ceases to have effect when the later fire safety schedule is issued.
- A fire safety schedule must deal with the whole of the building and not only the part of the building to which the development consent, complying development certificate, construction certificate or fire safety order relates.
- Further information about the fire safety schedule and fire safety reforms is available on the Department's website at <https://www.fairtrading.nsw.gov.au/housing-and-property/reforms-to-fire-safety-regulation-2022>.

Section 1: Description of building

- The address and other property details should be provided here.

Section 2: Reissue of Fire Safety Schedule

- The purpose of this section is to specify whether the fire safety schedule is a new schedule or a schedule that has been reissued under section 80A of the Regulation.
- An initial fire safety schedule issued when a Development Consent, Complying Development Certificate, Construction Certificate, or a fire safety order is issued is not taken to be a re-issued Schedule.
- The re-issue of a fire safety schedule may occur because the original schedule was lost or destroyed or to correct errors or omissions in the fire safety schedule.
- It must be noted that a fire safety schedule **cannot** be reissued under section 80A of the Regulation if the error or omission is due to building work or a change in plans or specifications for the fire safety measures of the building.
- A private certifier **cannot** re-issue a schedule under s80A after an occupation certificate has been issued by the certifier.
- A council that reissues a fire safety schedule where the 'original' was not required to be in the approved form does not need to issue the replacement schedule on the approved form. Instead, a council may reissue the schedule in the same form as the schedule being replaced.

Section 3: Reference Details

- Provide details of the relevant reference document by selecting the relevant type from the drop-down list.
- The reference number of the relevant Development Consent, Construction Certificate, Complying Development Certificate or Fire Safety Order Reference must be listed where known.
- For ease of use only one reference to a relevant document type is necessary for filling out this part. It is unnecessary to reference multiple Development Consents, staged CCs, or CDCs that are/or were once applicable to the building over its lifetime.

Section 4: Fire Safety Measures currently implemented OR proposed to be implemented for the building

- The purpose of this section is to identify those current and proposed fire safety measures that must be implemented for the building.

Fire safety measures

- A proposed fire safety measure is taken to be either a measure not installed in the building or an existing measure which is being altered.
- Fire safety measures include both statutory fire safety measures and other fire safety measures. The statutory fire measures are specified in section 79(4) of the Regulation and include portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- Other fire safety measures could include any measure that is specific to the building such as those required as part of a fire safety Building Code of Australia (BCA) performance solution for the building.

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Minimum standard of performance

- The minimum standard of performance for a fire safety measure describes the technical specification for the design, installation and operation of the measures. The minimum standard of performance is generally determined by the BCA and should not be confused with the specified maintenance activities which are used for maintenance of a fire safety measure.
- Where noting the minimum standard of performance for a fire safety measure (FSM) care needs to be taken to ensure relevant details are provided. When expressing a minimum standard of performance for a FSM the following referencing sequence should be used: (the Building Code of Australia (BCA) edition applicable to the FSM, then any relevant BCA Deemed-to-Satisfy Clause(s) or Specification(s), then any relevant Reference Document(s) (such as Australian Standards) and the applicable edition (year) of that Referenced Standard.
- If an application relates only to a part of a building and the required fire safety measures and their associated minimum standard of performance varies from other parts of the building, the fire safety schedule must clearly identify the different fire safety measures and/or different standards of performance in a building.

Using the table

- If there are no existing fire safety measures specify 'Nil' in the first row under both 'Current' and 'Minimum standard of performance'. The remaining rows of the table under 'Current' can be deleted.
- If there are no proposed fire safety measures specify 'Nil' in the first row under both 'Proposed' and 'Minimum standard of performance'. The remaining rows of the table under 'Proposed' can be deleted.
- Additional rows can be added under 'Current' and 'Proposed' measures if required.

Performance solutions

- The fire safety schedule must identify all fire safety measures that are required as part of a fire safety BCA performance solution, including any reference to the BCA performance solution report document when specifying the standard of performance for each measure.
- Provide identifying details of any fire engineered BCA performance solution report(s) relevant to those corresponding fire safety measures in the table 'Details of Building Code of Australia Performance Solution Report(s)'.
- Details including the author of the report, the relevant BCA performance requirements about which the report demonstrates compliance, and a brief description of the relevant BCA deemed-to-satisfy provision(s) considered are to be provided here.

Section 5: Critical Fire Safety Measures currently implemented OR proposed to be implemented in the building

- The purpose of this section is to identify those current or proposed critical fire safety measures for the building.
- A critical fire safety measure is a measure that requires periodic assessment and certification at intervals of less than 12 months, because of its nature, the environment, or other circumstances.
- Not all buildings will be subject to critical fire safety measures and this section must only be filled out where a building has critical fire safety measures as identified by the registered certifier (council or private) or appropriate authority.
- Each critical fire safety measure and the associated minimum standard of performance must be listed.
- The intervals, of less than 12 months, at which the critical fire safety measure must be assessed and requiring the submission of a supplementary fire safety statement must also be specified.
- It is up to the registered certifier (council or private) or appropriate authority to identify what is a critical fire safety measure and the frequency in which a supplementary fire safety statement is required to be lodged to the council.
- If there are no applicable critical fire safety measures insert 'Nil' in the row under 'Current', 'Proposed' and 'Minimum standard of performance'. The remaining rows of the table under 'Current' and 'Proposed' can be deleted.
- Additional rows can be added to the table if required.

Section 6: Exemption from BCA standard for a relevant fire safety system

- The purpose of this section is to identify in accordance with section 23(3)(b) of the Regulation any exemptions from BCA standards for the fire safety building work granted under a construction certificate by a certifier resulting from an objection under section 74 of the Regulation.

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- Objections made under this provision relate to the operational performance of a relevant fire safety system.
- A relevant fire safety system is defined by the Regulation and can be either a hydraulic fire system, a fire detection and alarm system, or a mechanical ducted smoke control system.
- In this section the applicant must specify the relevant fire safety measure to which an exemption applies. In addition, a detailed description of the exemption is to be provided.
- If there are no exemptions relevant to the building insert 'Nil' in the first row under both 'Relevant Fire Safety System' and 'Details of the exemption'. The remaining rows of the table can be deleted.
- Additional rows may be added to the table if required.

Section 7: Name and contact details of the person issuing the schedule

- The purpose of this section of the form is to include details of the person or authority that is issuing the schedule.
- Where the fire safety schedule is issued by a registered certifier details of the registration number of the certifier are to be provided.
- The date of issue must also be included on the fire safety schedule.

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