



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0064

Airport Name: Moorabbin

Approval

Effective Until: 07-Mar-2022
Stage: (Not Provided)
Approval Date: 07-Mar-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @cmw.net.au

Location of Activity

9-11 Duigan Drive, Moorabbin Airport 3194

Building Activity Description

Two Separate warehouses with attached two storey offices. Associated hardstand, loading docks, canopies, fire water pump house and fire water storage tank.

Nature of Variation: Construction of new wayfinding totem signs.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 8,874

Total Site Area (sq. m): 19,302

Mandatory Inspection Stages: • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9-11 Duigan Drive, Moorabbin Airport



Classification:	10b
Description:	Tower Sign
Number of Occupants:	(Not Provided)

Contractors

Contractor 1 Details

Legal Name:	CMW Design & Construct (vic) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	Suite 19, Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	SOUTH MELBOURNE
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @cmw.net.au

Expert Consultants

Expert Consultant 1 Details

Name:	s47F
Company Name:	Dyer Fire Consulting
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer

Expert Consultant 2 Details

Name:	s47F
Company Name:	WH Jowers and Associates
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect

Expert Consultant 3 Details

Name:	s47F
Company Name:	Bruce Young Partners
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Expert Consultant 4 Details

Name:	s47F
Company Name:	Peak Construction Compliance



Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents	
Architectural:	<p>Project No. A00(L), A01(M) & A20(K) prepared by W.H. Jowers & Associates Pty Ltd;</p> <p>Totem Signage Package, Pages 1 to 9 provided by CMW Design & Construct Pty Ltd.</p>
Structural:	Drawing No. 19003-02 S1(A), 19003-02 S2(A), 19003-02 S3(A), 19003-02 S4(A) & 19003-02 S5(A) prepared by Elegant Engineering.
<p>In issuing this permit, reference has been made to the following documents:</p> <ul style="list-style-type: none"> • Airport Lessee Company Consent Number 17-076 dated 6th March 2019, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 12th September 2018 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities; and • Certification Design Form (Structural) dated 19th February 2019 prepared by s47F on behalf of Elegant Engineering. 	

Conditions	
Conditions of Building Permit	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress; 	



3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Electrical Services Engineer/Contractor stating that the electrical installation has been carried out in accordance with AS 3000;
7. Certificate of Electrical Safety;



8. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works, relating to BAN-MOO-0064.

Is an inspection of the completed works required by the AEO: Yes

Is the CEMP satisfactory: Yes

The following AEO recommendations apply to these works:

- The applicant has demonstrated that environment risk has been assessed;
- A CEMP from the applicant has been provided. MAC and the AEO have reviewed and approved this document. If a change in scope of works or environmental issue occurs, the CEMP may be subject to revision and further approvals;
- Any PFAS contaminated material to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). Contaminated soil to be reinstated or reused on site where possible;
- No material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works;
- Any excess PFAS contaminated soil to be managed with advice from MAC. Soil imported on to the site or taken offsite is required to have MAC and AEO approval;
- The AEO understands that the works are in close proximity to residence. It is advised that additional care should be taken particular in regards to management of contaminated soil, waste, dust and noise due to the location of the works;
- Note the AEO will undertake site inspections in conjunction with MAC environment representative at any point to assess adherence to the CEMP and Airport (Environment Protection) Regulations 1997.

Thank you,

s22(1)(a)(ii)

Airport Environment Officer

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0064

Airport Name: Moorabbin

Approval

Effective Until: 18-Oct-2021
Stage: 1
Approval Date: 19-Oct-2018
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: SOUTH MELBOURNE
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @cmw.net.au

Location of Activity

9-11 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of 2 no. warehouses with attached two storey offices, associated hardstand, loading docks, canopies, fire water pump house and fire water storage tank.

Nature of Stage 1: Civil & Structural Works only.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,874
Total Site Area (sq. m): 19,302
Mandatory Inspection Stages: • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works

Building Classification(s)

BCA Classification 1 Details



Part of Building:	9-11 Duigan Drive, Moorabbin Airport 3194
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	9-11 Duigan Drive, Moorabbin Airport 3194
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (vic) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	Suite 19, Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	SOUTH MELBOURNE
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @cmw.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Dyer Fire Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	WH Jowers and Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 3 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd



Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Expert Consultant 4 Details	
Name	s47F
Company Name:	Peak Construction Compliance Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents

Architectural:	Project No. 18009, Drawing No. A00(A) - Site Plan, prepared by W.H. Jowers & Associates Pty Ltd;
Civil:	Project No. 18007, Drawing No. C01(01) & C02(01) prepared by Bruce Young Partners;
	Office 1 - Project No. 18007, Drawing No. OS02(01), OS03(01), OS04(01), OS05(01), OS06(01) & OS07(01) prepared by Bruce Young Partners Pty Ltd; ,
Structural:	Project No. S01(01), S02(01), S03(01), S04(01), S05(01), S06(01), S07(01), S08(01), S09(01), S10(01), S12(01) & S14(01) prepared by Bruce Young Partners Pty Ltd;
	Office 2 - Project No. 18120, Drawing No. OS01(01), OS02(01), OS03(01), OS04(01), OS05(01), OS06(01), OS07(01), OS08(01), OS09(01), OS10(01), OS11(01) & OS12(01) prepared by Bruce Young Partners Pty Ltd;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 17-076 dated 19th March 2018, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 12th September 2018 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities; • Geotechnical Investigation Report, dated November 2014 prepared by GHD Pty Ltd; 	



- Certification Design Form (Civil) dated 31st August 2018 prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Consultants Advice Notice, dated 21st August 2018 prepared by Construction Compliance Pty Ltd;
- Civil Computations, Project No. 18007, dated 18th August 2018 prepared by Bruce Young Partners Pty Ltd;
- Structural Computations (Warehouse 1) Volume 1, Project No 18007, dated August 2018 prepared by Bruce Young Partners Pty Ltd;
- Structural Computations (Warehouse 2) Volume 1, Project No 18007, dated August 2018 prepared by Bruce Young Partners Pty Ltd;
- Lease Boundary Survey Plan, Reference No. 6960392, provided by Land Data;
- Limited Contamination Investigation, dated November 2014 prepared by GHD Pty Ltd;
- Construction Environmental Management Health & Safety Plan Revision 0, dated 15th August 2018 prepared by CMW Design & Construct Pty Ltd;

Conditions

Conditions of Building Permit:

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. **Whilst stamped approved plans/documents may show additional building work or structures over and above that endorsed as Stage 1 Building Permit – Civil and Structural works only, relating to the listed plans and documents, they are issued for reference purposes only and do not constitute approval to carry out works beyond the scope of the Stage 1 building permit approval;**
7. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
8. Asbestos removal works must be carried out by a WorkSafe Licensed Removalists and WorkSafe Victoria shall be notified prior to undertaking any asbestos removal works. Demolition works must comply with all relevant Occupational Health and Safety legislation and Codes of Practice;
9. Where applicable, any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
10. Fire services must be installed in strict accordance with all MFB Reports & Consents or pending Report & Consents, where applicable;
11. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project



Fire Safety Engineer and Airport Building Controller;

12. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
13. All building works must be constructed in strict accordance with the requirements of the fire engineering brief / fire engineering report;
14. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
15. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
16. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
17. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
18. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
19. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
20. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100 mm from the floor;
21. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; and
 - b) open automatically on power failure or on activation of a fire or smoke alarm;
22. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
23. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
24. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance; and
25. All conditions stipulated in the fire engineering report and by the Airport Building Controller.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;



3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a) [redacted]
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. Where applicable, a letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. Where applicable, a letter from the SSISEP installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
15. Where applicable, a letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Where applicable, a letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
19. Where applicable, a letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
21. A letter or certificate from the Fire Services Contractor stating compliance for:



- a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
22. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
 23. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 24. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 25. Where applicable, a letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
 26. Where applicable, a letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
 27. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 28. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 29. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 30. Any other letters or certificates as requested by the Airport Building Controller.

Advisory Notes

Please find the AEO referral for the project BAN-MOO-0064.

Is an inspection of the completed works required by the AEO: Yes

Is the CEMP satisfactory: Yes

The following AEO recommendations apply to these works:

- The applicant has demonstrated that environment risk has been assessed.
- A CEMP from the applicant has been provided. MAC and the AEO have reviewed and approved this document. If a change in scope of works or environmental issue occurs, the CEMP may be subject to revision and further approvals.
- Any PFAS contaminated material to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). Contaminated soil to be reinstated or reused on site where possible.
- No material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works.
- Any excess PFAS contaminated soil to be managed with advice from MAC. Soil imported on to the site or taken offsite is required to have MAC and AEO approval.
- The AEO understands that the works are in close proximity to residence. It is advised that additional care should be taken particular in regards to management of contaminated soil, waste, dust and noise due to the location of the works.
- Note the AEO will undertake site inspections in conjunction with MAC environment representative at any point to



Australian Government

Department of Infrastructure, Regional Development and Cities

assess adherence to the CEMP and Airport (Environment Protection) Regulations 1997.

Thank you,

s22(1)(a)(ii)

Airport Environment Office

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0064

Airport Name: Moorabbin

Approval

Effective Until: 17-Dec-2021
Stage: 2 - All Remaining Works
Approval Date: 17-Dec-2018
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: SOUTH MELBOURNE
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @cmw.net.au

Location of Activity

9-11 Duigan Drive, Moorabbin Airport VIC 3194

Building Activity Description

Construction of 2 no. separate warehouses with attached two storey offices, associated hardstand areas, loading docks, canopies, fire water pump house and fire water storage tank.

Nature of Stage 2: All remaining works.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,874
Total Site Area (sq. m): 19,302
Mandatory Inspection Stages: • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	Warehouse No. 1, 9-11 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	Warehouse No. 2, 9-11 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 3 Details	
Part of Building:	Office 1, 9-11 Duigan Drive, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 4 Details	
Part of Building:	Office 2, 9-11 Duigan Drive, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (vic) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	Suite 19, Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	SOUTH MELBOURNE
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @cmw.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Dyer Fire Consulting
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer



Expert Consultant 2 Details	
Name	s47F
Company Name:	WH Jowers and Associates
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 3 Details	
Name	s47F
Company Name:	Bruce Young Partners
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Spencer Group Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Consulting Industries Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Custom Airconditioning (Aust) Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	



Project No. 18009, Drawing No. A00(H), A01(J), A02(J), A03(M), A04(L), A05(C), A06(D), A07(B), A08(D), A09(C), A10(H), A11(E), A12(E), A13(B), A14(B), A15(C), A16(C), A17(A), A18(C), A19(C), A20(G), A21(K), A22(M), A23(F), A24(D), A25(F), A26(D), A27(F), A28(E), A29(E), A30(B), A31(C), A32(B), A33(D), A34(C), A35(D), A36(E) & A37(D) prepared by W.H. Jowers & Associates Pty Ltd;

Structural:

Job No. 5256, Drawing No. S001(A), S101(A), S102(B), S201(C) prepared by Spencer Group Engineering Pty Ltd;

Electrical:

Job No. 6483, Drawing No. E1.01(P1), E1.02(P1), E1.03(P1), E1.04(P1), E2.01(P1), E2.02(P1), E2.03(P1), E2.04(P1) & E2.05(P1) prepared by Consulting Industries Pty Ltd;

Mechanical:

Job No. 3583, Drawing No. M01(A), M02(Ø), M03(Ø), M04(A), M05(Ø) & M06(Ø) prepared by Custom Airconditioning (AUST) Pty Ltd;

Fire Services:

Job No. AZ1440, Drawing No. FA01(A), FA02(A) & FA03(A) prepared by Alarming Solutions;

Job No. JD-350, Drawing No. FS-01(A) & FS-02(A) prepared by Defence Fire Protection.;

Lift Services:

Project No. 40333L, Drawing No. A1.1 (Rev. 4), A2.1 (Rev. 4), A2.2 (Rev. 4), G1.1 (Rev. 4), S1.1 (Rev. 4) & Project No. 40086L, Drawing No. C1.1 (Rev. 4) prepared by Shotton Lifts Pty Ltd;

Roof Access:

Job No. 16223, Drawing No. TP1.2(B) & TP2.2(B), prepared by Watson Young Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 17-076, dated 19th March 2018, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Application for Approval of Alternative Solution dated 4th December 2018, prepared by s47F of CMW Design and Construct (VIC) Pty Ltd;
- ABC Record of Interpretation, dated 16th December 2018, prepared by s22(1)(a)(ii) (Airport Building Controller), on behalf of the Department of Infrastructure, Regional Development & Cities;
- Certification Design Form (Structural-Fibre Reinforced Internal Slab design), dated 16th December 2018, prepared by s47F on behalf of Spencer Group Engineering Pty Ltd;
- Dramix Pro Slab on Ground Jointless Floor Detailed Calculation Note and Basic Theory, dated 3rd December 2018, provided by BOSFA Pty Ltd;
- Goodman Property Services (Aust) Pty Ltd, Moorabbin Airport Precinct G, Geotechnical Investigation Report, dated November 2014, prepared by GHD Pty Ltd;
- Certification Design Form (Electrical-Warehouse 1, Drawings E1.01 to E1.04) dated 5th October 2018, prepared by s47F on behalf of Consulting Industries Pty Ltd;
- Certification Design Form (Electrical-Warehouse 2, Drawings E2.01 to E2.05) dated 5th October 2018, prepared by s47F on behalf of Consulting Industries Pty Ltd;
- Certification Design Form (Mechanical) dated 7th November 2018, prepared by s47F on behalf of Custom Airconditioning (AUST) Pty Ltd;
- Certification Design Form (Fire Services) dated 31st October 2018, prepared by s47F on behalf of Defence Fire Protection;
- Fire Engineering Report – MAC G2 Project, 9-11 Duigan Drive, Moorabbin Airport, Performance Assessment, dated 1st September 2018 prepared by s47F of Dyer Fire Pty Ltd;
- Vitracore G2 CodeMark Certificate of Conformity, Certificate Number: CM40170 Rev4, prepared by CertMark, date of issue: 24th August 2018 for external cladding material proposed to be used;



- Regulation 129 Report & Consent, Report No. 1802431 dated 18th October 2018, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- Water Supply Curve & System Requirements Test Report, dated 30th October 2018 prepared by Defence Fire Protection;
- Hyena Calculation, Job No. Building 1-Most Favourable-K17-350kPa, dated 30th October 2018 prepared by Defence Fire Protection; and
- Hyena Calculation, Job No. Building 1-Most Remote-K17-350kPa, dated 30th October 2018 prepared by Defence Fire Protection.
- Section J – Energy Efficiency Report, Drawing A04-Rev. K (Office 1), Ref No. SH106861, dated 2nd November 2018 prepared by SUHO;
- Section J – Energy Efficiency Report, Drawing A22-Rev. K (Office 2), Ref No. SH106861, dated 2nd November 2018 prepared by SUHO;
- Section J – Energy Efficiency Report, Drawing A02-Rev. J (Warehouse 1), Ref No. SH106861, dated 2nd November 2018 prepared by SUHO;
- Section J – Energy Efficiency Report, Drawing A21-Rev. J (Warehouse 2), Ref No. SH106861, dated 2nd November 2018 prepared by SUHO;
- Product Data Sheet, SBR103 Tredx Silhouette Series Slip Resistant Stair Nosings;
- Test Report No. R8663a-Slip Resistance Classification of New Pedestrian Surface Materials, in accordance with AS 4586: 2013 Appendix A (Wet Pendulum Test);
- Fire Indicy Test Report, AERIAL AE313, Test Report No. D11-17-022, AS ISO 9239.1-Reaction to Fire Tests for Flooring, prepared by Sydney Carpet Laboratory;
- Fire Indicy Test Report, Certificate of Assessment, Job No. NK7648, No. 2344, INVIBE / INRAW prepared by CSIRO Infrastructure Technologies;
- Fire Indicy Test Report, Report No. FH 3625, issued 15th August 2006, Cone Calorimeter Test on USG Radar ClimaPlus pursuant to AS/NZS 3837:1998 prepared by BRANZ Limited;
- Fire Indicy Test Report, Certificate of Assessment, Job No. HF07ANK5420, No. 867, RH95-99 Humiguard Plus / Max prepared by CSIRO Infrastructure Technologies;
- Fire Indicy Test Report, Certificate of Assessment, Job No. NK5928, No. 1311, Abet Laminati Print HPL, prepared by CSIRO Infrastructure Technologies; and
- Fire Indicy Test Report, Test Number: 16-006338, Issued 15th December 2016 relating to Interface LVT Vinyl Plank Tile – 4.5mm Thickness – 0.55mm Wear Layer with Acoustic Layer, prepared by AWTA Product Testing;

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. **Whilst stamped approved plans/documents may show additional building work or structures over and above that endorsed as Stage 2 Building Permit – All remaining works, relating to the listed plans and documents, they are issued for reference purposes only and do not constitute approval to carry out works beyond the scope of the Stage 2 building permit approval;**
7. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must



- cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
8. Asbestos removal works must be carried out by a WorkSafe Licensed Removalists and WorkSafe Victoria shall be notified prior to undertaking any asbestos removal works. Demolition works must comply with all relevant Occupational Health and Safety legislation and Codes of Practice;
 9. Fire services must be installed in strict accordance with all MFB R.129 Reports & Consents or pending Report & Consents, where applicable;
 10. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Safety Engineer and Airport Building Controller;
 11. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
 12. All building works must be constructed in strict accordance with the requirements of the fire engineering brief / fire engineering report;
 13. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
 14. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
 15. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
 16. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 17. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 18. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
 19. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 20. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; and
 - b) open automatically on power failure or on activation of a fire or smoke alarm;
 21. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 22. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 23. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance; and
 24. All conditions stipulated in the fire engineering report and by the Airport Building Controller.



Conditions

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. Where applicable, a letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. Where applicable, a letter from the SSISEP installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
15. Where applicable, a letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Where applicable, a letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;



17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
19. Where applicable, a letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
21. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
21. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); and
 - b) Sprinkler System to AS 2118.
22. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
23. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
24. Where applicable, a letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
25. Where applicable, a letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
26. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
27. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
28. Any other letters or certificates as requested.

Advisory Notes

Appendix 1 - Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-18-MOO-0064:

Warehouse No. 1 & No. 2:

1. B1.1, B1.2 & B1.4 / BP1.2 - To permit the use of a non deemed-to-satisfy ground floor internal fibre slab design system;
2. C2.2 / CP2, CP8 - To permit unprotected openings within 3 metres of the Southern boundary;
3. C2.2 / CP1, CP2 - To permit a reduced FRL of walls within 3 metres of the Southern boundary in lieu of the



- required FRL of 90/90/90;
4. E1.3, inter-alia Cl. 4.1.2 of AS 2419.1 / EP1.3, EP1.6 - To permit an in-line magnetic flow meter to be installed at the water supply connection point;
 5. E1.3, inter-alia Cl. 7.3(d)(i) of AS 2419.1 / EP1.3, EP1.6 - To permit the Booster location not to have a direct line of sight to the main office entrance for both warehouses;

Warehouse No. 1:

6. C2.4 / CP9 - To permit the perimeter emergency vehicle access road to have a non-continuous forward travelling route / road on the South side;
7. C2.4 / CP9 - To permit perimeter emergency vehicle access road to be more than 18 metres from the building in parts, (North East portion of the office);

Warehouse No. 2:

8. C2.4 / CP9 - To permit the perimeter emergency vehicle access road to have a non-continuous forward travelling route / road on the South & West side;
9. C2.4 / CP9 - To permit perimeter emergency vehicle access road to be more than 18 metres from the building in parts, (North end Carpark & East side of Duigan Drive);

This permit is subject to fired engineering design requirements as noted in report described as, 'MAC G2 Project' dated 1st September 2018, prepared by Dyer Fire Engineering Pty Ltd.

The following AEO recommendations apply to these works, relating to BAN-MOO-0064.

Is an inspection of the completed works required by the AEO: Yes

Is the CEMP satisfactory: Yes

The following AEO recommendations apply to these works:

- The applicant has demonstrated that environment risk has been assessed;
- A CEMP from the applicant has been provided. MAC and the AEO have reviewed and approved this document. If a change in scope of works or environmental issue occurs, the CEMP may be subject to revision and further approvals;
- Any PFAS contaminated material to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). Contaminated soil to be reinstated or reused on site where possible;
- No material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works;
- Any excess PFAS contaminated soil to be managed with advice from MAC. Soil imported on to the site or taken offsite is required to have MAC and AEO approval;
- The AEO understands that the works are in close proximity to residence. It is advised that additional care should be taken particular in regards to management of contaminated soil, waste, dust and noise due to the location of the works;
- Note the AEO will undertake site inspections in conjunction with MAC environment representative at any point to assess adherence to the CEMP and Airport (Environment Protection) Regulations 1997.

Thank you,

s22(1)(a)(ii)

Airport Environment Officer

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-18-MOO-0064

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 19-MOO-0000001706
Stage: (Not Provided)
Issued Date: 28-Jun-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @cmw.net.au

Location of Building

9-11 Duigan Drive, Moorabbin Airport.

Building Details

Construction of two warehouses with attached two storey offices, associated hardstand, loading docks, canopies, fire water pump house and fire water storage tank.

Building Classification(s)

(No BCA classification details provided)

Conditions

- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed. The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.



Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.

A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:

- (a) The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and*
- (b) The building or part must be maintained in a condition that is consistent with its classification.*

(Not Provided)

Essential Services Applicable

The essential safety measures must be maintained in accordance with the relevant requirements of the BCA and the Australian Standards contained within, in force at the time of approval. Refer to Appendix 1 for a list of essential safety measures.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Building and Works Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-18-MOO-0064
Application ID: 18-MOO-0000000916

Applicant Information

Legal Entity Name:	CMW Design and Construct (vic) pty ltd
ABN:	98106098471
ACN:	(Not Provided)
Address Line 1:	Suite 19
Address Line 2:	Level 5, 150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F@cmw.net.au



Submitter Information	
Legal Entity Name:	CMW Design and Construct (vic) pty ltd
ABN:	98106098471
ACN:	(Not Provided)
Address Line 1:	Suite 19
Address Line 2:	Level 5, 150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @cmw.net.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Location of Activity	
Airport:	Moorabbin
Location of Activity:	9-11 Duigan Drive, Moorabbin Airport 3194



Building Activity Details

Building Activity Description:	Two Separate warehouses with attached two storey offices. Associated hardstand, loading docks, canopies, fire water pump house and fire water storage tank
Estimated Duration (calendar days):	200
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	8,874
Total Site Area (sq. m):	19,302



Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (vic) Pty Ltd
ABN:	98106098471
ACN:	106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	Suite 19, Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	SOUTH MELBOURNE
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @cmw.net.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	Dyer Fire Consulting
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Safety Engineer
Expert Consultant 2 Details	
Name:	s47F
Company Name:	WH Jowers and Associates
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	s47F
Company Name:	Bruce Young Partners
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 4 Details	
Name:	s47F



Company Name:	Peak Construction Compliance
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Consultant Building Surveyor



Performance Solution

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Yes

Description of the Performance Solution:

Fire Engineering report will be provided to justify:

1. To permit unprotected openings within 3m of a boundary – Southern boundary.
2. To permit a reduced FRL of walls within 3m of the southern boundary in lieu of the required FRL 90/90/90

REQUIRED REPORT AND CONSENT FROM THE FIRE AUTHORITIES:

Report and Consent will be sought for the following matters in regard to the fire service:

1. To permit a magnetic flow meter within a fire service.
2. To permit the booster location to not be in a direct line of sight to the main office entrance for both warehouses.
3. To permit warehouse 1 vehicle access roadway to have the following features:
 - a. Non-continuous around the building perimeter (south side)
 - b. Building being greater than 18m away from required roadway at:
 - i. North East portion of office where roadway deviated to public road and back into site.
4. To permit warehouse 2 vehicle access roadway to have the following features:
 - a. Non-continuous around the building perimeter (south and west side)
 - b. Building being greater than 18m away from required roadway at:
 - i. North end carpark,
 - ii. East side Duigan Drive where road deviates out to public roadway and back into site



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Approval	
Effective Until:	20-Dec-2021
Stage:	1
Approval Date:	20-Dec-2018
Issued By:	s22(1)(a)(ii) Airport Building Controller

Issued to	
Legal Entity Name:	Qanstruct (Aust) Pty Ltd
ABN:	88765907859
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	HAWTHORN
State/Territory:	VIC
Postcode:	3122

Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Location of Activity	
3 Hargrave Place, Moorabbin Airport	

Building Activity Description	
Construction of a new warehouse and office for "Flavour Makers".	
Nature of Stage 1: Site establishment of Building Compound & Construction Site, Civil & Earthworks, Stormwater works and Warehouse Footings only.	
Total Estimated Value (\$):	s47(1)(b)
Total Floor Area (sq. m):	16,052
Total Site Area (sq. m):	33,158
Mandatory Inspection Stages:	Protective hoardings / siting; Prior to pouring footing / reinforcement; Structural Framework; and Final, upon completion of the works.

Building Classification(s)	
BCA Classification 1 Details	
Part of Building:	3 Hargrave Place, Moorabbin Airport



Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	3 Hargrave Place, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	Qanstruct (Aust) Pty Ltd
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	HAWTHORN
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F@qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	M & K & Associates Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor
Expert Consultant 3 Details	
Name	s47F
Company Name:	Qanstruct (Aust) Pty Ltd
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 4 Details	
Name	s47F
Company Name:	BT Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p> <p>Architectural:</p> <p>Job No. 4115.18, Drawing No. A100(P1), A101(P1), A102.1(P1), A102.2(P1), A104(P1), A106(P1), A108(P1), A110(P1), A111(P1), A112(P1), A113(P1), A201(P1), A301(P1), A302(P1), A303(P1) & A304(P1) prepared by Qanstruct (Aust) Pty Ltd;</p> <p>Job No. MP1(B), MP2(B), TP01(B), TP02(B), TP03(B), TP04(B), TP05(B), TP06(B), TP07(B), TP08(B) & TP09(B) prepared by Watson Young Architects Pty Ltd.</p> <p>Civil:</p> <p>Job No. 17921, Drawing No. C0(A), C1(A), C2(A), C3(A), C4(A), C5(A) & C6(A) prepared by Cosentino Group Pty Ltd.</p> <p>Structural:</p> <p>Job No. 17921, Drawing No. S0(A), S0.1(A), S1.0(A), S1.1(A), S2.0(A) & S2.1(A) prepared by Cosentino Group Pty Ltd.</p> <p>Hydraulics:</p> <p>Project No. 3914-17, Drawing No. H2(P2) prepared by Qanstruct (Aust) Pty Ltd.</p> <p>In issuing this permit, reference has been made to the following documents:</p> <ul style="list-style-type: none"> • Airport Lessee Company Consent Number 18-036 dated 23rd October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice Response, dated 18th December 2018, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities; • Application for Approval of Alternative Solution, dated 21st November 2018 prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • Certification Design Form (Architectural) dated 22nd November 2018, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; 	



- Certification Design Form (Civil) dated 20th November 2018, prepared by s47F on behalf of Cosentino Group Pty Ltd;
- Certification Design Form (Structural) dated 21st November 2018, prepared by s47F on behalf of Cosentino Group Pty Ltd
- Civil Computations, Job No. 17921, dated November 2018 prepared by Cosentino Group Pty Ltd;
- Structural Computations, Job No. 17921, dated 1st October 2018 prepared by Cosentino Group Pty Ltd;
- Fire Engineering Brief, 3 Hargrave Place, Moorabbin Airport, Job No. 18ME0924, Rev. 0, dated 22nd November 2018, prepared by Irwinconsult Pty Ltd;
- MFB Pre R.129 Application submission by consultant building surveyor, s47F dated 14th November 2018, to the Metropolitan Fire Brigade for their consideration;
- MFB R.129 Pre-Application Process Application Form, dated 14th November 2018 prepared by consultant building surveyor, s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Fire Hydrant Flow Test Report, Report No. 181317, dated 10th November 2018 prepared by Fire Concepts Pty Ltd;
- Geotechnical Investigation Report, Report No. 119427, dated 16th November 2018 prepared by A.S. James Pty Ltd;
- Construction Environmental Management Plan, Rev 2, dated November 2018 prepared by Qanstruct (Aust) Pty Ltd;
- Synergetics Windshear and Turbulence Assessment Report (as revised), dated 3rd October 2018 prepared by s47F on behalf of Synergetics Pty Ltd;
- Aviation Assessment Report, Ref No. M18198AL001, dated 22nd October 2018 prepared by s47F on behalf of Lambert Rehbein (Vic) Pty Ltd;
- Aircraft Noise Attenuation Report, Ref No. 12319-1, dated 9th October 2018 prepared by s47F ;

Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
7. Fire services must be installed in strict accordance with all MFB R.129 Reports & Consents where applicable;



8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
15. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; and
 - b) open automatically on power failure or on activation of a fire or smoke alarm.
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)



4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety in the Energy Safe Victoria format;
11. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
16. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); and
 - b) Sprinkler System to AS 2118;
17. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
18. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
19. Letter from the insulation contractor confirming the installation has been completed in accordance with the Aircraft Noise Attenuation Report issued by Watson Moss Growcott acoustics Pty Ltd and building approved documents;
20. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
21. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;



22. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
23. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
24. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required; and
25. Any other letters or certificates as requested by the Airport Building Controller.

Advisory Notes

Please find the AEO referral below for BAN-18-MOO-0081:

The applicant has provided an environmental risk assessment. The contractor is recommended to implement CEMP (or equivalent) commitments to mitigate risk of breaching AEPRs;

Any changes to the project scope to be in consultation with ALC and AEO as works proceed and additional risks are identified;

Any PFAS contaminated material recommended to be managed in accordance with the PFAS NEMP (HEPA Jan 2018);

If staining, odours, rubble or other indicators of contamination are found during excavation, the contractor is advised to stop work and consult with ALC and AEO on how to proceed;

The contractor is recommended that no material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works;

Note the AEO may undertake site inspections at any point to assess adherence to the Airport (Environment Protection) Regulations 1997.

Thank you,

s22(1)(a)(ii)

Airport Environment Officer

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Approval

Effective Until: 01 Mar 2022
Stage: 1 - Variation No.1 - Changes to footing design
Approval Date: 01 Mar 2019
Issued By: s22(1)(a)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Rd
Address Line 2: (Not Provided)
Town/Suburb: HAWTHORN
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

3 Hargrave Place Moorabbin Airport

Building Activity Description

Construction of new warehouse and office for Flavour Maker.

Nature of Variation 1 to Stage 1: Changes to Footing Design

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 16,052

Total Site Area (sq. m): 33,158

Mandatory Inspection Stages: • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 3 Hargrave Place Moorabbin Airport
Classification: 7b
Description: Warehouse
Number of Occupants: (Not Provided)

BCA Classification 2 Details

Part of Building: 3 Hargrave Place Moorabbin Airport
Classification: 5
Description: Office
Number of Occupants: (Not Provided)

Contractors

Contractor 1 Details



Legal Name:	Qanstruct (Aust) Pty Ltd
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F@qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	M & K & Associates Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 3 Details	
Name	s47F
Company Name:	BT Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Structural:	Project No. 17921, Drawing No. S1.0(C), S1.1(E), S2.0(B), S2.1(C), S8.0(D) & S9.0(B) prepared by Cosentino Group Pty;
In issuing this permit, reference has been made to the following documents:	



- Airport Lessee Company Consent Number 18 036 dated 23rd October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice Response, dated 18th December 2018, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities;
- Certification Design Form (Building Surveyor) dated 25th February 2019, prepared by s47F on behalf of M&K Building Consultants Pty Ltd;
- Certification Design Form (Civil) dated 22nd February 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd;
- Certification Design Form (Civil) dated 22nd February 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd; and
- Geotechnical Investigation, Report No. 119427/B, dated 20th February 2019 prepared by A.S.James Pty Limited;

Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
7. Fire services must be installed in strict accordance with all MFB R.129 Reports & Consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;



12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
15. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; and
 - b) open automatically on power failure or on activation of a fire or smoke alarm.
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740; and
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on S22(1)(a)(ii) or the Moorabbin AEO on S2
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4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;



6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety in the Energy Safe Victoria format;
11. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
16. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); and
 - b) Sprinkler System to AS 2118;
17. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
18. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
19. Letter from the insulation contractor confirming the installation has been completed in accordance with the Aircraft Noise Attenuation Report issued by Watson Moss Growcott acoustics Pty Ltd and building approved documents;
20. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;



21. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
22. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
23. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed to satisfy requirements of the BCA;
24. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
25. Any other letters or certificates as requested.

Advisory Notes

Please find the AEO referral below for BAN-18-MOO-0081:

The applicant has provided an environmental risk assessment. The contractor is recommended to implement CEMP (or equivalent) commitments to mitigate risk of breaching AEPRs. Any changes to the project scope to be in consultation with ALC and AEO as works proceed and additional risks are identified.

Any PFAS contaminated material recommended to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). If staining, odours, or other indicators of contamination are found during excavation, the contractor is advised to stop work and consult with ALC and how to proceed.

The contractor is recommended that no material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works.

Note the AEO may undertake site inspections at any point to assess adherence to the Airport (Environment Protection) Regulations

Thank you,

s22(1)(a)(ii)

Airport Environment Officer

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Approval

Effective Until: 11-Feb-2022
Stage: 2 - Structural frame, suspended floor slab & concrete dado walls (Excluding Architectural)
Approval Date: 11-Feb-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Rd
Address Line 2: (Not Provided)
Town/Suburb: HAWTHORN
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

3 Hargrave Place Moorabbin Airport

Building Activity Description

Construction of new warehouse and office.

Nature of Stage 2: Structural frame & suspended floor slab (Excluding Architectural).

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 16,052

Total Site Area (sq. m): 33,158

Mandatory Inspection Stages: • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 3 Hargrave Place Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	3 Hargrave Place Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	Qanstruct (Aust) Pty Ltd
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F@qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	M & K & Associates Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 3 Details	
Name	s47F
Company Name:	Qanstruct (Aust) Pty Ltd
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 4 Details	
Name	s47F
Company Name:	BT Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p>	
Structural:	<p>Job No. 17921, Drawing No. S3.0(A), S3.1(B), S4.0(B), S5.0(A), S6.0(B), S6.1(B), S6.2(A), S7.0(B), S7.1(B), S8.0(B), S9.0(A), S10.0(B), S11.0(A), S12.0(A), S13.0(B), S14.0(A), S14.1(B), S15.0(B) & S15.1(A) prepared by Cosentino Group Pty Ltd;</p>
<p>In issuing this permit, reference has been made to the following documents:</p>	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 18-036 dated 23rd October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice Response, dated 18th December 2018, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities; • Certification Design Form (Building Surveyor) dated 24th January 2019 prepared by s47F on behalf of M&K Building Consultants Pty Ltd; • Certification Design Form (Civil) dated 18th January 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd; • Certification Design Form (Civil) dated 22nd January 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd; • MFB Reg. 129 Report & Consent, Report No. 1802969 dated 3rd December 2018 prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board; • Fire Engineering Brief, Job No. 18ME0924, Revision 0, dated 22nd November 2018, prepared by Irwinconsult Pty Ltd; • Structural Computations, Job No. 17921, prepared by Consentino Group Pty Ltd; • Environmental Management Plan; • Geotechnical Investigation, Report No. 11947, dated 16th November 2018 prepared by A.S. James Pty Limited; 	



Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
7. Fire services must be installed in strict accordance with all MFB R.129 Reports & Consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;



12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
15. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; and
 - b) open automatically on power failure or on activation of a fire or smoke alarm.
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740; and
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning



and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;

3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety in the Energy Safe Victoria format;
11. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;



14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
16. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); and
 - b) Sprinkler System to AS 2118;
17. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
18. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
19. Letter from the insulation contractor confirming the installation has been completed in accordance with the Aircraft Noise Attenuation Report issued by Watson Moss Growcott acoustics Pty Ltd and building approved documents;
20. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
21. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
22. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
23. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
24. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
25. Any other letters or certificates as requested.



Advisory Notes

Hi ABC's,

Please find the AEO referral below for BAN-18-MOO-0081:

The applicant has provided an environmental risk assessment. The contractor is recommended to implement CEMP (or equivalent) commitments to mitigate risk of breaching AEPRs. Any changes to the project scope to be in consultation with ALC and AEO as works proceed and additional risks are identified.

Any PFAS contaminated material recommended to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). If staining, odours, rubble or other indicators of contamination are found during excavation, the contractor is advised to stop work and consult with ALC and AEO on how to proceed.

The contractor is recommended that no material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works.

Note the AEO may undertake site inspections at any point to assess adherence to the Airport (Environment Protection) Regulations 1997.

Thank you,

s22(1)(a)(ii)

Airport Environment Officer

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Approval

Effective Until: 01-Apr-2022
Stage: 3 - Hydraulic (In-ground services) and cladding (excluding roof coverings).
Approval Date: 01-Apr-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Rd
Address Line 2: (Not Provided)
Town/Suburb: HAWTHORN
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

3 Hargrave Place, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and office.
 Nature of Stage 3 - Hydraulic (In-ground services) and cladding (excluding roof coverings).
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 16,052
Total Site Area (sq. m): 33,158
Mandatory Inspection Stages: • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 3 Hargrave Place, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	3 Hargrave Place, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	Qanstruct (Aust) Pty Ltd
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Thomas Consulting Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	M & K & Associates Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other



Other Description:	Building Surveyor
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Qanstruct (Aust) Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 5 Details	
Name:	s47F
Company Name:	BT Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)
Endorsed Documents	
Architectural:	Job No. 4115-18, Drawing No. A100(B), A101(B), A301(B), A302(B), A303(B), A304(A) prepared by Qanstruct (Aust) Pty Ltd;
Hydraulic:	Job No. 4115-18, Drawing No. H1(C1), H2(C1), H3(C1), H4(C1), H5(C1), H6(C1) & H7(C1) prepared M.C.M Plumbing Consultants;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 18-036 dated 23rd October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice Response, dated 18th December 2018, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities; • Certification Design Form (Building Surveyor) dated 29th March 2019 prepared by s47F on behalf of M&K Building Consultants Pty Ltd; • Certification Design Form (Hydraulic) dated 13th February 2019 prepared by s47F on behalf of Thomas Consulting Group Pty Ltd;; • BCA Section J Report – Verification Method JV3, Ref No. S3679 JV.3, Rev. 1, dated February 2019 prepared by Sustainable Development Consultants; and 	



- Hydraulic Calculations, Job No. 4115-18 prepared by Thomas Consulting Group Pty Ltd;.

Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
7. Fire services must be installed in strict accordance with all MFB R.129 Reports & Consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
15. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or



- pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; and
 - b) open automatically on power failure or on activation of a fire or smoke alarm.
 18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance; and
 21. This Approval does not include roof coverings.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(i);
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety in the Energy Safe Victoria format;



11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
13. A letter from the SSISEP installer stating that the system complies with AS 1670.4 and is connected to the main building system;
14. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
15. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
17. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
18. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
19. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); and
 - b) Sprinkler System to AS 2118;
20. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
21. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
22. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
23. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
24. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
25. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

The applicant has provided an environmental risk assessment. The contractor is recommended to implement CEMP (or equivalent) commitments to mitigate risk of breaching AEPRs. Any changes to the project scope to be in consultation with ALC and AEO as works proceed and additional risks are identified.

Any PFAS contaminated material recommended to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). If staining, odours, rubble or other indicators of contamination are found during excavation, the contractor is advised to stop work and consult with ALC and AEO on how to proceed.



The contractor is recommended that no material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works.

Note the AEO may undertake site inspections at any point to assess adherence to the Airport (Environment Protection) Regulations 1997.

Thank you,

s22(1)(a)(ii)

Airport Environment Officer

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Regional Development and Cities (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Approval	
Effective Until:	01-Apr-2022
Stage:	4 - Remainder of Services
Approval Date:	19-Jul-2019
Issued By:	s22(1)(a)(ii) Airport Building Controller

Issued to	
Legal Entity Name:	Qanstruct (Aust) Pty Ltd
ABN:	88765907859
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	HAWTHORN
State/Territory:	VIC
Postcode:	3122

Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Location of Activity
3 Hargrave Place, Moorabbin Airport.

Building Activity Description	
Construction of new warehouse and office.	
Nature of Stage 4 - Remainder of Services.	
Total Estimated Value (\$):	s47(1)(b)
Total Floor Area (sq. m):	16,052
Total Site Area (sq. m):	33,158
Mandatory Inspection Stages:	<ul style="list-style-type: none"> • Foundations. • Prior to pouring footing/ reinforcement; • Structural Framework; and • Final, upon completion of the works

Building Classification(s)
BCA Classification 1 Details



Part of Building:	3 Hargrave Place, Moorabbin Airport.
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

BCA Classification 2 Details	
Part of Building:	3 Hargrave Place, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors

Contractor 1 Details

Legal Name:	Qanstruct (Aust) Pty Ltd
ABN:	88765907859
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	accounts@qanstruct.com.au

Expert Consultants

Expert Consultant 1 Details

Name	s47F
Company Name:	Thomas Consulting Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer

Expert Consultant 2 Details

Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Expert Consultant 3 Details

Name	s47F
Company Name:	M & K & Associates Building Consultants Pty Ltd
Registration Number:	s47F

Released under the Freedom of Information Act 1992 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Expert Consultant 4 Details

Name	s47F
Company Name:	BT Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Expert Consultant 5 Details

Name	s47F
Company Name:	Davian Structures Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Expert Consultant 6 Details

Name	s47F
Company Name:	Fryda Dorne & Associates
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer

Expert Consultant 7 Details

Name	s47F
Company Name:	Triple A Airconditioning Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer

Expert Consultant 8 Details

Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services

Sublessee/Occupier/Tenant

Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



- Job No. 3914-17, Drawing No. A102(P1) & A106(P1) prepared by Qanstruct (Aust) Pty Ltd;
- Architectural:** Job No. 4115, Drawing No. A100(F), A101(E), A101.2(E), A102.1(D), A102.2(D), A102.3(C), A102.4(A), A104(G), A105(C), A106(D), A107(D), A108(D), A110(F), A111(E), A112(C), A113(B), A201(C), A202(D), A203.1(D), A204.1(C), A204.2(C), A204.3(B), A301(C), A302(C), A303(D), A304(C), A401(B), A402(C), A403(A), A404(D), A405(D), A406(B), A407(A), A410(D), A500(B), A501(A), A501.2(A), A502(E), A505(C), A601(C), A602(C), A603(A) & A604(B) prepared by Qanstruct (Aust) Pty Ltd;
- Structural:** Job No. 264135, Drawing No. S1(0) & S2(0) prepared by FMG Engineering Pty Ltd;
- Electrical:** Job No. 95374, Drawing No. E01(A), E02(A), E03(A), E04(A), E05(A), E06(A), E07(A) & E10(A) prepared by Fryda Dorne & Associates;
- Mechanical:** Project No. P556, Drawing No. G-F.M01(B), G.M02(A) & W.B.M03(B) prepared by Triple A Airconditioning Pty Ltd;
- Fire Services:** Job No. DF-355, Drawing No. FS-01(A), FS-02(A) & FS-03(A) prepared by Defence Fire Protection;
- Job No. AZ1493, Drawing No. FA01(A) & FA02(A) prepared by Alarming Solutions;
- Hydraulic:** Project No. 4115-18, Drawing No. H1(C2), H2(C2), H3(C2), H4(C2), H5(C2), H6(C2) & H7(C2) prepared by Qanstruct (Aust) Pty Ltd;
- Lifts:** Project No. 3264, Drawing No. 3264GA(A1) prepared by Mobility Lifts (Vic)
- Airport Lessee Company Consent Number 18-036 dated 23rd October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation;
 - AEO Referral Advice Response, dated 18th December 2018, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities;
 - Certification Design Form (Building Surveyor) dated 9th July 2019 prepared by s47F on behalf of M&K Building Consultants Pty Ltd;
 - Certification Design Form (Structural) dated 9th July 2019 prepared by s47F on behalf of Davian Structures Pty Ltd;
 - Certification Design Form (Electrical) dated 21st March 2019 prepared by s47F on behalf of Fryda Dorne & Associates;
 - Certification Design Form (Mechanical) dated 18th April 2019 prepared by s47F on behalf of Triple A Airconditioning Pty Ltd;
 - Certification Design Form (Fire Services) dated 21st June 2019 prepared by s47F on behalf of Dyer Fire Engineering;
 - Certification Design Form (Hydraulic) dated 13th February 2019 prepared by s47F on behalf of M.C.M Plumbing Consultants;
 - Finishes Schedule, Ref No. 4115.19, dated 8th February 2019 prepared by Qanstruct (Aust) Pty Ltd;
 - MFB Reg. 129 Report & Consent, Report No. 1900436 dated 10th April 2019, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
 - Fire Hydrant Flow Test Report, Report No. 181317, dated 10th November 2018 prepared by Fire Concepts;
 - Fire Engineering Report, Job No. 18ME0924, Rev 4, dated 17th June 2019 prepared by Irwinconsult Pty Ltd;



- Fire Safety Report – Fire Sprinkler Protection, dated 24th January 2019 prepared by Dyer Fire Engineering;
- Fire Alarm System Matrix Table prepared by Alarming Solutions;
- BCA Section J Report, Ref No. S3679 JV3.V1, dated February 2019 prepared by Sustainable Development Consultants;
- Structural – Fire Slab Computations prepared by Dramix;
- BCA Part J6 Lighting Calculations prepared by Fryda Dorne & Associates;
- Camel Mechanical Calculations prepared by Triple A Airconditioning Pty Ltd;
- Hyena Fire Services Calculations, Job No. Most Remote-K22, dated 14th December 2018 prepared by Dyer Fire Engineering;
- Hyena Hydraulic Calculations, Job No. 4115-18 prepared by M.C.M Plumbing Consultants;
- Geotechnical Investigation, Report No. 119427/B dated 20th February 2019 prepared by A.S. James Pty Ltd;
- Application for Approval of Alternative Solution dated 18th July 2019 prepared by s47F on behalf of Qanstruct Pty Ltd;
- ABC Record of Interpretation, dated 19th July 2019;
- Weather Proofing Performance Solution, dated 3rd July 2019 prepared by s47F on behalf of Qanstruct Pty Ltd;
- Performance Solution Report, Ref No. 19008PS, dated 11th February 2019 prepared by Equal Access;
- Certificate of Conformity for 'Vitracore G2', Ref No. CM40170, Rev. 4, dated 24th August 2018 prepared by CertMark International;
- Vitracore G2 – Red Fire Report, Report No. JV15-00082, Rev. 8, dated 13th March 2018 prepared by Red Fire Engineers;
- Fire hazard properties data for '50-mm Pink Partition 32 R1.5', Test Report No.FNC11876, dated 23rd January 2017 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for '130-mm Pink Batts R2.5', Test Report No.FNC11874, dated 16th January 2017 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'CSR Bradford Insulation Materials', Test Report No.2179, Rev. 1, dated 6th February 2020 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'Bradford Thermoseal Medium Duty (733MD)', Test Report No.NR-17211, Rev. 1, dated 17th July 2017 prepared by CSR Technical Centre;
- Fire hazard properties data for 'Tuffwrap 497', Test Report No.18-005966, dated 25th October 2018 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Nova Tile-Texture', Test Report No.FT 5205, dated 15th May 2013 prepared by Branz Limited;
- Fire hazard properties data for 'Plank-Iron', Test Report No.161567, dated 30th May 2016 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'Granit Safe T', Test Report No.P904135C, dated 16th September 2009 prepared by SP Technical Research Institute of Sweden;
- Fire hazard properties data for 'IQ Granit SD', Test Report No.148276, dated 9th August 2014 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'Industry Flex and Premium Flex/Accoustic Duct', Test Report No.17-007361, dated 11th April 2018 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Industry Flex and Premium Flex/Accoustic Duct', Test Report No.17-007360, dated 24th January 2018, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Daiken Excel-tone MR 5/8' Mineral Fibre, Test Report No.7-596156-CV, dated 26th February 2014 prepared by AWTA Product Testing;
- Pyroplex Fire Rated Silicone Sealant Technical Datasheet;
- DTAC Non Slip Technical Data Sheet, Version 18, dated 12th July 2018;
- Internal Floor Finishes Schedule, Job No. 4.115.19- REV Finishes 08/02/2019 prepared by Qanstruct Pty Ltd;
- Street Fire Hydrant Flow Test Report, Pump Curve F-00871-2, dated 7th March 2019 prepared by BKB Building Solutions;
- SAYFA Group System Specification;
- SH10N Stainless Steel Individual Tactile datasheet prepared by Classic Architectural Group; and
- Proposed Staff Members statement, dated 26th April 2019 prepared by M& K Building Consultants Pty Ltd.



Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
7. Fire services must be installed in strict accordance with all MFB reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;



- 13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
- 14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
- 15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
- 16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
- 17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b) open automatically on power failure or on activation of a fire or smoke alarm
- 18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
- 19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
- 20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

- 1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
- 2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
- 3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)
- 4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;

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5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the SSISEP installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
15. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
16. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
17. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
18. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
19. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
20. Independent Testers Report certifying compliance for the installation of fire services:



- a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
21. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 22. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 23. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
 24. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 25. Final Inspection Report pursuant to Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 26. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 27. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
 28. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

The applicant has provided an environmental risk assessment. The contractor is recommended to implement CEMP (or equivalent) commitments to mitigate risk of breaching AEPRs. Any changes to the project scope to be in consultation with ALC and AEO as works proceed and additional risks are identified.

Any PFAS contaminated material recommended to be managed in accordance with the PFAS NEMP (HEPA Jan 2018). If staining, odours, rubble or other indicators of contamination are found during excavation, the contractor is advised to stop work and consult with ALC and AEO on how to proceed.

The contractor is recommended that no material, solid or liquid, contaminated or not, should be allowed to enter stormwater. Contractor is advised to implement stormwater protection measures prior to commencing and during works.

Note the AEO may undertake site inspections at any point to assess adherence to the Airport (Environment Protection) Regulations 1997.

Appendix 1

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Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-18-MOO-0081



Item	BCA DtS Provision	Performance Solution	Performance Requirement
1	C2.12	To permit fork lift battery recharge area not to be fire isolated	CP2
2	D1.4	To permit the distance of travel to an exit up to 65m in lieu of 40m in warehouse.	DP4 & EP2.2
3	D1.5	To permit distance between exits exceed 60m(up to 130m) within the warehouse	DP4 & EP2.2
4	D1.4	- To permit distance of travel to a single exit serving the SOU#1 ground floor office exceeds 20m (up to 30m) - To permit distance of travel to a single exit serving the SOU#1 first floor office exceeds 20m (up to 30m)	DP4 & EP2.2
5	E2.3	To permit deletion of a smoke management system – E2.2 inter-alia C2.3(b)	CP2 & EP2.2
6	E1.5	To permit K22 Storage Sprinklers (Early Suspension Fast Response) Sprinklers at roof level to be designed in accordance with the 2018 edition of NFPA 13 in lieu of the 1998 edition required by BCA.	EP1.4
7	D3.2(a)(i)	To permit no pedestrian accessway provided from the property allotment boundary to the entrances of the building.	DP1

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8	D3.2(b)	To permit 50% of the pedestrian entrances to the building will not be accessible.	DP1
9	D3.1 & D3.4	To permit a reduced level of access within parts of the building, with consideration to Clause D3.4 of the BCA. A waiver of the requirement for compliant access within warehouse and warehouse office facilities.	DP1
10	D3.4 & F2.4	To permit the toilet bank in the warehouse office area, does not provide accessible toilet facilities.	FP2.1
11	NA	Waterproofing of external walls	FP1.4

This permit is subject to engineering design requirements as outlined below in the plans, documents.

1. Fire Engineering Report 18ME0924, Rev. 4, dated 17th June 2019 prepared by Irwin Consult;
2. Application for Approval of Alternative Solution dated 18th July 2019, prepared by s47F on behalf of Qanstruct (AUST) Pty Ltd;
3. Weatherproofing of external walls performance solution – design dated 3th July 2019, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
4. Performance Solution Report 19008 PS dated 11th February 2019 prepared by Equal Access;
5. MFB Reg. 129 Report & Consent, Report No. 1900436 dated 10th April 2019, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board.
6. Certificate of Conformity for 'Vitracore G2, Certificate No. CM 40170, Rev.4 , dated 24th August 2018 prepared by CodeMark Pty Ltd;
7. BCA Section J Energy Modelling & Analysis Report, Ref No. S3679 JV3.V1, dated February 2019 prepared by Sustainable Development Consultants.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 19-MOO-0000002650
Stage: (Not Provided)
Issued Date: 29-Aug-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Rd
Address Line 2: (Not Provided)
Town/Suburb: HAWTHORN
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Building

3 Hargrave Place Moorabbin Airport.

Building Details

Construction of new warehouse and office.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 3 Hargrave Place Moorabbin Airport
Classification: 5
Description: Office 1
Number of Occupants: 190

BCA Classification 2 Details

Part of Building: 3 Hargrave Place Moorabbin Airport



Classification:	7b
Description:	Warehouse 1
Number of Occupants:	included in office

BCA Classification 3 Details

Part of Building:	3 Hargrave Place Moorabbin Airport
Classification:	5
Description:	Office 2
Number of Occupants:	110

BCA Classification 4 Details

Part of Building:	3 Hargrave Place Moorabbin Airport
Classification:	7b
Description:	Warehouse 2
Number of Occupants:	Included in office

Conditions

- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed. The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.

A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:

(a) *The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and*

(b) *The building or part must be maintained in a condition that is consistent with its classification.*

(Not Provided)

Essential Services Applicable

(Not Provided)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.

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Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-18-MOO-0081

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 19-MOO-0000002512
Stage: (Not Provided)
Issued Date: 15-Aug-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Rd
Address Line 2: (Not Provided)
Town/Suburb: HAWTHORN
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Building

3 Hargrave Place Moorabbin Airport

Building Details

Construction of new warehouse and office

Building Classification(s)

BCA Classification 1 Details

Part of Building: 3 Hargrave Place Moorabbin Airport
Classification: 5
Description: Office 1
Number of Occupants: 190

BCA Classification 2 Details

Part of Building: 3 Hargrave Place Moorabbin Airport



Classification:	7b
Description:	Warehouse 1
Number of Occupants:	included in office

BCA Classification 3 Details

Part of Building:	3 Hargrave Place Moorabbin Airport
Classification:	5
Description:	Office 2
Number of Occupants:	110

BCA Classification 4 Details

Part of Building:	3 Hargrave Place Moorabbin Airport
Classification:	7b
Description:	Warehouse 2
Number of Occupants:	Included in office

Conditions

- **Door furniture for external door in kitchen warehouse must be installed as per the requirements of Clause D2.21 - NCC Volume 1 2016 Amendment 1, to the satisfaction of the Airport Building Controller, within 14 days from this C of C issue (15th August 2019);**
- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed. The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.

A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:

(a) *The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and*

(b) *The building or part must be maintained in a condition that is consistent with its classification.*

(Not Provided)

Essential Services Applicable

(Not Provided)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.

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Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-18-MOO-0081

Application ID: 18-MOO-0000001968

Applicant Information

Legal Entity Name:	Qanstruct (Aust) Pty Ltd
ABN:	88765907859
ACN:	(Not Provided)
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	HAWTHORN
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F@qanstruct.com.au



Submitter Information	
Legal Entity Name:	Qanstruct (Aust) Pty Ltd
ABN:	88765907859
ACN:	(Not Provided)
Address Line 1:	500 Burwood Rd
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F@qanstruct.com.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Location of Activity	
Airport:	Moorabbin
Location of Activity:	3 Hargrave Place Moorabbin Airport



Building Activity Details

Building Activity Description:	Construction of new warehouse and office
Estimated Duration (calendar days):	248
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	16,052
Total Site Area (sq. m):	33,158



Contractors	
Contractor 1 Details	
Legal Name:	Qanstruct (AUST) Pty Ltd
ABN:	88765907859
ACN:	070953874
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd,
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	accounts@qanstruct.com.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	Thomas Consulting
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 2 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	s47F
Company Name:	Dyerfire
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 4 Details	
Name:	s47F



Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: MechanicalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 5 Details

Name: s47F

Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: ElectricalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 6 Details

Name: s47F

Company Name: Davian Structures

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: CivilEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 7 Details

Name: s47F

Company Name: Cosentino Group Pty Ltd

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building



Expert Type: CivilEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 8 Details

Name: s47F

Company Name: M & K & Associates Building Consultants Pty Ltd

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Building Surveyor

Expert Consultant 9 Details

Name: s47F

Company Name: BT Consultants Pty Ltd

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: CivilEngineer

Other Expert Type Description: (Not Provided)



Performance Solution

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Yes

Description of the Performance Solution:

Fire Engineering Performance Solutions: Exit travel distance (65m greater than 40m), between exits (130m greater than 60m), to a single exit (30m greater than 20m), exit distance under canopies not counted, deletion of a smoke management system and forklift battery recharge area not fire isolated in addition to MFB regulation 129 report & consent.

Accessibility Performance Solutions: Allotment boundary access not provided to building. Accessway not to be provided to various building parts. Implementation of an Access Management Plan



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0058

Airport Name: Moorabbin

Approval

Effective Until: 16-Jul-2022
Stage: 1 - Site establishment, bulk excavation, civil & storm water
Approval Date: 16-Jul-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: Hawthorn
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

9 (Lot EA) Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.

Nature of Stage 1: Site establishment, bulk earthworks, civil and storm water.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 17,367

Total Site Area (sq. m): 17,367

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	6
Description:	Retail
Number of Occupants:	(Not Provided)
BCA Classification 3 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 4 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	9b
Description:	Gymnasium
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3121
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	

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Name	s47F
Company Name:	s47F ulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer

Expert Consultant 3 Details

Name	s47F
Company Name:	Fire Safe Buildings Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Expert Consultant 4 Details

Name	s47F
Company Name:	Ora Architecture
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect

Sublessee/Occupier/Tenant

Sublessee/Occupier/Tenant Name:	Amer Sports Australia Pty Ltd
Address Line 1:	18-20 Lakewood Blvd
Address Line 2:	(Not Provided)
Town/Suburb:	Braeside
State/Territory:	VIC
Postcode:	3195

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

Civil: Project No. 19018, Drawing No. C01(01), C02(01), C03(01), C04(01) & C05(01) prepared by Bruce Young Partners.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 19-003, dated 15th March 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 12th June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities;
- Certification Design Form (Civil) dated 8th May 2019, prepared by s47F on behalf of Bruce Young Partners;
- Certification Design Form (Building Surveyor) dated 17th May 2019, prepared by s47F on behalf of Fire Safe Buildings Pty Ltd;
- Design Brief, Revision- 07 prepared by Goodman Property Services (Australia) Pty Ltd; and
- Civil Computations, Project 19018, dated May 2019 prepared by Bruce Young Partners;

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Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;
7. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
8. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed

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- and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
 9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
 10. Certificate of Electrical Safety;
 11. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
 12. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
 13. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 14. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 15. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 16. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

- The contractor is advised to comply with all relevant legislation.
- The contractor is recommended to develop and implement a Construction Environmental Management Plan (CEMP) or equivalent (e.g. SWMS) throughout the works. The CEMP should demonstrate how works will be performed to comply with the Airports (Environment Protection) Regulations 1997 (AEPRs) and the Airport Environment Strategy.
- If evidence of contamination is found during the works, e.g. staining, odours, rubble, etc., the contractor is recommended to contact the MAC Environment Manager or AEO immediately to discuss the most appropriate course of action.
- Noting that PFAS is present, the contractor is recommended to adopt reasonable procedures, hygiene practices and PPE for working with contaminated soils.
- The contractor is required to adhere to all state waste management legislation, including sampling for waste classification. The contractor is advised to assume PFAS is present and include PFAS in the analytical suite for excavated material. Contractor is recommended to maintain all relevant waste disposal records and provide to the MAC Environment Manager for review if requested.
- Odour and visible contaminants such as dust, smoke and fumes are not to be released to the environment unless authorised. Conditions where dust is causing visible dust clouds should be reported immediately to the MAC Environment Manager. If dust mitigation measures are ineffective in wind and weather conditions, the contractor is recommended to stop works causing dust to avoid breach of the AEPRs.
- No material, including concrete washout, soil, or liquids other than rain, is permitted to enter stormwater drains. The contractor is recommended to implement adequate stormwater protection measures prior to commencement of works, including diverting surface runoff from entering site, and maintain throughout works. If site dewatering becomes necessary, seek MAC Environment Manager advice on how to achieve this without causing pollution.
- The contractor is recommended to store all fuels and chemicals in spill trays or bunded areas capable of retaining the contents of the containers, and covered to prevent overflow due to rain.
- The contractor is recommended to maintain adequate and stocked spill mitigation equipment at appropriate locations on site, and ensure contractors on site are trained in its deployment.
- The contractor is recommended to comply with all Victorian waste management legislation.
- The AEO may visit the site during the works to inspect compliance with the AEPRs and the Airport Environment Strategy.
- The Site Manager is advised to invite the AEO to all regular environmental compliance inspections with the MAC environmental representative, using email [s22\(1\)\(a\)\(ii\)@infrastructure.gov.au](mailto:s22(1)(a)(ii)@infrastructure.gov.au)



If the applicant has any queries in relation to this advice, they should contact the AEO, s22(1)(a)(ii) directly on s22(1)(a)(ii).

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0058

Airport Name: Moorabbin

Approval

Effective Until: 16-Jul-2022
Stage: 2 - Footing, Structural Steel and all concrete works
Approval Date: 19-Sep-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: Hawthorn
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

9 (Lot EA) Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.

Nature of Stage 2: Footing, Structural steel and all concrete works

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 17,367

Total Site Area (sq. m): 17,367

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	6
Description:	Retail
Number of Occupants:	(Not Provided)
BCA Classification 3 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 4 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	9b
Description:	Gymnasium
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3121
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	

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Name	s47F
Company Name:	s47F ulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer

Expert Consultant 3 Details	
Name	s47F
Company Name:	Fire Safe Buildings Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Expert Consultant 4 Details	
Name	s47F
Company Name:	Ora Architecture
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect

Expert Consultant 5 Details	
Name	s47F
Company Name:	Bruce Gardner and Associates Pty Ltd;
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Structural Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Amer Sports Australia Pty Ltd
Address Line 1:	18-20 Lakewood Blvd
Address Line 2:	(Not Provided)
Town/Suburb:	Braeside
State/Territory:	VIC
Postcode:	3195

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts

**Architectural:**

Project No. 19.006, Drawing No. A001(C), A010(D), A050(C), A100(E), A150(E), A200(E), A205(E), A210(E), A211(E), A300(C), A400(D), A410(E), A411(E), A500(D), A510(D), A600(P7), A601(C), A701(C), A702(C), A802(C) & A804(C) prepared by Qanstruct Pty Ltd;

Structural:

Project No. 19018, Drawing No. S01(05), S02(07), S03(07), S04(05), S05(04), S06(05), S07(05), S08(04), S09(03), S10(06), S11(02), S12(02), S13(02), OS01(05), OS02(07), OS03(07), OS04(06), OS05(04), OS06(07), OS07(03), OS08(03), OS09(05), OS10(03), OS11(05), OS12(04), OS13(05), OS14(03), OS15(03), OS16(04), OS17(02), OS18(02), OS19(03) & OS20(03) prepared by Bruce Young Partners;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 19-003, dated 15th March 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 12th June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities;
- Certification Design Form (Structural) dated 26th August 2019 prepared by s47F on behalf of Bruce Gardner and Associates Pty Ltd;
- Certification Design Form (Structural) dated 26th August 2019 prepared by s47F on behalf of Bruce Young Partners;
- Certification Design Form (Building Surveyor) dated 31st May 2019, prepared by s47F on behalf of Fire Safe Buildings Pty Ltd;
- Warehouse Structural Computations, Project No. 19018, dated 13th March 2019 prepared by Bruce Young Partners;
- Warehouse Structural Computations, Project No. 138, dated 27th March 2019 prepared by Bruce Young Partners;
- Warehouse Structural Computations, Project No. 496, dated 13th August 2019 prepared by Bruce Young Partners;
- Warehouse Structural Computations, Project No. 19018, dated May 2019 prepared by Bruce Young Partners;
- Office Structural Computations, Project No. 19018, dated May 2019 prepared by Bruce Young Partners;
- Office Structural Computations, Project No. 40470, dated May 2019 prepared by Bruce Young Partners;
- Office Structural Computations, Project No. 19018, dated 23rd August 2019 prepared by Bruce Young Partners;
- Geotechnical Investigation Report, Ref No. 119788, dated 28th May 2019 prepared by A.S. James Pty Ltd; and
- Geotechnical Soil Report, Ref No. 119788/A dated 28th May 2019 prepared by A.S. James Pty Ltd;

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection



- measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;
7. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
 8. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(i);
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
12. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
13. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;



14. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
15. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
16. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

- The contractor is advised to comply with all relevant legislation.
- The contractor is recommended to develop and implement a Construction Environmental Management Plan (CEMP) or equivalent (e.g. SWMS) throughout the works. The CEMP should demonstrate how works will be performed to comply with the Airports (Environment Protection) Regulations 1997 (AEPRs) and the Airport Environment Strategy.
- If evidence of contamination is found during the works, e.g. staining, odours, rubble, etc., the contractor is recommended to contact the MAC Environment Manager or AEO immediately to discuss the most appropriate course of action.
- Noting that PFAS is present, the contractor is recommended to adopt reasonable procedures, hygiene practices and PPE for working with contaminated soils.
- The contractor is required to adhere to all state waste management legislation, including sampling for waste classification. The contractor is advised to assume PFAS is present and include PFAS in the analytical suite for excavated material. Contractor is recommended to maintain all relevant waste disposal records and provide to the MAC Environment Manager for review if requested.
- Odour and visible contaminants such as dust, smoke and fumes are not to be released to the environment unless authorised. Conditions where dust is causing visible dust clouds should be reported immediately to the MAC Environment Manager. If dust mitigation measures are ineffective in wind and weather conditions, the contractor is recommended to stop works causing dust to avoid breach of the AEPRs.
- No material, including concrete washout, soil, or liquids other than rain, is permitted to enter stormwater drains. The contractor is recommended to implement adequate stormwater protection measures prior to commencement of works, including diverting surface runoff from entering site, and maintain throughout works. If site dewatering becomes necessary, seek MAC Environment Manager advice on how to achieve this without causing pollution.
- The contractor is recommended to store all fuels and chemicals in spill trays or bunded areas capable of retaining the contents of the containers, and covered to prevent overflow due to rain.
- The contractor is recommended to maintain adequate and stocked spill mitigation equipment at appropriate locations on site, and ensure contractors on site are trained in its deployment.
- The contractor is recommended to comply with all Victorian waste management legislation.
- The AEO may visit the site during the works to inspect compliance with the AEPRs and the Airport Environment Strategy.
- The Site Manager is advised to invite the AEO to all regular environmental compliance inspections with the MAC environmental representative, using email [s22\(1\)\(a\)\(ii\)@infrastructure.gov.au](mailto:s22(1)(a)(ii)@infrastructure.gov.au)

If the applicant has any queries in relation to this advice, they should contact the AEO, [s22\(1\)\(a\)\(ii\)](mailto:s22(1)(a)(ii)@infrastructure.gov.au) directly on [1300 720 610](tel:1300720610)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0058

Airport Name: Moorabbin

Approval

Effective Until: 16-Jul-2022
Stage: 3 - External wall, roof cladding and warehouse fibre floor slab
Approval Date: 12-Feb-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: Hawthorn
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

9 (Lot EA) Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.
 Nature of Stage 3: External wall, roof cladding and warehouse fibre floor slab.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 17,367
Total Site Area (sq. m): 17,367
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	6
Description:	Retail
Number of Occupants:	(Not Provided)
BCA Classification 3 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 4 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	9b
Description:	Gymnasium
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3121
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Name	s47F
Company Name:	s47F ulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer

Expert Consultant 3 Details

Name	s47F
Company Name:	Fire Safe Buildings Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Expert Consultant 4 Details

Name	s47F
Company Name:	Ora Architecture
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect

Expert Consultant 5 Details

Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant

Sublessee/Occupier/Tenant Name:	Amer Sports Australia Pty Ltd
Address Line 1:	18-20 Lakewood Blvd
Address Line 2:	(Not Provided)
Town/Suburb:	Braeside
State/Territory:	VIC
Postcode:	3195

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

Architectural:	Project No. 19.006, Drawing No. A300(B), A500(B) & A510(B) prepared by ORA Architecture Pty Ltd;
Structural:	Job No. 265824, Drawing No. S001(0) & S008(0) prepared by FMG Engineering Pty Ltd;

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 19-003, dated 15th March 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 12th June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities;
- Certification Design Form (Structural) dated 8th October 2019 prepared by s47F on behalf of FMG Engineering Pty Ltd;
- Certification Design Form (Building Surveyor) dated 11 February 2020, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
- Fire Slab Structural Computations, Ref No. 201908210537, dated 21st August 2019 prepared by Dramix;
- Certificate of Conformity for 'Vitracore G2', Certificate No. CM40170, dated 10th May 2019 prepared by CertMark International;
- BlueScope Colorbond Steel – Coated Steel - Prepainted Data Sheet, dated September 2019 prepared by BlueScope Steel Limited; and
- BlueScope Zinalume steel with active technology G300 – Coated Steel-Metallic Data Sheet, dated August 2019 prepared by BlueScope Steel Limited;

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;
7. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
8. Any persons installing piles must:
 - a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b) make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c) within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the



mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
12. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
13. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
14. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
15. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
16. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

- The contractor is advised to comply with all relevant legislation.
- The contractor is recommended to develop and implement a Construction Environmental Management Plan (CEMP) or equivalent (e.g. SWMS) throughout the works. The CEMP should demonstrate how works will be performed to comply with the Airports (Environment Protection) Regulations 1997 (AEPRs) and the Airport Environment Strategy.
- If evidence of contamination is found during the works, e.g. staining, odours, rubble, etc., the contractor is recommended to contact the MAC Environment Manager or AEO immediately to discuss the most appropriate course of action.
- Noting that PFAS is present, the contractor is recommended to adopt reasonable procedures, hygiene practices and PPE for working with contaminated soils.
- The contractor is required to adhere to all state waste management legislation, including sampling for waste classification. The contractor is advised to assume PFAS is present and include PFAS in the analytical suite for excavated material. Contractor is recommended to maintain all relevant waste disposal records and provide to the



MAC Environment Manager for review if requested.

- Odour and visible contaminants such as dust, smoke and fumes are not to be released to the environment unless authorised. Conditions where dust is causing visible dust clouds should be reported immediately to the MAC Environment Manager. If dust mitigation measures are ineffective in wind and weather conditions, the contractor is recommended to stop works causing dust to avoid breach of the AEPRs.
- No material, including concrete washout, soil, or liquids other than rain, is permitted to enter stormwater drains. The contractor is recommended to implement adequate stormwater protection measures prior to commencement of works, including diverting surface runoff from entering site, and maintain throughout works. If site dewatering becomes necessary, seek MAC Environment Manager advice on how to achieve this without causing pollution.
- The contractor is recommended to store all fuels and chemicals in spill trays or bunded areas capable of retaining the contents of the containers, and covered to prevent overflow due to rain.
- The contractor is recommended to maintain adequate and stocked spill mitigation equipment at appropriate locations on site, and ensure contractors on site are trained in its deployment.
- The contractor is recommended to comply with all Victorian waste management legislation.
- The AEO may visit the site during the works to inspect compliance with the AEPRs and the Airport Environment Strategy.
- The Site Manager is advised to invite the AEO to all regular environmental compliance inspections with the MAC environmental representative, using email [s22\(1\)\(a\)\(ii\)@infrastructure.gov.au](mailto:s22(1)(a)(ii)@infrastructure.gov.au)

If the applicant has any queries in relation to this advice, they should contact the AEO, [s22\(1\)\(a\)\(ii\)](mailto:s22(1)(a)(ii)@infrastructure.gov.au) directly on [s22\(1\)\(a\)\(ii\)](tel:s22(1)(a)(ii)@infrastructure.gov.au)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0058

Airport Name: Moorabbin

Approval

Effective Until: 16-Jul-2022
Stage: 4 - All Services
Approval Date: 01-May-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: Hawthorn
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

9 (Lot EA) Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.
 Nature of Stage 4: All services.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 17,367
Total Site Area (sq. m): 17,367
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	6
Description:	Retail
Number of Occupants:	(Not Provided)
BCA Classification 3 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 4 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	9b
Description:	Gymnasium
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3121
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	



Name	s47F
Company Name:	s47F ulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	Fire Safe Buildings Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 4 Details	
Name	s47F
Company Name:	Ora Architecture
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 5 Details	
Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	MJA Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	MJA Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	Dyer Fire
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services



Expert Consultant 9 Details	
Name	s47F
Company Name:	M & K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Amer Sports Australia Pty Ltd
Address Line 1:	18-20 Lakewood Blvd
Address Line 2:	(Not Provided)
Town/Suburb:	Braeside
State/Territory:	VIC
Postcode:	3195

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Electrical:	Job No. 1910, Drawing No. E01(C2), E02(C2), E03(C2), E04(C1), E05(C2), E06(C3), E07(C2) & E08(C2) prepared by MJA Consulting Engineers Pty Ltd;
Mechanical:	Job No. 1910, Drawing No. M00(C5) & M01(C7) prepared by MJA Consulting Engineers Pty Ltd;
Fire Services:	Job No. DCHF14403, Drawing No. 01(0) & 02(0) prepared by Hamilton Fire Protection;
Hydraulic:	Job No. 4096, Drawing No. H1(C1), H2(C5), H3(C2), H4(C2), H5(C4), H6(C3) & H7(C1) prepared by Thomas Consulting Group Pty Ltd;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 19-003, dated 8th October 2019, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 12th June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities; • ABC Record of Interpretation, dated 27th April 2020; • Application for Approval of Alternative Solution dated 27th April 2020, prepared by s47F on behalf of Qanstruct (AUST) Pty Ltd; • Certification Design Form (Electrical) dated 14th April 2020 prepared by s47F on behalf of MJA Consulting Engineers Pty Ltd; • Certification Design Form (Mechanical) dated 14th April 2020 prepared by s47F on behalf of MJA Consulting Engineers Pty Ltd; • Certification Design Form (Fire Services) dated 22nd October 2019 prepared by s47F on behalf of Dyer Fire; • Certification Design Form (Hydraulics) dated 3rd March 2020 prepared by s47F on 	



- behalf of Thomas Consulting Group;
- Certification Design Form (Building Surveyor) dated 20th February 2020, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
 - Part J6 Lighting Calculations prepared by MJA Consulting Engineers Pty Ltd;
 - Electrical Services Specification, Job No. 1910, Rev. C, dated 27th August 2019 prepared by MJA Consulting Engineers Pty Ltd;
 - BCA Section J Energy Modelling & Analysis Report, Ref No. S3762 JV3.V3, dated November 2019 prepared by Sustainable Development Consultants;
 - Mechanical Services Specification, Job No. 1910, Rev. D, dated 26th August 2019 prepared by MJA Consulting Engineers Pty Ltd;
 - Fire Engineering Report, Job No. 19ME0326, Rev. 1, dated 25th June 2019 prepared by Irwinconsult Pty Ltd;
 - Water Supply Analysis Graph, Job No. HF14403-WSG prepared by Hamilton Fire Protection Pty Ltd;
 - Hyena Calculations, Job No. HF14403, dated 13th October 2019 prepared by Hamilton Fire Protection Pty Ltd;
 - Hyena Calculations, Job No. 4096 prepared by Thomas Consulting Group;
 - MFB Reg. 129 Report & Consent, Report No. 1901826 dated 16th September 2019, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
 - MFB Reg. 129 Report & Consent, Report No. 2000386 dated 2nd March 2020, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
 - Regulation 129 Report and Consent Application, Project Ref. 9320, dated 7th August 2019 prepared by M & K Building Consultants Pty Ltd;
 - Regulation 129 Report and Consent Application, Project Ref. 9320, dated 17th February 2020 prepared by M & K Building Consultants Pty Ltd;
 - Hydrant Coverage Plan provided by Qanstruct (Aust) Pty Ltd; and
 - Hydrant Shortfall Plan prepared by Qanstruct (Aust) Pty Ltd.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any persons installing piles must:
 - a. keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b. make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c. within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
7. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;



9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
- be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - open automatically on power failure or on activation of a fire or smoke alarm.
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

- A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
- A letter from the relevant Health Authority stating that a final inspection was carried out and the completed works comply with the relevant standards and regulations;
- A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii)



4. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
13. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
14. Certificate of Compliance for plumbing works;
15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
17. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
18. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
19. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
20. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
21. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
22. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
23. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in



accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;

24. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;

25. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;

26. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;

27. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;

28. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;

29. A certificate confirming that the automatic sliding doors:

- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
- open automatically on power failure or on activation of a fire or smoke alarm.

30. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-19-MOO-0058



BCA Clause	Description
C2.12	<p>Battery recharge area not fire isolated</p> <p>To permit the Forklift battery recharge area not to be fire isolated.</p>
E1.4	<p>Hose Reels not within 4m of an exit</p> <p>To permit the fire hose reel on the western side of the warehouse, to be greater than 4m from an exit.</p>
C2.4	<p>- To permit the emergency perimeter vehicle access road in parts as illustrated on the plans to be greater than 18m removed from the building.</p> <p>- To permit the emergency perimeter vehicle access road in part not to be wholly within the allotment boundaries.</p> <p>- At two locations, to permit the emergency perimeter vehicle access road to be traversed by security gates within the property boundaries.</p> <p>- To permit the external fire hydrants to be located under canopies, or within 10m of a canopy and / or abutting the external walls of the building which are not provided with a compliant shield wall.</p>
E1.3	<p>- To permit external fire hydrants to provide 10 l/sec flow with a reduced pressure of 290 kPa rather than providing a pressure of not less than 350 kPa.</p>
AS2419.1	<p>- To permit an in-line magnetic flow meter to be installed at the water supply connection point.</p> <p>- To permit external fire hydrant coverage to be achieved by 3 hose lengths plus hose spray (100m), in lieu of 60m.</p>

This permit is subject to engineering design requirements as noted in Report No. 19ME0326 Rev 1, dated 25th June 2019, prepared by Irwin Consult Pty Ltd.

Appendix 2

The following AEO recommendations apply to these works:

- The contractor is advised to comply with all relevant legislation.
- The contractor is recommended to develop and implement a Construction Environmental Management Plan (CEMP) or equivalent (e.g. SWMS) throughout the works. The CEMP should demonstrate how works will be performed to comply with the Airports (Environment Protection) Regulations 1997 (AEPRs) and the Airport Environment Strategy.
- If evidence of contamination is found during the works, e.g. staining, odours, rubble, etc., the contractor is recommended to contact the MAC Environment Manager or AEO immediately to discuss the most appropriate course of action.
- Noting that PFAS is present, the contractor is recommended to adopt reasonable procedures, hygiene practices and PPE for working with contaminated soils.
- The contractor is required to adhere to all state waste management legislation, including sampling for waste classification. The contractor is advised to assume PFAS is present and include PFAS in the analytical suite for excavated material. Contractor is recommended to maintain all relevant waste disposal records and provide to the



MAC Environment Manager for review if requested.

- Odour and visible contaminants such as dust, smoke and fumes are not to be released to the environment unless authorised. Conditions where dust is causing visible dust clouds should be reported immediately to the MAC Environment Manager. If dust mitigation measures are ineffective in wind and weather conditions, the contractor is recommended to stop works causing dust to avoid breach of the AEPRs.
- No material, including concrete washout, soil, or liquids other than rain, is permitted to enter stormwater drains. The contractor is recommended to implement adequate stormwater protection measures prior to commencement of works, including diverting surface runoff from entering site, and maintain throughout works. If site dewatering becomes necessary, seek MAC Environment Manager advice on how to achieve this without causing pollution.
- The contractor is recommended to store all fuels and chemicals in spill trays or bunded areas capable of retaining the contents of the containers, and covered to prevent overflow due to rain.
- The contractor is recommended to maintain adequate and stocked spill mitigation equipment at appropriate locations on site, and ensure contractors on site are trained in its deployment.
- The contractor is recommended to comply with all Victorian waste management legislation.
- The AEO may visit the site during the works to inspect compliance with the AEPRs and the Airport Environment Strategy.
- The Site Manager is advised to invite the AEO to all regular environmental compliance inspections with the MAC environmental representative, using email [s22\(1\)\(a\)\(ii\)@infrastructure.gov.au](mailto:s22(1)(a)(ii)@infrastructure.gov.au)

If the applicant has any queries in relation to this advice, they should contact the AEO, [s22\(1\)\(a\)\(ii\)](mailto:s22(1)(a)(ii)@infrastructure.gov.au) directly on [s22\(1\)\(a\)\(ii\)](tel:s22(1)(a)(ii)@infrastructure.gov.au)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0058

Airport Name: Moorabbin

Approval

Effective Until: 16-Jul-2022
Stage: 5 - All remaining works
Approval Date: 11-May-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: (Not Provided)
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

9 (Lot EA) Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.
 Nature of Stage 5: All remaining works

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 17,367
Total Site Area (sq. m): 17,367
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	280
BCA Classification 2 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	6
Description:	Retail
Number of Occupants:	N/A
BCA Classification 3 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	N/A
BCA Classification 4 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	9b
Description:	Gymnasium
Number of Occupants:	N/A

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3121
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	



Name	s47F
Company Name:	s47F ulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	Ora Architecture
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 4 Details	
Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	M&K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	All
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 6 Details	
Name	s47F
Company Name:	MJA Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	MJA Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	Dyer Fire
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services



Expert Consultant 9 Details	
Name	s47F
Company Name:	M & K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Amer Sports Australia Pty Ltd
Address Line 1:	18-20 Lakewood Blvd
Address Line 2:	(Not Provided)
Town/Suburb:	Braeside
State/Territory:	VIC
Postcode:	3195

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	<p>Job No. 19.006, Drawing No. A001(M), A010(E), A100(M), A120(C), A150(M), A200(M), A205(K), A210(P), A211(M), A240(K), A250(M), A251(K), A260(B), A261(B), A300(F), A400(J), A410(L), A411(J), A500(F), A510(F), A550(H), A551(G), A560(F), A561(C), A600(E), A601(E), A650(D), A651(D), A652(E), A653(C), A654(C), A655(D), A656(D), A657(D), A658(D), A659(D), A660(C), A661(E), A662(D), A663(D), A664(E), A700(E), A701(E), A702(C), A800(D), A801(C), A802(D), A803(D), A804(C), A900(F), A901(G), A910(C), A911(C), 950(B), 951(C) & 952(A) prepared by Qanstruct (Aust); Pty Ltd;</p>
Solar Panels:	<p>Job No. 19.006, Drawing No. A100(M) prepared by Qanstruct (Aust) Pty Ltd;</p> <p>Drawing No. D-GE-43152P-10201(B) prepared by Solgen Energy Pty Ltd;</p> <p>Drawing No. D-GE-43152P8-10101(J) prepared by Solgen Energy Pty Ltd;</p> <p>Project No. 19018, Drawing No. S03(09) prepared by Bruce Young Partners;</p>
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 19-003, dated 8th October 2019, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 12th June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications; • ABC Record of Interpretation, dated 27th April 2020; • Application for Approval of Alternative Solution dated 27th April 2020, prepared by s47F on behalf of Qanstruct (AUST) Pty Ltd; • Weatherproofing of external walls performance solution – design dated 27th April 2020, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • Certification Design Form (Structural) dated 26th March 2020 prepared by s47F on behalf of Bruce Gardener & Associates Pty Ltd; • Certification Design Form (Building Surveyor) dated 27th March 2020 prepared by s47F 	



on behalf of M&K Building Consultants Pty Ltd;

- Performance Solutions Report, Ref No. 19154PS, dated 9th October 2019 prepared by Equal Access Group;
- Access Management Plan for People with Disability, dated October 2019 provided by Quanstruct (Aust) Pty Ltd;
- Solar Panel Statement, Job No. 129992, dated 2nd March 2020, prepared by s47F on behalf of Structerre Consulting Pty Ltd;
- Structural Computations, Project No. 19018, dated 12th February 2020 prepared by Bruce Young Partners;
- Lift Compliance Statement, Ref No. 28204, dated 3rd March 2020 prepared by Mobility Lifts (Vic);
- MFB Reg. 129 Report & Consent, Report No. 1901826 dated 16th September 2019, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- MFB Reg. 129 Report & Consent, Report No. 2000386 dated 2nd March 2020, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- Certificate of Conformity 'Vitracore G2' Certificate No. CM40170, prepared by CodeMark Pty Ltd;
- Vitracore G2, Fire Report, Ref No. JV15-00082, Revision 8, dated 13th March 2018 prepared by RED Fire Engineers;
- Fire hazard properties data for 'Breaking Ground/Breaking Waves', Test Report No.P172049B, dated 3rd May 2017 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'iQ Granit', Test Report No.148275, dated 9th August 2014 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for '3 Zero RM1.0 Ductflex', Test Report No.15-004225, dated 17th November 2015 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Vapawrap', Test Report No.18-005963, dated 19th October 2018 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Primo SD', Test Report No.148260A, dated 31st July 2014 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'ULTIMO TAC', Test Report No. P172601, dated 23rd December 2017 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for '50-mm Pink Partition 32 R15', Test Report No. FNC11876, dated 24th March 2017 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for '130-mm Pink Batts R2.5', Test Report No. FNC11874, dated 24th March 2017 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'CSR Bradford insulation materials', Test Report No. 2179, Rev. 1, dated 6th February 2015 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'Bradford Thermoseal Medium Duty (733MD) Sarking', Test Report No. NR-17211, dated 17th July 2017 prepared by CSR Building Products Ltd;
- Fire hazard properties data for 'Standard Grade Boral Plasterboard', Test Report No. FAR2188, dated 7th August 2003 prepared by BRANZ Ltd;
- Colorbond Coated Steel – Prepainted Data Sheet prepared by Bluescope Steel Limited;
- Bradford Anticon Faced Glasswool Blanket Technical Data Sheet prepared by CSR Building Products Ltd; and
- Bradford Thermoseal 733MD Sarking Technical Data Sheet prepared by CSR Building Products Ltd;

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site,



where applicable;

6. Any persons installing piles must:

- a. keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
- b. make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
- c. within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.

7. Fire services must be installed in strict accordance with all MFB reports & consents where applicable;

8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;

9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;

10. All building works must be constructed in strict accordance with the requirements of the fire engineering report;

11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;

12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;

13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;

14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;

15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;

16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;

17. Automatic sliding doors shall:

- a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
- b. open automatically on power failure or on activation of a fire or smoke alarm.

18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;

19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;

20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.



1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Moorabbin AEO on s22(1)(a)(ii) [REDACTED];
4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
5. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Contractors certificate for lifts confirming they have been installed in accordance with the specifications and AS



- 1735 and approved by the Occupational Health and Safety Authority;
14. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
 15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
 17. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
 18. Independent Testers Report certifying compliance for the installation of fire services:
 - a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - b) Sprinkler System to AS 2118;
 19. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 20. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 21. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
 22. A letter from the Access Consultant confirming that the works have been completed in accordance with their



Report all relevant codes and standards;

23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
24. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
25. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
26. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
27. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-19-MOO-0058:

BCA Clause	Description
C2.12	<p>Battery recharge area not fire isolated</p> <p>To permit the Forklift battery recharge area not to be fire isolated.</p>
D1.4	<p>Distance of exit travel – 60m</p> <p>To permit distance of travel to an exit exceeds 40m (up to 70m) within the warehouse parts.</p> <p>Exit travel under canopies not counted</p> <p>To permit some exits discharge under canopy (14.8m) wherein this extra distance not included in the egress distance calculation.</p>



Distance between exits – 100m

D1.5 To permit distance between exits exceeds 60m (up to 100m) within the warehouse parts.

Hose Reels not within 4m of an exit

E1.4 To permit the fire hose reel on the western side of the warehouse, to be greater than 4m from an exit.

- To permit the emergency perimeter vehicle access road in parts to be greater than 18m away from the building.

C2.4 - To permit the emergency perimeter vehicle access road in part not to be wholly within the allotment boundaries.

- At 2 locations, to permit the emergency perimeter vehicle access road to be traversed by security gates within the property boundaries.

- To permit the external hydrants to be located under canopies, or within 10m of a canopy and / or abutting the external walls of the building which are not provided with a compliant shield wall.

E1.3 - To permit external hydrants to provide 10 l/sec flow with a reduced pressure of 290 kPa rather than providing a pressure of not less than 350 kPa.

AS2419.1 - To permit an in-line magnetic flow meter to be installed at the water supply connection point.

- To Permit external hydrant coverage to be achieved by 3 hose lengths plus hose spray (100m) rather than being limited to 70m.

Clause D3.2(a)
(i) To delete the requirement to provide pedestrian accessway from the property allotment boundary to the principal pedestrian entry of the building on the basis that people visiting the building will be arriving by vehicle only.

Clause D3.2(b) To permit that 50% of the pedestrian entrances to the building will not be accessible. Consideration is based on a large extent of the building (Warehouse) adopting Clause D3.4 and the nature of work undertaken by staff working within the building.

To permit that the toilet bank in the warehouse office area, does not provide accessible toilet facilities. The assessment includes:

Clause D3.4 • Consideration of Clause D3.4 regarding the function of the space/roles of staff

Clause F2.4(a)

Table F2.4(a) • Unisex Ambulant facility to be provided to cater for employees who may still require accessible features from an ambulant facility without the need for circulation spaces from accessible facilities.

FP1.4 Weatherproofing of the external walls.



This permit is subject to engineering design requirements as noted in Report No. 19ME0326 Rev 1 dated 25th June 2019, prepared by Irwin Consult Pty Ltd.

Appendix 2

The following AEO recommendations apply to these works:

- The contractor is advised to comply with all relevant legislation.
- The contractor is recommended to develop and implement a Construction Environmental Management Plan (CEMP) or equivalent (e.g. SWMS) throughout the works. The CEMP should demonstrate how works will be performed to comply with the Airports (Environment Protection) Regulations 1997 (AEPRs) and the Airport Environment Strategy.
- If evidence of contamination is found during the works, e.g. staining, odours, rubble, etc., the contractor is recommended to contact the MAC Environment Manager or AEO immediately to discuss the most appropriate course of action.
- Noting that PFAS is present, the contractor is recommended to adopt reasonable procedures, hygiene practices and PPE for working with contaminated soils.
- The contractor is required to adhere to all state waste management legislation, including sampling for waste classification. The contractor is advised to assume PFAS is present and include PFAS in the analytical suite for excavated material. Contractor is recommended to maintain all relevant waste disposal records and provide to the MAC Environment Manager for review if requested.
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- No material, including concrete washout, soil, or liquids other than rain, is permitted to enter stormwater drains. The contractor is recommended to implement adequate stormwater protection measures prior to commencement of works, including diverting surface runoff from entering site, and maintain throughout works. If site dewatering becomes necessary, seek MAC Environment Manager advice on how to achieve this without causing pollution.
- The contractor is recommended to store all fuels and chemicals in spill trays or bunded areas capable of retaining the contents of the containers, and covered to prevent overflow due to rain.
- The contractor is recommended to maintain adequate and stocked spill mitigation equipment at appropriate locations on site, and ensure contractors on site are trained in its deployment.
- The contractor is recommended to comply with all Victorian waste management legislation.
- The AEO may visit the site during the works to inspect compliance with the AEPRs and the Airport Environment Strategy.
- The Site Manager is advised to invite the AEO to all regular environmental compliance inspections with the MAC environmental representative, using email [s22\(1\)\(a\)\(ii\)@infrastructure.gov.au](mailto:s22(1)(a)(ii)@infrastructure.gov.au)

If the applicant has any queries in relation to this advice, they should contact the AEO, [s22\(1\)\(a\)\(ii\)](mailto:s22(1)(a)(ii)@infrastructure.gov.au) directly on [s22\(1\)\(a\)\(ii\)](tel:s22(1)(a)(ii)@infrastructure.gov.au)

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ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-19-MOO-0058

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 20-MOO-0000001425
Stage: (Not Provided)
Issued Date: 15-May-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (Aust) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: Hawthorn
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Building

9 (Lot EA) Chifley Drive, Moorabbin Airport.

Building Details

Construction of a new warehouse, retail space, gymnasium and a two storey office for Amer Sports.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport.
Classification: 5
Description: Office
Number of Occupants: 70

BCA Classification 2 Details

Part of Building: 9 (Lot EA) Chifley Drive, Moorabbin Airport.



Classification:	6
Description:	Retail
Number of Occupants:	30
BCA Classification 3 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	100
BCA Classification 4 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport
Classification:	9b
Description:	Gymnasium
Number of Occupants:	15

Conditions
<ul style="list-style-type: none"> • A pedestrian access gate between the 2 leased properties must be installed to the MFB's satisfaction by 1st June 2020; • The works must not be used for a purpose that is inconsistent with the standards to which it was constructed; • The works must be maintained in a condition that is consistent with its use.

Notes
<p>In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.</p> <p><i>A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.</i></p> <p><i>A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:</i></p> <p>(a) <i>The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and</i></p> <p>(b) <i>The building or part must be maintained in a condition that is consistent with its classification.</i></p>

Essential Services Applicable
The essential services for the building shall be maintained in accordance with the Standards as set out in Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-19-MOO-0058

Application ID: 19-MOO-0000001242

Applicant Information

Legal Entity Name: Qanstruct (Aust) Pty Ltd

ABN: 88765907859

ACN: 070953874

Address Line 1: 500 Burwood Road

Address Line 2: Hawthorn

Town/Suburb: Hawthorn

State/Territory: VIC

Postcode: 3122

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: s47F

Email: s47F @qanstruct.com.au



Submitter Information

Legal Entity Name: Qanstruct (Aust) Pty Ltd

ABN: 88765907859

ACN: 070953874

Address Line 1: 500 Burwood Road

Address Line 2: x

Town/Suburb: Hawthorn

State/Territory: VIC

Postcode: 3122

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: s47F

Email: s47F @qanstruct.com.au

Sublessee/Occupier/Tenant

Sublessee/Occupier/Tenant Name: Amer Sports Australia Pty Ltd

Address Line 1: 18-20 Lakewood Blvd

Address Line 2: (Not Provided)

Town/Suburb: Braeside

State/Territory: VIC

Postcode: 3195

Location of Activity

Airport: Moorabbin

Location of Activity: Warehouse Development for Amer Sports
9 (Lot EA) Chifley Drive,
Moorabbin Airport



3194



Building Activity Details

Building Activity Description:	Construction of New Warehouse and Office
Estimated Duration (calendar days):	270
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	17,367
Total Site Area (sq. m):	17,367



Contractors	
Contractor 1 Details	
Legal Name:	Qanstruct (Aust) Pty Ltd
ABN:	88765907859
ACN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CBU-1743
Address Line 1:	500 Burwood Road
Address Line 2:	Hawthorn
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	Qanstruct (Aust) Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Builder / Designer
Expert Consultant 2 Details	
Name:	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	s47F
Company Name:	Irwin Consulting Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Safety Engineer
Expert Consultant 4 Details	
Name:	s47F



Company Name:	M&K Building Consultants
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Building Surveyor

Expert Consultant 5 Details

Name:	s47F
Company Name:	MJA consulting Engineers Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	ElectricalEngineer
Other Expert Type Description:	(Not Provided)

Expert Consultant 6 Details

Name:	s47F
Company Name:	MJA consulting Engineers Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)

Expert Consultant 7 Details

Name:	s47F
Company Name:	Thomas Consulting Group
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building



Expert Type:	Other
Other Expert Type Description:	Hydraulic Engineer



Performance Solution

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Yes

Description of the Performance Solution:

Exit travel distance (60m > 40m), between exits (120m > 60m), to a single exit (32 > 20m), exit distance under canopies not counted; Hose reels not within 4m of an exit (at canopies); Accessway not to be provided from the property allotment boundary to the main entrance of the building being at the Office part; Not to provide access to 50% of the entrances into the facility, whereby the accessible entrances are located more than 50m from non accessible entrance/s; not to provide for accessways to and within the warehouse building parts; and forklift battery recharge are not fire isolated in addition to MFB regulation 129 report and consent



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0070

Airport Name: Moorabbin

Approval

Effective Until: 29-Jul-2022
Stage: 1 - Demolition of non-structural internal walls
Approval Date: 30-Jul-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: UNISPACE GLOBAL PTY LTD
ABN: 69145608537
Address Line 1: LEVEL 4, 1 COLLINS STREET
Address Line 2: (Not Provided)
Town/Suburb: MELBOURNE
State/Territory: VIC
Postcode: 3000

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F@unispace.com

Location of Activity

SIMPLOT AUSTRALIA, 2 CHIFLEY DRIVE, MOORABBIN AIRPORT, 3194

Building Activity Description

Refurbishment of the interior only of 2 Simplot Australia, 2 Chifley Drive including:

- New Flooring
- New Ceilings
- New Furniture and Joinery Items
- New Security Gates
- New Partitions
- Amendments to Mechanical System
- Amendments to Fire Systems
- Amendments to Hydraulic Systems
- Amendments to Electrical and Data Systems

Nature of Stage 1: Demolition of non structural internal walls only

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 5,987

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Total Site Area (sq. m):	(Not Provided)
Mandatory Inspection Stages:	• Final, upon completion of the works

Building Classification(s)	
BCA Classification 1 Details	
Part of Building:	2 CHIFLEY DRIVE, MOORABBIN AIRPORT, 3194
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	UNISPACE GLOBAL PTY LTD
ABN:	69145608537
Building Activity Type:	All
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	LEVEL 4, 1 COLLINS STREET
Address Line 2:	(Not Provided)
Town/Suburb:	MELBOURNE
State/Territory:	VIC
Postcode:	3000
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@UNISPACE.COM

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	UNISPACE GLOBAL PTY LTD
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	SIMPLOT AUSTRALIA
Address Line 1:	2 CHIFLEY DRIVE, MOORABBIN AIRPORT
Address Line 2:	(Not Provided)
Town/Suburb:	MENTONE
State/Territory:	VIC
Postcode:	3194

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Architectural: Project No. MEL-00081, Drawing No. IA-002(1), IA-101(1) & IA-103(1)
prepared by Unispace Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 19-037 dated 29th July 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;

Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;
7. Fire services must be installed in strict accordance with all MFB reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;



9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. All services penetrations through fire rated elements must be sealed with approved fire rated products;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
18. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
19. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.



1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from the Mechanical Services Contractor stating that the including ventilation system has been installed and commissioned to AS1668 Parts 2 operates to meet the BCA requirements;
6. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
7. Certificate of Electrical Safety;
8. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
9. A letter from the SSISEP installer stating that the system complies with AS 1670.4 and is connected to the main building system;
10. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
11. Letter from contractor responsible for the installation of the smoke proof construction confirming that the wall extends to the underside of the roof covering or fire proof ceiling, that any penetrations have been appropriately smoke sealed and smoke doors have been fitted with smoke seals in accordance with manufacturers specifications/ BCA Spec C3.4;
12. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;



13. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Sprinkler System to AS 2118;
16. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
17. Fire hazard indices for materials and assemblies;
18. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
19. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
20. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
21. Any other letters or certificates as requested.

Advisory Notes

(Not Provided)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-19-MOO-0070

Airport Name: Moorabbin

Approval

Effective Until: 22-Aug-2022
Stage: 2 - All remaining works
Approval Date: 22-Aug-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: UNISPACE GLOBAL PTY LTD
ABN: 69145608537
Address Line 1: LEVEL 4, 1 COLLINS STREET
Address Line 2: (Not Provided)
Town/Suburb: MELBOURNE
State/Territory: VIC
Postcode: 3000

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F@unispace.com

Location of Activity

SIMPLOT AUSTRALIA, 2 CHIFLEY DRIVE, MOORABBIN AIRPORT, 3194

Building Activity Description

Refurbishment of the interior only of 2 Simplot Australia, 2 Chifley Drive including:

- New Flooring
- New Ceilings
- New Furniture and Joinery Items
- New Security Gates
- New Partitions
- Amendments to Mechanical System
- Amendments to Fire Systems
- Amendments to Hydraulic Systems
- Amendments to Electrical and Data Systems

Nature of Stage 2: All remaining works.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 5,987



Total Site Area (sq. m):	(Not Provided)
Mandatory Inspection Stages:	• Final, upon completion of the works

Building Classification(s)	
BCA Classification 1 Details	
Part of Building:	2 CHIFLEY DRIVE, MOORABBIN AIRPORT, 3194
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	UNISPACE GLOBAL PTY LTD
ABN:	69145608537
Building Activity Type:	All
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	LEVEL 4, 1 COLLINS STREET
Address Line 2:	(Not Provided)
Town/Suburb:	MELBOURNE
State/Territory:	VIC
Postcode:	3000
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@UNISPACE.COM

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	UNISPACE GLOBAL PTY LTD
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 2 Details	
Name	s47F
Company Name:	Meinhardt (Vic) Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	ECM Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Expert Type:	Electrical Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	ECM Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	SIMPLOT AUSTRALIA
Address Line 1:	2 CHIFLEY DRIVE, MOORABBIN AIRPORT
Address Line 2:	(Not Provided)
Town/Suburb:	MENTONE
State/Territory:	VIC
Postcode:	3194

Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p>	



Project No. MEL-00081, Drawing No. IA-002(1), IA-101(1), IA-103(1), IA-201(1), IA-301(1), IA-302(1), IA-351(1), IA-400(2), IA-401(2), IA-501(1), IA-521(1),

IA-551(1), IA-700(1), IA-720(1), IA-751(1), IA-752(1), IA-800(2), IA-801(2),

IA-805(2), IA-810(1), IA-820(2), IA-830(1), IA-900(1), IA-901(1), IA-902(1),

Architectural: IA-904(1), IA-906(1), IA-907(1), IA-908(1), IA-909(1), IA-910(1), IA-911(1),

IA-912(1), IA-913(1), IA-914(1), IA-917(1), IA-918(1), IA-919(1), IA-920(1),

IA-921(1), IA-922(1), IA-923(1), IA-924(1), IA-926(1), IA-927(1), IA-928(1) Typical Utility(1), IA-928 Utility(1), IA-929(1), IA-930(1), IA-931(1), IA-932(1)

& IA-933(1) prepared by Unispace Pty Ltd;

Electrical: Job No. 3160, Drawing No. E001(C3), E010(C3), E100(C3), E101(C3), E200(C3), E201(C3), E500(C3) & E501(C3) prepared by ECM Group Pty Ltd;

Mechanical: Job No. 3160, Drawing No. M001(C3), M010(C3), M030(C3), M031(C3), M100(C3) & M101(C3) prepared by ECM Group Pty Ltd;

Fire Services: Job No. 3160, Drawing No. F001(C2), F100(C2) & F101(C2) prepared by ECM Group Pty Ltd;

Hydraulics: Job No. 3160, Drawing No. H001(C2), H100(C2) & H101(C2) prepared by ECM Group Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 29th July 2019, dated Date Month 19-037, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Application for Approval of Alternative Solution dated 16th August 2019, prepared by s47F on behalf of Unispace Pty Ltd;
- ABC Record of Interpretation, dated 22nd August 2019;
- Certification Design Form (Structural) dated 15th August 2019, prepared by s47F on behalf of Meinhardt (Vic) Pty Ltd;
- Certification Design Form (Electrical) dated 17th August 2019, prepared by s47F on behalf of ECM Group Pty Ltd;
- Certification Design Form (Mechanical) dated 17th August 2019, prepared by s47F on behalf of ECM Group Pty Ltd;
- Certification Design Form (Hydraulic/Fire Services) dated 17th August 2019, prepared by s47F on behalf of ECM Group Pty Ltd;



- Fittings, Fixtures & Equipment Schedule, Project No. MEL-00081, Rev. 1, dated 19th June 2019 prepared by Unispace Pty Ltd;
- Furniture Schedule, Project No. 00081, Rev. 1, dated 19th June 2019 prepared by Unispace Pty Ltd;
- Door Schedule, Project No. MEL00081, Rev. 1, dated 19th June 2019 prepared by Unispace Pty Ltd;
- Finishes Schedule, Project No. MEL00081, Rev. 1, dated 19th June 2019 prepared by Unispace;
- Wet Areas Finishes Schedule, Project No. MEL00081, Rev. 1, dated 19th June 2019 prepared by Unispace;
- Wet Areas Fittings, Fixtures & Equipment Schedule, Project No. MEL-00081, Rev. 1, dated 19th June 2019 prepared by Unispace;
- Furniture Schedule, Project No. MEL-00081, Rev. 1, dated 19th June 2019 prepared by Unispace;
- 1st Floor Compactus Load Check, Project No. 120562, dated 17th August 2019 prepared by s47F on behalf of Meinhardt (Vic) Pty Ltd;
- EMC Group Consultants Advice, Ref No. CA M04, dated 30th July 2019 prepared by s47F on behalf of ECM Group Pty Ltd;
- Fire hazard properties data for 'Carpet Tile 16oz/yd2 on EcoSoft', Test Report No. 115392, dated 16th December 2011 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for '28oz EcoWorx', Test Report No. 125878, dated 8th November 2012 prepared by APL Australia Pty Ltd;
- Group Number Assessment for 'Laminex/Formica High Pressure Laminate', Test Report No. 7-587278-CV, dated 2nd October 2012 prepared by AWTA Product Testing;
- Group Number Assessment for 'Sample 15707 Laminex Decorwood/Laminex Lamiwood', Test Report No. 14-000493, dated 20th October 2014 prepared by AWTA Product Testing;
- Group Number Assessment for 'Sample 15619 Laminex Vertiboard', Test Report No. 14-000491, dated 16th October 2014 prepared by AWTA Product Testing;
- Group Number Assessment for 'Fire rated medium density fibreboard (FR MDF)', Test Report No. 16-004836, dated 3rd October 2016 prepared by AWTA Product Testing;
- MFB Reg. 129 Report & Consent, Report No. 1900799 dated 3rd May 2019, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- BCA Part J5 Compliance Statement dated 30th July 2019, prepared by s47F on behalf of ECM Group Pty Ltd; and
- BCA Part J6 Compliance Statement dated 30th July 2019, prepared by s47F on behalf of ECM Group Pty Ltd;

Conditions

Conditions of Building Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;



5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;
7. Fire services must be installed in strict accordance with all MFB reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. All services penetrations through fire rated elements must be sealed with approved fire rated products;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;



17. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
18. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
19. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.
20. This approval relates to works other than the components of works that have been completed without the required Building Permit being issued prior to commencement. The relevant documents identifying the works that have been completed without the required Building Permit are as noted below and included in Appendix 1.
 - A1-201- Extent of works completed without approval.
 - 1A-401- Extent of works completed without approval.
 - F101- Extent of works completed without approval.
 - M101- Extent of works completed without approval.
 - E101- Extent of works completed without approval.
 - E201- Extent of works completed without approval.
 - H101- Extent of works completed without approval.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

1. Upon completion of the works, request for a Certificate of Compliance via ABC Online;
2. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
3. A letter from the Building Works Contractor stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from the Mechanical Services Contractor stating that the including ventilation system has been installed and commissioned to AS1668 Parts 2 operates to meet the BCA requirements;



6. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
7. Certificate of Electrical Safety;
8. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
9. A letter from the SSISEP installer stating that the system complies with AS 1670.4 and is connected to the main building system;
10. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
11. Letter from contractor responsible for the installation of the smoke proof construction confirming that the wall extends to the underside of the roof covering or fire proof ceiling, that any penetrations have been appropriately smoke sealed and smoke doors have been fitted with smoke seals in accordance with manufacturers specifications/ BCA Spec C3.4;
12. Works completed certificate (or equivalent) from the plumbing contractor, relating to all elements of the hydraulic works;
13. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - a) Sprinkler System to AS 2118;
16. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
17. Fire hazard indices for materials and assemblies;



18. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
19. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
20. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
21. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

- A1-201- Extent of works completed without approval.
- 1A-401- Extent of works completed without approval.
- F101- Extent of works completed without approval.
- M101- Extent of works completed without approval.
- E101- Extent of works completed without approval.
- E201- Extent of works completed without approval.
- H101- Extent of works completed without approval.

Appendix 2

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN- 19-MOO-0070

BCA Clause	Description
D1.4	To permit the distance of travel to the nearest exit from the north west section of the ground floor to be more than 40m in contravention of clause D1.4(c)(i) of the BCA. It is proposed that for the north-west corner of the ground floor, the distance of travel to the nearest exit will be 55m



Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Use

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-19-MOO-0070

Airport Name: Moorabbin

Certificate of Compliance	
Document ID:	19-MOO-0000003515
Stage:	(Not Provided)
Issued Date:	09-Dec-2019
Issued By:	s22(1)(a)(ii) Airport Building Controller

Issued to	
Legal Entity Name:	UNISPACE GLOBAL PTY LTD
ABN:	69145608537
Address Line 1:	LEVEL 4,
Address Line 2:	1 COLLINS STREET
Town/Suburb:	MELBOURNE
State/Territory:	VIC
Postcode:	3000

Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @unispace.com

Location of Works
2 Chifley Drive, Moorabbin Airport.

Description of Works
<p>Refurbishment of the interior only for Simplot Australia:</p> <ul style="list-style-type: none"> -New Flooring -New Ceilings -New Furniture and Joinery Items -New Security Gates -New Partitions -Amendments to Mechanical System -Amendments to Fire Systems -Amendments to Hydraulic Systems -Amendments to Electrical and Data Systems

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Conditions

- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed;
- The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A certificate of compliance is evidence that the works to which it applies may be used, but is not evidence that the airport building controller has authorised the works to be used for a particular purpose.

A certificate for use of works imposes the following duties on the holder of the certificate:

- (a) the works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and*
- (b) the works must be maintained in a condition that is consistent with its use.*

N/A

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Certificate of Compliance for Use

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-19-MOO-0070

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 19-MOO-0000002812
Stage: (Not Provided)
Issued Date: 23-Sep-2019
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: UNISPACE GLOBAL PTY LTD
ABN: 69145608537
Address Line 1: LEVEL 4, 1 COLLINS STREET
Address Line 2: (Not Provided)
Town/Suburb: MELBOURNE
State/Territory: VIC
Postcode: 3000

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @unispace.com

Location of Works

SIMPLOT AUSTRALIA, 2 CHIFLEY DRIVE, MOORABBIN AIRPORT, MENTONE, 3194

Description of Works

Refurbishment of the interior only of 2 Simplot Australia, 2 Chifley Drive including:

- New Flooring
- New Ceilings
- New Furniture and Joinery Items
- New Security Gates
- New Partitions
- Amendments to Mechanical System
- Amendments to Fire Systems
- Amendments to Hydraulic Systems
- Amendments to Electrical and Data Systems

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Conditions

- **This Partial Certificate of Compliance for Use relates to partial Level 1 only;**
- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed. The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A certificate of compliance is evidence that the works to which it applies may be used, but is not evidence that the airport building controller has authorised the works to be used for a particular purpose.

A certificate for use of works imposes the following duties on the holder of the certificate:

- (a) the works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and*
- (b) the works must be maintained in a condition that is consistent with its use.*

(Not Provided)

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Cities and Regional Development (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-19-MOO-0070

Application ID: 19-MOO-0000001782

Applicant Information

Legal Entity Name: UNISPACE GLOBAL PTY LTD

ABN: 69145608537

ACN: 145608537

Address Line 1: LEVEL 4, 1 COLLINS STREET

Address Line 2: (Not Provided)

Town/Suburb: MELBOURNE

State/Territory: VIC

Postcode: 3000

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: s47F

Email: s47F @unispace.com



Submitter Information	
Legal Entity Name:	UNISPACE GLOBAL PTY LTD
ABN:	69145608537
ACN:	145608537
Address Line 1:	LEVEL 4, 1 COLLINS STREET
Address Line 2:	(Not Provided)
Town/Suburb:	MELBOURNE
State/Territory:	VIC
Postcode:	3000
Contact Person:	Senior Project Manager s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@unispace.com

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	SIMPLOT AUSTRALIA
Address Line 1:	2 CHIFLEY DRIVE, MOORABBIN AIRPORT
Address Line 2:	(Not Provided)
Town/Suburb:	MENTONE
State/Territory:	VIC
Postcode:	3194

Location of Activity	
Airport:	Moorabbin
Location of Activity:	SIMPLOT AUSTRALIA, 2 CHIFLEY DRIVE, MOORABBIN AIRPORT, MENTONE, 3194



Building Activity Details

Building Activity Description:	Refurbishment of the interior only of 2 Simplot Australia, 2 Chifley Drive including: <ul style="list-style-type: none"> -New Flooring -New Ceilings -New Furniture and Joinery Items -New Security Gates -New Partitions -Amendments to Mechanical System -Amendments to Fire Systems -Amendments to Hydraulic Systems -Amendments to Electrical and Data Systems
Estimated Duration (calendar days):	126
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	5,987
Total Site Area (sq. m):	NaN



Contractors	
Contractor 1 Details	
Legal Name:	UNISPACE GLOBAL PTY LTD
ABN:	69145608537
ACN:	145608573
Building Activity Type:	All
Registration/Licence/Accreditation Number:	CB-L 37761
Address Line 1:	LEVEL 4, 1 COLLINS STREET
Address Line 2:	(Not Provided)
Town/Suburb:	MELBOURNE
State/Territory:	VIC
Postcode:	3000
Contact Person:	s47F [REDACTED]
Primary Phone:	s47F [REDACTED]
Secondary Phone:	(Not Provided)
Email:	s47F [REDACTED]@UNISPACE.COM



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	UNISPACE GLOBAL PTY LTD
Registration/Licence/Accreditation Number:	CB-L 37761
Building Activity Type:	Building
Expert Type:	Builder
Other Expert Type Description:	(Not Provided)

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

No

Description of the Performance Solution:

(Not Provided)



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 1 - In-ground civil works, footings and all structural works to warehouse A, C & D
Approval Date: 21-Aug-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 19,230

Total Site Area (sq. m): 38,213

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport

Classification: 7b



Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Bruce Gardener & Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	(Not Provided)
Town/Suburb:	Heatherton
State/Territory:	VIC



Postcode: 3202

Endorsed Documents

Civil:

Project No. 19129, Drawing No. C01(03), C02(02), C03(02), C04(01), C05(01) & C06(02) prepared by Bruce Young Partners Pty Ltd;

Structural:

Project No. 19129, Drawing No. S100(01), S101(01), S102(01), S103(01), S104(01), S105(01), S200(01), S201(01), S202(01), S203(01), S204(01), S205(01), S300(01), S301(01), S302(01), S303(01), S304(01), S305(01), S500(01), S501(01), S502(01), S503(01), S510(01), S520(01), S521(01), S530(01), S531(01), S532(01), S533(01), S534(01), S540(01), S541(01), S542(01) & S600(01) prepared by Bruce Young Partners Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Certification Design Form (Civil) dated 21st August 2020, prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Certification Design Form (Structural) dated 21st August 2020, prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Certification Design Form (Structural) dated 21st August 2020, prepared by s47F on behalf of Bruce Gardener and Associates Pty Ltd;
- Civil Computations, Ref No. 19129, dated 18th June 2020 prepared by Bruce Young Partners Pty Ltd;
- Geotechnical Investigation, Report No. 119996, dated 13th September 2019 prepared by A.S. James Pty Ltd;
- Geotechnical Investigation Report, Report No. 119996/B, dated 30th June 2020 prepared by A.S. James Pty Ltd;
- Regulation 2.06(c) Statement, dated 8th August 2020 prepared by s47F on behalf of CMW Design & Construct (Vic) Pty Ltd; and
- Regulation 2.06(d) Statement, dated 8th August 2020 prepared by s47F on behalf of CMW Design & Construct (Vic) Pty Ltd.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport



Building Controller for review and approval prior to recommencement of building works;

7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
18. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
19. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.
20. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
21. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
22. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;



1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
11. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
12. Certificate of Compliance for plumbing works;
13. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
14. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
15. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
16. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
17. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
18. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
19. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety



objectives and fire engineering requirements as noted in the Fire Engineering Report;

20. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;

21. A certificate confirming that the automatic sliding doors:

- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
- open automatically on power failure or on activation of a fire or smoke alarm.

22. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 2 - All structural works for Office A & C and roof cladding
Approval Date: 25-Sep-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.
 Nature of Stage 2: All structural works for Offices A & C and roof cladding
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 19,230
Total Site Area (sq. m): 38,213
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification: 7b



Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Bruce Gardener & Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	(Not Provided)
Town/Suburb:	Heatherton
State/Territory:	VIC



Postcode: 3202

Endorsed Documents

- Architectural:** Job No. 20123, Drawing No. A001(B), A100(B), A300(B) & A301(B) prepared by Watson Young Architects Pty Ltd;
- Structural:** Office A - Project No. 19129, Drawing No. OS101(01), OS102(01), OS103(01), OS104(01), OS500(01), OS501(01), OS510(01), OS520(01), OS521(01), OS522(01), OS530(01) & OS540(01) prepared by Bruce Young Partners Pty Ltd;
- Office C - Project No. 19129, Drawing No. OS201(01), OS202(01), OS203(01), OS204(01), OS500(02), OS501(01), OS523(01), OS524(01), OS530(01), OS531(01) & OS541(01) prepared by Bruce Young Partners Pty Ltd;
- Dock Office - Project No. 19129, Drawing No. S106(02), S206(01) & S550(01) prepared by Bruce Young Partners Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-043, dated 24th August 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Certification Design Form (Structural-Office A) dated 17th August 2020, prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Certification Design Form (Structural-Office A) dated 18th August 2020, prepared by s47F on behalf of Bruce Gardener and Associates Pty Ltd;
- Certification Design Form (Structural-Office C) dated 8th September 2020, prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Certification Design Form (Structural-Office C) dated 8th September 2020, prepared by s47F on behalf of Bruce Gardener and Associates Pty Ltd;
- Certification Design Form (Structural-Dock Office) dated 11th September 2020, prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Certification Design Form (Structural-Dock Office) dated 11th September 2020, prepared by s47F on behalf of Bruce Gardener and Associates Pty Ltd;
- Structural Computations – Office A, Project No. 19129, dated July 2020 prepared by Bruce Young Partners Pty Ltd;
- Structural Computations – Dock Offices, Ref No. 19129, dated August 2020 prepared by Bruce Young Partners Pty Ltd;
- Geotechnical Investigation, Report No. 119996, dated 13th September 2019 prepared by A.S. James Pty Ltd;
- Fire hazard properties data for 'Coolite 6C, SR76', Test Report No. 7-586147-CV, dated 19th July 2012 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Bluescope Colorbond Steel', Test Report No. FNE11605, dated 11th February 2016 prepared by CSIRO Infrastructure Technologies;
- Zinalume Steel Technical Data Sheet, dated August 2019 prepared by Bluescope Pty Ltd.

Conditions



1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
18. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
19. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.



20. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
21. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
22. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.
23. **Prior to the installation of the sarking material**, the relevant fire test report confirming compliance with Clause C1.10 of the BCA shall be submitted to the Airport Building Controller for review and approval;
24. **Prior to the construction of the Offices**, the updated Geotechnical report and Structural Computations for Office C, shall be submitted to the Airport Building Controller for review and approval.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
11. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
12. Certificate of Compliance for plumbing works;
13. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with



manufacturers specifications and relevant standards;

14. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
- Sprinkler System to AS 2118;

15. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;

16. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;

17. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;

18. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;

19. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;

20. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;

21. A certificate confirming that the automatic sliding doors:

- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
- open automatically on power failure or on activation of a fire or smoke alarm.

22. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 3 - Warehouse Roofing, Office D Structural & Roofing and External Cladding
Approval Date: 02-Oct-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.
 Nature of Stage 3: Warehouse Roofing, Office D Structure & Roof and External Cladding.
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 19,230
Total Site Area (sq. m): 38,213
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification: 7b



Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Bruce Gardener & Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect



Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	(Not Provided)
Town/Suburb:	Heatherton
State/Territory:	VIC
Postcode:	3202

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Project No. 20123, Drawing No. A300(D), A301(C), A330(A), A500(D), A501(B), A510(A), A520(A) & A530(A) prepared by Watson Young Pty Ltd;
Structural:	Project No. 19129, Drawing No. OS301(02), OS302(02), OS303(02), OS304(02), OS500(03), OS501(02), OS210(01), OS522(02), OS525(02), OS526(02), OS527(01), OS532(02), OS533(02) & OS524(02) prepared by Bruce Young Partners Pty Ltd;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; • Airport Lessee Company Consent Number 20-043, dated 24th August 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Structural) dated 16th September 2020, prepared by s47F on behalf of Bruce Gardner & Associates Pty Ltd; • Certification Design Form (Structural) dated 16th September 2020, prepared by s47F on behalf of Bruce Gardner & Associates Pty Ltd; • Structural Computation - Office C, Project No. 19129, dated August 2020 prepared by Bruce Young Partners Pty Ltd; • Structural Computation - Office D, Project No. 19129, dated July-September 2020 prepared by Bruce Young Partners Pty Ltd; • Advice Letter No 119996B, dated 30th September 2020 prepared by s47F on behalf of A.S James Pty Ltd; • Fire hazard properties data for 'Glasswool & Rockwool Insulation', Test Report No.FCO-2805, dated 25th July 2018, Revision D, prepared by CSIRO; • Fire hazard properties data for 'Bradford Thermoseal Medium Dry Facing (730)', Test Report No.NR-17210, dated 17th July 2017 prepared by CSR Product Testing; • Fire hazard properties data for 'Bradford Thermoseal Medium Dry Facing (733MD)', Test Report No.NR-17211, dated 17th July 2017 prepared by CSR Product Testing; • Certificate of Conformity for "Vitracore G2", Certificate No.CM30110 Rev0, dated 7th January 2020, prepared by Global-Mark Pty Ltd; • Coated Steel-Prepainted Data Sheet, dated September 2019, prepared by BlueScope; • Certificate of Conformity for "Colourbond Steel", prepared by Global-Mark Pty Ltd; • Waterproofing of External Walls Performance Solution, dated 28th September 2020, prepared by s47F on behalf of Watson Young Architects Pty Ltd; 	

**Conditions**

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
18. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
19. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system



power source.

b. open automatically on power failure or on activation of a fire or smoke alarm.

20. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;

21. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;

22. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacturer's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
11. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
14. Certificate of Compliance for plumbing works;
15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
17. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;



18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
21. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
22. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
24. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
25. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
26. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-20-MOO-0048

BCA Clause	Description
N/A	FP1.4 - Weatherproofing of external walls

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.





Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 4 - Northern Avenue Infrastructure works, Fire Sprinkler Piping & Fibre Slab
Approval Date: 09-Oct-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.
 Nature of Stage 4: Northern Avenue Infrastructure Works, Fire Sprinkler Piping & Fire Slab.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 19,230
Total Site Area (sq. m): 38,213
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification: 7b



Description:	Warehouse
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Bruce Gardener & Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	GHD Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Civil Engineer



Expert Consultant 4 Details	
Name	s47F
Company Name:	GHD Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Tridec Services Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Omni Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	PBH Design Solutions
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	(Not Provided)
Town/Suburb:	Heatherton
State/Territory:	VIC
Postcode:	3202
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



- Civil:** Drawing No. 12514284-C001 & 12514284-C002 prepared by GHD Pty Ltd;
- Structural:** Job No. P-20399, Drawing No. S001(B), S002(C), S003(B) & S004(B) prepared by Prascon Australia Pty Ltd;
- Drawing No. UE5/3003110 & UE8-1005418(B) prepared by Tridec Services Pty Ltd;
- Electrical:**
- Drawing No. TS03005(A) prepared by Tridec Services Pty Ltd;
- Fire Services:**
- Drawing No. 20023-01(C4), 20023-02(C5) & 20023-03(C1) prepared by Poynter Engineering Services Pty Ltd;
- Sprinkler:** Job No. SRD780, Drawing No. 01(0), 02(0) & 03(0) prepared by Omnii Consulting Engineers Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-043, dated 24th August 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Certification Design Form (Civil) dated 8th July 2020, prepared by s47F on behalf of GHD Pty Ltd;
- Certification Design Form (Civil) dated 8th July 2020, prepared by s47F on behalf of GHD Pty Ltd;
- Certification Design Form (Structural) dated 28th September 2020, prepared by s47F on behalf of Prascon Australia Pty Ltd;
- Certification Design Form (Electrical) dated 3rd July 2020, prepared by s47F on behalf of Tridec Services Pty Ltd;
- Certification Design Form (Fire Services) dated 21st September 2020, prepared by s47F on behalf of PBH Design Solutions;
- Certification Design Form (Fire) dated 23rd September 2020, prepared by s47F on behalf of Omnii Consulting Fire Engineers Pty Ltd;
- Hydraulic Calculations, Job No. SRD780-C780-01, dated 21st September 2020 prepared by PBH Design Solutions Pty Ltd;
- Hydraulic Calculations, Job No. SRD780-C780-05, dated 21st September 2020 prepared by PBH Design Solutions Pty Ltd;
- Hydraulic Calculations, Ref No. HCFS 20023 HYDSPEC 20023, Rev. B, dated 21st September 2020 prepared by Poynter Engineering Services Pty Ltd; and
- Dramix Pro Slab Calculations, dated 28th September 2020 prepared by BOSFA Pty Ltd;

Conditions



1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
18. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
19. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.



20. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;

21. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;

22. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacturer's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
11. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
14. Certificate of Compliance for plumbing works;
15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
17. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;



19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
21. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
22. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
24. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
25. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
26. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 5 - All remaining works - Architectural and Services
Approval Date: 18-Dec-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.
 Nature of Stage 5: All Remaining Works - Architectural and Services

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 19,230

Total Site Area (sq. m): 38,213

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport

Classification: 7b



Description:	Warehouse A
Number of Occupants:	10
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office A
Number of Occupants:	38
BCA Classification 3 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse C
Number of Occupants:	14
BCA Classification 4 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office C
Number of Occupants:	13
BCA Classification 5 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse D
Number of Occupants:	5
BCA Classification 6 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office D
Number of Occupants:	15

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au



Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Bruce Gardener & Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	GHD Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	GHD Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Intrax Engineering Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Omni Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Mechanical Engineer
Expert Consultant 8 Details	
Name:	s47F
Company Name:	PBH Design Solutions
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name:	s47F
Company Name:	Cliff Goulding and Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 10 Details	
Name:	s47F
Company Name:	SPP Group Vic Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 11 Details	
Name:	s47F
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 12 Details	
Name:	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson - Services Design
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	-
Town/Suburb:	Heatherton
State/Territory:	VIC
Postcode:	3202
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



- Architectural:** Job No. 20123, Drawing No. A001(C), A005(B), A050(A), A100(E), A105(D), A110(J), A120(K), A210(F), A220(D), A230(E), A240(A), A241(A), A250(A), A300(F), A301(E), A310(A), A320(A), A330(A), A410(C), A420(B), A430(B), A500(D), A501(D), A510(C), A520(B), A530(A), A550(C), A551(B), A552(A), A553(A), A600(D), A610(C), A620(C), A630(C), A650(A), A651(A), A660(C), A661(C), A662(B), A663(C), A664(B), A665(B), A700(B), A701(B), A702(C), A750(B), A800(A), A801(A), A900(B), A901(A), A902(A), A903(B), A904(A), A905(C), A906(A) & A910(A) prepared by Watson Young Architects Pty Ltd;
- Electrical:** Drawing No. E000(B), E001(B), E002(B), E100(B), E200(B), E201(B), E202(B), E203(B), E204(B), E300(B), E301(B), E302(B), E303(B), E304(B), E700(B), E800(B), E801(B), E802(B) & E900(B) prepared by Intrax Projects;
- Mechanical:** Project No. 8667, Drawing No. M01-1(A), M01-2(A), M01-3(A), M02-1(A), M02-2(A), M02-3(A), M03-1(A), M03-2(A) & M03-3(A) prepared by A.C. Goulding Pty Ltd;
- Fire Services:** Drawing No. 20023-01(C7), 20023-02(C8) & 20023-03(C3) prepared by Poynter Engineering Services Pty Ltd;
- Drawing No. SRD780-01(D), SRD780-02(D), SRD780-03(B), SRD780-04(B) prepared by Omnii Pty Ltd;
- Hydraulics:** Job No. V200080, Drawing No. H000(B), H001(E), H100(B), H101(B), H102(B), H103(B), H200(B), H201(B), H202(B), H300(B) & H900(B) prepared by Cormack Plumbing;
- Lift:** Project No. 50258L Pages 1 to 6 prepared by Shotton Lifts;
- Project No. 500501L Pages 1 of 5 prepared by Shotton Lifts;
- Project No. 500502L Pages 1 of 5 prepared by Shotton Lifts;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Application for Approval of Alternative Solution dated 17th December 2020, prepared by s47F on behalf of CMW Pty Ltd;
- ABC Record of Interpretation, dated 17th December 2020;
- Certification Design Form (Electrical) dated 29th October 2020, prepared by s47F on behalf of Intrax Engineering Consultants Pty Ltd;
- Certification Design Form (Mechanical) dated 17th September 2020, prepared by s47F on behalf of Cliff Goulding and Associates Pty Ltd;
- Certification Design Form (Mechanical) dated 17th December 2020, prepared by s47F on behalf of Poynter Engineering Services Pty Ltd;
- Certification Design Form (Hydraulic) dated 16th December 2020, prepared by s47F on behalf of SPP Group Vic Pty Ltd;
- Certification Design Form (Fire) dated 14th December 2020, prepared by s47F on behalf of Omnii Pty Ltd;
- Door Schedule, Project No. 20123, Rev. D, dated 7th October 2020 prepared by Watson Young Architects Pty



Ltd;

- Colour and Finishes Schedule-External, Project No. 20123, Rev. B, dated 2nd October 2020 prepared by Watson Young Architects Pty Ltd;
- Colour and Finishes Schedule-Internal, Project No. 20123, Rev. B, dated 2nd October 2020 prepared by Watson Young Architects Pty Ltd;
- Section J – Energy Efficiency Report, Unit C & D- Warehouse, Ref No. SH118873, Rev. A, dated 4th September 2020 prepared by SUHO;
- Section J – Energy Efficiency Report, Unit A -Office (Drawing A-210(P3)), Ref No. SH118873, Rev. A, dated 8th September 2020 prepared by SUHO;
- Section J – Energy Efficiency Report, Unit A (Drawing A-110(A)), Ref No. SH118873, Rev. A, dated 8th September 2020 prepared by SUHO;
- Section J – Energy Efficiency Report, Unit C & D - Office (Drawing A-220(P4)-A230)P4), Ref No. SH118873, Rev. A, dated 8th September 2020 prepared by SUHO;
- Fire hazard properties data for 'Aerial AE313', Test Report No. D11-17-022, dated 16th May 2017 prepared by NATA – Sydney Carpet Laboratory;
- Fire hazard properties data for 'USG Radar ClimaPlus (Firecode basemat)', Test Report No. FH 3625, dated 15th August 2006 prepared by BRANZ Ltd;
- Fire hazard properties data for '4-Zero Insulated Flexible Duct' prepared by Vic Air Supplies;
- Fire hazard properties data for '4-Zero Insulated Flexible Nude Core' prepared by Vic Air Supplies;
- Fire hazard properties data for 'Interface LVT Vinyl Plank Tile – 4.5mm Thickness – 0.55mm Wear Layer with Acoustic Layer', Test Report No. 16-006338, dated 15th December 2016 prepared by AWTA Product Testing;
- Fire hazard properties data for "12'/300mm Metalized Duct R1 6mt' ,Test Report No. 16-006338, dated 15th December 2016 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Kenzie', Test Report No. 19-000403, dated 10th April 2019 prepared by AWTA Product Testing;
- Fire hazard properties data for 'OSLO', Test Report No. 18-006775, dated 28th February 2019 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Granit Safe T', Test Report No. 148262, dated 1st August 2014 prepared by APL Australia Pty Ltd;
- SBR103 Tredfx Silhouette Series Product Data Sheet prepared by Classic Architectural Group;
- Slip Resistance Test Report, Test Report No. R8663a, dated 4th April 2016 prepared by s47F on behalf of Safe Environments Pty Ltd;
- SR76 Smoke Reduced Sheeting Specification, dated July 2013 prepared by Ampelite Australia Pty Ltd;
- Hyena Calculations, Job No. SRD780-01, dated 21st September 2020 prepared by SRD Fire Protection Pty Ltd;
- Hyena Calculations, Job No. SRD780-04, dated 2nd December 2020 prepared by SRD Fire Protection Pty Ltd;
- Hyena Calculations, Job No. SRD780-05, dated 21st September 2020 prepared by SRD Fire Protection Pty Ltd;
- Hyena Calculations, Job No. SRD780-07, dated 21st September 2020 prepared by SRD Fire Protection Pty Ltd;
- Hydraulic Calculations, Ref No., HCFS 20023 HYDSPEC 20023(B), dated 21st August 2020, prepared by Poynter Engineering Services Pty Ltd;
- Fire Engineering Report, Ref No. 200 403, Rev. 2, dated 4th December 2020 prepared by JP Fire;
- NCC Section J Report, Report No. S#152003, dated 29th October 2020 prepared by Intrax Engineering Consultants Pty Ltd;
- NCC Section J5 Statement, dated 25th November 2020, prepared by s47F on behalf of AC Goulding Pty Ltd;
- Pressure and Flow Information, dated 7th July 2020, prepared by South West Water;
- Hydrant Pressure Statement, File No. 20023, dated 3rd December 2020, prepared by s47F
- MFB Reg. 129 Report & Consent, Report No. 2002944, dated 1st December 2020 prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- Acceptance of updated Fire Engineering Report No 200403 Rev 2 Correspondence, dated 16th December 2020, by s47F on behalf of the Fire Rescue Victoria;
- Acceptance of FIP, SCVs and pump room locations Correspondence, dated 19th November 2020, by s47F on behalf of the Fire Rescue Victoria.



Conditions

1. **Prior to the installation of wall lining material 'TB1', the fire hazard properties test report confirming compliance with BCA Clause C1.10 must be provided to the satisfaction of the Airport Building Controller;**
2. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
3. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
5. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:



- a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b) open automatically on power failure or on activation of a fire or smoke alarm
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online:

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
11. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;



14. Certificate of Compliance for plumbing works;
15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
17. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 - Alarm system to AS 1670;
18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
21. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
22. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
24. Regulation 187(1) Report & Consent from the Fire Rescues Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
25. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
26. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-20-MOO-0048.



BCA Clause	Description
DP4, DP6, EP2.2 - D1.4	<p>To permit the travel distance to the nearest exit exceeds 40m in all Warehouses.</p> <ul style="list-style-type: none"> - The maximum travel distance in WH A is approximately 55m. - The maximum travel distance in WH C is approximately 56m. - The maximum travel distance in WH D is approximately 45m.
	<p>To permit the distance to a single exit on the first floor offices exceeds 20m.</p> <ul style="list-style-type: none"> - The maximum distance in Office A is approximately 23m. - The maximum distance in Office D is approximately 26m.
DP4, EP2.2 - D1.5	<p>To permit the distance between exits exceeds 60m in all Warehouses.</p> <ul style="list-style-type: none"> - The maximum distance between exits in WH A is approximately 110m. - The maximum distance between exits in WH C is approximately 112m. - The maximum distance between exits in WH D is approximately 90m.
EP2.2 - E2.2	To permit the omission of an automatic smoke exhaust system to the warehouse and office areas
EP1.3 - E1.3	To permit the fire-fighting water supply to be fitted with an in-line mag-flow meter.
EP1.3 - E1.3	To permit fire hydrant coverage to be achieved via the use of three lengths of hose.
EP1.3 - E1.3	To permit the fire hydrant within 10m of the canopy/building to not be provided with a compliant shield wall.
CP9 - C2.4	The perimeter vehicular access is more than 18m from some parts of the buildings, and less than 6m wide at bollards.
EP1.3 - E1.3	A single ring main serves the entire site containing two large isolated buildings, in lieu of being installed wholly around each large isolated building.

This permit is subject to engineering design requirements as noted in Report No. 200403 dated 4th December 2020, prepared by JP Fire Pty Ltd.

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 6 - Variation to mechanical services to include ventilation over the battery area and Totem Signs
Approval Date: 15-Mar-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) Pty Ltd
ABN: 98106098471
Address Line 1: Suite 19, Level 5
Address Line 2: 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.
 Nature of Variation: Variation to mechanical services to include ventilation outlet over battery area and Totem Signs
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 19,230
Total Site Area (sq. m): 38,213
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport



Classification:	7b
Description:	Warehouse A
Number of Occupants:	10
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office A
Number of Occupants:	38
BCA Classification 3 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse C
Number of Occupants:	14
BCA Classification 4 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office C
Number of Occupants:	13
BCA Classification 5 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse D
Number of Occupants:	5
BCA Classification 6 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office D
Number of Occupants:	15

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5, 150 Albert Road
Address Line 2:	(Not Provided)
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)



Email: s47F @cmw.net.au

Expert Consultants

Expert Consultant 1 Details

Name: s47F
 Company Name: Bruce Young Partners Pty Ltd
 Registration Number: s47F
 Building Activity Type: Building
 Expert Type: Civil Engineer

Expert Consultant 2 Details

Name: s47F
 Company Name: Bruce Gardener & Associates Pty Ltd
 Registration Number: s47F
 Building Activity Type: Building
 Expert Type: Civil Engineer

Expert Consultant 3 Details

Name: s47F
 Company Name: GHD Pty Ltd
 Registration Number: (Not Provided)
 Building Activity Type: Building
 Expert Type: Civil Engineer

Expert Consultant 4 Details

Name: s47F
 Company Name: GHD Pty Ltd
 Registration Number: (Not Provided)
 Building Activity Type: Building
 Expert Type: Civil Engineer

Expert Consultant 5 Details

Name: s47F
 Company Name: Prascon Australia Pty Ltd
 Registration Number: s47F
 Building Activity Type: Building
 Expert Type: Civil Engineer

Expert Consultant 6 Details

Name: s47F
 Company Name: Intrax Engineering Consultants
 Registration Number: s47F
 Building Activity Type: Building
 Expert Type: Electrical Engineer

Expert Consultant 7 Details

Name: s47F
 Company Name: Omni Pty Ltd
 Registration Number: s47F



Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	PBH Design Solutions
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name	s47F
Company Name:	Cliff Goulding and Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 10 Details	
Name	s47F
Company Name:	SPP Group Vic Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 11 Details	
Name	s47F
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 12 Details	
Name	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson - Services Design
Expert Consultant 13 Details	
Name	s47F
Company Name:	Elegant Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	-



Town/Suburb:	Heatherton
State/Territory:	VIC
Postcode:	3202

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

- Structural:** Project No. 20151-07, Drawing S1, S2, S3 & S4 prepared by SureSign Pty Ltd;
- Project No. 21035, Drawing 01(A) prepared by Elegant Engineering Pty Ltd;
- Mechanical:** Project No. 8667, Drawing NO. M01-1(C), M01-2(E), M01-3(D), M02-1(C), M02-2(D), M02-3(B), M03-1(C), M03-2(D) & M03-3(B) prepared by A.C.Goulding Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-004, dated 28th February 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Certification Design Form (Structural) dated 24th February 2021, prepared by s47F on behalf of Elegant Engineering Pty Ltd; and
- Certification Design Form (Mechanical) dated 24th February 2021, prepared by s47F on behalf of Cliff Goulding and Associates Pty Ltd.

Conditions

1. **Prior to the installation of wall lining material 'TB1', the fire hazard properties test report confirming compliance with BCA Clause C1.10 must be provided to the satisfaction of the Airport Building Controller;**
2. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
3. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
5. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;



8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b) open automatically on power failure or on activation of a fire or smoke alarm
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online:



1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(i);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
11. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
14. Certificate of Compliance for plumbing works;
15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
17. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 - Alarm system to AS 1670;
18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
21. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
22. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
24. Regulation 187(1) Report & Consent from the Fire Rescues Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
25. A certificate confirming that the automatic sliding doors:



- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
- open automatically on power failure or on activation of a fire or smoke alarm.

26. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-20-MOO-0048.

BCA Clause	Description
DP4, DP6, EP2.2 - D1.4	<p>To permit the travel distance to the nearest exit exceeds 40m in all Warehouses.</p> <ul style="list-style-type: none"> - The maximum travel distance in WH A is approximately 55m. - The maximum travel distance in WH C is approximately 56m. - The maximum travel distance in WH D is approximately 45m. <p>To permit the distance to a single exit on the first floor offices exceeds 20m.</p> <ul style="list-style-type: none"> - The maximum distance in Office A is approximately 23m. - The maximum distance in Office D is approximately 26m.
DP4, EP2.2 - D1.5	<p>To permit the distance between exits exceeds 60m in all Warehouses.</p> <ul style="list-style-type: none"> - The maximum distance between exits in WH A is approximately 110m. - The maximum distance between exits in WH C is approximately 112m. - The maximum distance between exits in WH D is approximately 90m.
EP2.2 - E2.2	To permit the omission of an automatic smoke exhaust system to the warehouse and office areas
EP1.3 - E1.3	To permit the fire-fighting water supply to be fitted with an in-line mag-flow meter.
EP1.3 - E1.3	To permit fire hydrant coverage to be achieved via the use of three lengths of hose.
EP1.3 - E1.3	To permit the fire hydrant within 10m of the canopy/building to not be provided with a compliant shield wall.
CP9 - C2.4	The perimeter vehicular access is more than 18m from some parts of the buildings, and less than 6m wide at bollards.
EP1.3 - E1.3	A single ring main serves the entire site containing two large isolated buildings, in lieu of being installed wholly around each large isolated building.

This permit is subject to engineering design requirements as noted in Report No. 200403 dated 4th December 2020, prepared by JP Fire Pty Ltd.

Appendix 2



The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Approval

Effective Until: 21-Aug-2023
Stage: 7 - Variation - Inclusion of FIP shelter
Approval Date: 02-Jun-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) Pty Ltd
ABN: 98106098471
Address Line 1: Suite 19, Level 5
Address Line 2: 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Activity

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of Warehouses A, C & D and associated offices.
 Nature of Variation: Construction of a shelter for the external FIP.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 19,230
Total Site Area (sq. m): 38,213
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification: 7b



Description:	Warehouse A
Number of Occupants:	10
BCA Classification 2 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office A
Number of Occupants:	38
BCA Classification 3 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse C
Number of Occupants:	14
BCA Classification 4 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office C
Number of Occupants:	13
BCA Classification 5 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse D
Number of Occupants:	5
BCA Classification 6 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office D
Number of Occupants:	15

Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5, 150 Albert Road
Address Line 2:	(Not Provided)
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au



Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Bruce Gardener & Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	GHD Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	GHD Pty Ltd
Registration Number:	(Not Provided)
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Intrax Engineering Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Omni Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Mechanical Engineer
Expert Consultant 8 Details	
Name:	s47F
Company Name:	PBH Design Solutions
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name:	s47F
Company Name:	Cliff Goulding and Associates Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 10 Details	
Name:	s47F
Company Name:	SPP Group Vic Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 11 Details	
Name:	s47F
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 12 Details	
Name:	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson - Services Design
Expert Consultant 13 Details	
Name:	s47F
Company Name:	Elegant Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	-
Town/Suburb:	Heatherton



State/Territory:	VIC
Postcode:	3202

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

Architectural: Job No. 20123, Drawing No. A110(L) prepared by Watson Young Pty Ltd;
FIP shelter Sketch prepared by CMW Design & Construct(Vic) Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-004 Variation 1, dated 15th June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; and
- AEO Referral Advice dated 7th July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; and
- FIP Shelter Acceptance Statement, dated 18th May 2021, prepared by s47F on behalf of Fire Rescue Victoria.

Conditions

1. **Prior to the installation of wall lining material 'TB1', the fire hazard properties test report confirming compliance with BCA Clause C1.10 must be provided to the satisfaction of the Airport Building Controller;**
2. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
3. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
5. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;



12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Automatic sliding doors shall:
 - a) be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b) open automatically on power failure or on activation of a fire or smoke alarm
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online:

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised



- and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
 7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
 8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
 9. Certificate of Electrical Safety;
 10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
 11. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
 12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
 13. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
 14. Certificate of Compliance for plumbing works;
 15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
 17. A letter or certificate from the Fire Services Contractor including commissioning test reports, stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 - Alarm system to AS 1670;
 18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 20. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
 21. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
 22. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 24. Regulation 187(1) Report & Consent from the Fire Rescues Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 25. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 26. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions



Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-20-MOO-0048.

BCA Clause	Description
DP4, DP6, EP2.2 - D1.4	<p>To permit the travel distance to the nearest exit exceeds 40m in all Warehouses.</p> <ul style="list-style-type: none"> - The maximum travel distance in WH A is approximately 55m. - The maximum travel distance in WH C is approximately 56m. - The maximum travel distance in WH D is approximately 45m.
	<p>To permit the distance to a single exit on the first floor offices exceeds 20m.</p> <ul style="list-style-type: none"> - The maximum distance in Office A is approximately 23m. - The maximum distance in Office D is approximately 26m.
DP4, EP2.2 - D1.5	<p>To permit the distance between exits exceeds 60m in all Warehouses.</p> <ul style="list-style-type: none"> - The maximum distance between exits in WH A is approximately 110m. - The maximum distance between exits in WH C is approximately 112m. - The maximum distance between exits in WH D is approximately 90m.
EP2.2 - E2.2	To permit the omission of an automatic smoke exhaust system to the warehouse and office areas
EP1.3 - E1.3	To permit the fire-fighting water supply to be fitted with an in-line mag-flow meter.
EP1.3 - E1.3	To permit fire hydrant coverage to be achieved via the use of three lengths of hose.
EP1.3 - E1.3	To permit the fire hydrant within 10m of the canopy/building to not be provided with a compliant shield wall.
CP9 - C2.4	The perimeter vehicular access is more than 18m from some parts of the buildings, and less than 6m wide at bollards.
EP1.3 - E1.3	A single ring main serves the entire site containing two large isolated buildings, in lieu of being installed wholly around each large isolated building.

This permit is subject to engineering design requirements as noted in Report No. 200403 dated 4th December 2020, prepared by JP Fire Pty Ltd.

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,



- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Use

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 24-MOO-0000000281
Stage: (Not Provided)
Issued Date: 14-Feb-2024
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) pty ltd
ABN: 98106098471
Address Line 1: Suite 19
Address Line 2: Level 5, 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Works

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport.

Description of Works

Construction of Warehouses A, C & D and associated offices.

Conditions

- **This Final Certificate of Compliance for Use relates to all remaining external works only;**
- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed;
- The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant



Australian Standards.

A certificate of compliance is evidence that the works to which it applies may be used, but is not evidence that the airport building controller has authorised the works to be used for a particular purpose.

A certificate for use of works imposes the following duties on the holder of the certificate:

- (a) the works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and*
- (b) the works must be maintained in a condition that is consistent with its use.*

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

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Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 21-MOO-0000002629
Stage: (Not Provided)
Issued Date: 17-May-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) Pty Ltd
ABN: 98106098471
Address Line 1: Suite 19, Level 5
Address Line 2: 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Building

8 - 10 Grange Road & 2 Northern Avenue, Moorabbin Airport

Building Details

Construction of new warehouses and associated offices for Tenancies A, C & D.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 Grange Road & 2 Northern Avenue Moorabbin Airport
Classification: 7b
Description: Warehouse A
Number of Occupants: 10

BCA Classification 2 Details

Part of Building: 8,10 Grange Road & 2 Northern Avenue Moorabbin Airport



Classification:	5
Description:	Office A
Number of Occupants:	38
BCA Classification 3 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse C
Number of Occupants:	14
BCA Classification 4 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office C
Number of Occupants:	13
BCA Classification 5 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse D
Number of Occupants:	5
BCA Classification 6 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office D
Number of Occupants:	15

Conditions
<ul style="list-style-type: none"> • This Partial Certificate of Compliance for Occupancy relates to Tenancies C & D Only; • The works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and • The works must be maintained in a condition that is consistent with its use.

Notes
<p>In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.</p> <p><i>A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.</i></p> <p><i>A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:</i></p> <p>(a) <i>The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and</i></p> <p>(b) <i>The building or part must be maintained in a condition that is consistent with its classification.</i></p> <p>The tenant must not use the building for storage which is outside the parameters of the selected ESFR (storage) sprinklers as noted in Fire Engineering Report No. 200 403 (Issue 02) prepared by JP Fire.</p>

Essential Services Applicable



The essential services for the building shall be maintained in accordance with the Standards as set out in Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-20-MOO-0048

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 21-MOO-0000002856
Stage: (Not Provided)
Issued Date: 04-Jun-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: CMW Design and Construct (vic) Pty Ltd
ABN: 98106098471
Address Line 1: Suite 19, Level 5
Address Line 2: 150 Albert Road
Town/Suburb: South Melbourne
State/Territory: VIC
Postcode: 3205

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @cmw.net.au

Location of Building

8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport

Building Details

Construction of new warehouses and associated offices for Tenancies A, C & D.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 8,10 Grange Road & 2 Northern Avenue Moorabbin Airport
Classification: 7b
Description: Warehouse A
Number of Occupants: 10

BCA Classification 2 Details



Part of Building:	8,10 Grange Road & 2 Northern Avenue Moorabbin Airport
Classification:	5
Description:	Office A
Number of Occupants:	38
BCA Classification 3 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse C
Number of Occupants:	14
BCA Classification 4 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office C
Number of Occupants:	13
BCA Classification 5 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b
Description:	Warehouse D
Number of Occupants:	5
BCA Classification 6 Details	
Part of Building:	8, 10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office D
Number of Occupants:	15

Conditions
<ul style="list-style-type: none"> • This Partial Certificate of Compliance for Occupancy relates to all works for Tenancy A only; • The works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and • The works must be maintained in a condition that is consistent with its use.

Notes
<p>In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.</p> <p><i>A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.</i></p> <p><i>A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:</i></p> <p>(a) <i>The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and</i></p> <p>(b) <i>The building or part must be maintained in a condition that is consistent with its classification.</i></p> <p>The tenant must not use the building for storage which is outside the parameters of the selected ESFR (storage) sprinklers as noted in Fire Engineering Report No. 200 403 (Issue 02) prepared by JP Fire.</p>



Essential Services Applicable

The essential services for the building shall be maintained in accordance with the Standards as set out in Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-20-MOO-0048

Application ID: 20-MOO-0000001869

Applicant Information

Legal Entity Name: CMW Design and Construct (vic) pty ltd

ABN: 98106098471

ACN: (Not Provided)

Address Line 1: Suite 19

Address Line 2: Level 5, 150 Albert Road

Town/Suburb: South Melbourne

State/Territory: VIC

Postcode: 3205

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: (Not Provided)

Email: s47F @cmw.net.au



Submitter Information	
Legal Entity Name:	CMW Design and Construct (vic) pty ltd
ABN:	98106098471
ACN:	(Not Provided)
Address Line 1:	Suite 19
Address Line 2:	Level 5, 150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Transtar International Freight (Aust) Pty Ltd
Address Line 1:	39-47 Sunmore Close
Address Line 2:	(Not Provided)
Town/Suburb:	Heatherton
State/Territory:	VIC
Postcode:	3202

Location of Activity	
Airport:	Moorabbin
Location of Activity:	8,10 Grange Road & 2 Northern Avenue Moorabbin Airport



Building Activity Details

Building Activity Description:	Stage 1 Civil, in ground services, structural foundations, building structure, roof and building envelope
Estimated Duration (calendar days):	110
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	19,230
Total Site Area (sq. m):	38,213



Contractors	
Contractor 1 Details	
Legal Name:	CMW Design & Construct (VIC) Pty Ltd
ABN:	98106098471
ACN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58066
Address Line 1:	Suite 19 Level 5
Address Line 2:	150 Albert Road
Town/Suburb:	South Melbourne
State/Territory:	VIC
Postcode:	3205
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @cmw.net.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	Bruce Young Partners Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 2 Details	
Name:	s47F
Company Name:	Peak Construction Compliance Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Consultant Building Surveyor
Expert Consultant 3 Details	
Name:	s47F
Company Name:	JP Fire Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Engineer
Expert Consultant 4 Details	
Name:	s47F



Company Name:	Bruce Gardener & Associates Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 5 Details	
Name:	s47F
Company Name:	Poynter Engineering Services Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Services
Expert Consultant 6 Details	
Name:	s47F
Company Name:	PBH Design Solutions
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Yes

Description of the Performance Solution:

Extended distance to a point of choice.
Extended distance to an exit.
Extended distance between exit.
Hydrant coverage shortfalls



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Approval

Effective Until: 05-Nov-2023
Stage: 1 - Bulk earthworks and full structure (excluding cladding)
Approval Date: 05-Nov-2020
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02
Address Line 2: 785 Toorak Road
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @floreancigsmith.com.au

Location of Activity

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport

Building Activity Description

Construction of a new warehouse and a two storey office for McCormick.
 Nature of Stage 1: Bulk earthworks and full structure (excluding roof and wall cladding)
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 22,600
Total Site Area (sq. m): 31,545
Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 10-12 Northern Avenue, Moorabbin Airport



Classification:	7b
Description:	Warehouse
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	10-12 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58051
Address Line 1:	Suite 2.02
Address Line 2:	785 Toorak Road
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4@texco.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	50860
Building Activity Type:	Building



Expert Type:	Architect
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Floreancig Smith Building Surveyors
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 19255, Drawing No. A030(P3) & A100(P5) prepared by Watson Young Architects Pty Ltd;
Civil:	Job No. 5606, Drawing No. C100(P3) prepared by Spencer Group Engineering Pty Ltd;
Structural:	Job No. 5606, Drawing No. S001(B), S002(A), S003(A), S004(A), S101(A), S111(A), S121(A), S131(A), S201(B), S202(B), S205(A), S206(A), S215(A), S221(A), S222(A), S301(A), S401(A), S402(A), S411(A), S501(A), S502(A), S601(A), S602(A), S701(A), S702(A), S703(A), S711(A), S712(A), S713(A), S714(A), S720(A), S721(A), S722(A), S723(A), S724(A), S725(A), S726(A) & S728(A) prepared by Spencer Group Engineering Pty Ltd.
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 20-029, dated 8th September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 2nd November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Structural) dated 29th October 2020, prepared by s47F on behalf of Spencer Group Engineering Pty Ltd; • Certification Design Form (Building Surveyor) dated 2nd November 2020, prepared by s47F on behalf of Floreancig Smith Building Surveyors; • Structural Computations, Job No. 5606-CA-01, Rev. 1, dated September 2020 prepared by Spencer Group Engineering Pty Ltd; • MFB Reg. 129 Report & Consent Pre-Application, Ref No. FRV 2002497 dated 1st October 2020, prepared by s47F on behalf of Fire Rescue Victoria; • Site Investigation Report, Ref No. 121161, dated August 2020 prepared by Meinhardt Infrastructure & 	



Environment Pty Ltd;

- Flood Risk Assessment, dated September 2020 prepared by GHD Pty Ltd; and
- Waste Categorisation Letter, dated 27th August 2020 prepared by Meinhardt Infrastructure & Environment Pty Ltd;
- Geotechnical Investigation, Report No. 120581, dated 20th August 2020 prepared by A.S. James Pty Ltd.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(1)
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
5. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

I have no objection in regards to project BAN-20-MOO-0086:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,



- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Approval

Effective Until: 05-Nov-2023
Stage: 2 - All civil works, in-ground fire ring main, mechanical and lift services
Approval Date: 11-Feb-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02
Address Line 2: 785 Toorak Road
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @floreancigsmith.com.au

Location of Activity

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of a new warehouse and a two storey office for McCormick.
 Nature of Stage 2: All Civil Works, in-ground fire ring main, mechanical and lift services.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 22,600

Total Site Area (sq. m): 31,545

Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 10-12 Northern Avenue, Moorabbin Airport



Classification:	7b
Description:	Warehouse
Number of Occupants:	35
BCA Classification 2 Details	
Part of Building:	10-12 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	80

Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58051
Address Line 1:	Suite 2.02
Address Line 2:	785 Toorak Road
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4@texco.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	50860
Building Activity Type:	Building



Expert Type:	Architect
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Floreancig Smith Building Surveyors
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor
Expert Consultant 5 Details	
Name:	s47F
Company Name:	Edison Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 6 Details	
Name:	s47F
Company Name:	PBH Design Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 7 Details	
Name:	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperon - Services Design
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



- Civil:** Job No. 5606, Drawing No. C001(D), C002(C), C200(A), C201(B), C220(B), C221(B), C300(B), C301(B), C320(C), C400(A) & C401(D) prepared by Spencer Group Engineering Pty Ltd;
- Mechanical:** Project No. 3564, Drawing No. M001(BP2), M002(BP2), M003(BP2), M100(BP3), M101(BP3), M102(BP4), M103(BP3), M104(BP1) & M105(BP2) prepared by Edison Consultants;
- Fire Services:** Drawing No. 20057-01(C) prepared by Poynter Engineering Services Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-029, dated 8th September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 2nd November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Certification Design Form (Building Surveyor) dated 9th February 2021, prepared by s47F on behalf of Floreancig Smith Building Surveyors;
- Certification Design Form (Civil) dated 18th December 2020, prepared by s47F on behalf of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Mechanical) dated 10th December 2020, prepared by s47F on behalf of Edison Consultants;
- Civil Computations, Job No. 5606, October 2020, prepared Spencer Group Engineering Pty Ltd;
- Hydraulic Calculations and Design Criteria for Fire Service, Ref No. HCFS20057 HYDSPEC 20057, dated 30th September 2020, prepared by Poynter Engineering Services Pty Ltd;
- Water Authority Pressure & Flows dated 7th July 2020, prepared by South East Water Pty Ltd;
- Stormwater Discharge Location Confirmation, dated 16th December 2020, prepared by s47F on behalf of GHD Pty Ltd;
- Lift Specification, dated 7th July 2020, prepared by Forte Lift Services;
- Melba 12 Towerless General Assembly Plan, prepared by Shotton Lifts; and
- Melba 12 (Towerless) Declaration of Compliance, Job No. 50214L, dated 29th January 2021, prepared by Shotton Lifts.

Conditions

1. **Prior to installation test certificates are to be provided to the Airport Building Controller, to confirm floor linings and floor coverings installed in the lift achieves a critical radiant flux of not less than 2.2 in accordance with Spec C1.10 of the Building Code of Australia;**
2. **Prior to installation test certificates are to be provided to the Airport Building Controller, to confirm that wall and ceiling linings installed in the lift are materials which achieve a Group 1 or Group 2 in accordance with AS 5637.1;**
3. **Prior to installation test certificates are to be provided to the Airport Building Controller for the rigid and flexible ductwork confirming their fire hazard properties comply with AS 4254.1;**
4. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
5. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
6. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
7. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
8. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of



- the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
9. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
 10. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
 11. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
 12. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
 13. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
 14. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
 15. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
 16. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 17. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 18. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
 19. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 20. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 21. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 22. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation have been installed and commissioned to AS1668 Parts 2 & operates to meet the requirements of the BCA;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been



- installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
 10. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
 11. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
 12. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
 13. Certificate of Compliance for plumbing works;
 14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 17. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118.
 18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 22. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 24. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Approval

Effective Until: 05-Nov-2023
Stage: 3 - Sprinklers, Roof and Wall Cladding
Approval Date: 08-Apr-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02
Address Line 2: 785 Toorak Road
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @floreancigsmith.com.au

Location of Activity

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of a new warehouse and a two storey office for McCormick.
 Nature of Stage 3: Sprinklers, Roof and Wall Cladding.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 22,600

Total Site Area (sq. m): 31,545

Mandatory Inspection Stages:

- Before placing a footing;
- Before pouring an insitu reinforced concrete member;
- Completion of framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 10-12 Northern Avenue, Moorabbin Airport



Classification:	7b
Description:	Warehouse
Number of Occupants:	35
BCA Classification 2 Details	
Part of Building:	10-12 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	80

Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58051
Address Line 1:	Suite 2.02
Address Line 2:	785 Toorak Road
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4@texco.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	50860
Building Activity Type:	Building



Expert Type:	Architect
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Floreancig Smith Building Surveyors
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor
Expert Consultant 5 Details	
Name:	s47F
Company Name:	Edison Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 6 Details	
Name:	s47F
Company Name:	PBH Design Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 7 Details	
Name:	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperon - Services Design
Expert Consultant 8 Details	
Name:	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Engineer
Expert Consultant 9 Details	
Name:	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 10 Details	
Name:	s47F
Company Name:	(Not Provided)



Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson Services Design
Expert Consultant 11 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	McCormicks Foods
Address Line 1:	63-71 Fairbank Road
Address Line 2:	(Not Provided)
Town/Suburb:	Clayton South
State/Territory:	VIC
Postcode:	3169

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 19133, Drawing No. A000(A), A001(A), A055(A), A300(A), A301(A), A320(A), A400(A), A401(A), A500(A), A501(A), A520(A) prepared by Watson Young Architects Pty Ltd;
Fire Services:	Job No. AZ1722, Drawing No. FA01(A) prepared by Dyer Fire Engineering; Job No. DF-383, Drawing No. FS-01(A), FS-02(A) & FS-03(A) prepared by Dyer Fire Engineering;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 20-029, dated 8th September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 2nd November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Weatherproofing of external walls performance solution - Design form, prepared by s47F on behalf of Watson Young Architects Pty Ltd; • Certification Design Form (Building Surveyor) dated 22nd March 2021, prepared by s47F on behalf of Floreancig Smith Building Surveyors Pty Ltd; • Certification Design Form (Fire Services) dated 19th February 2021, prepared by s47F on behalf of Dyer Fire Engineering; • Certificate of Conformity for 'Vitracore G2', Cert No. CM30110, Rev. 0, dated 7th January 2020 prepared by Global-Mark Pty Ltd; • Certificate of Conformity for 'Vitracore G2' Cert No. CM30125, Rev. 0 dated 12th October 2020 prepared by Global-Mark Pty Ltd; • BlueScope Colorbond Steel Technical Data Sheet, dated September 2019 prepared by BlueScope Steel Limited; • FireSark Technical Data Sheet, Ref No. DTE-43544-1 prepared by Ametalin Pty Ltd; 	



- Lysaght Technical Data Sheet, Rev. 02, dated November 2019 prepared by BlueScope Steel Limited;
- AS 1530.3 Test report for 'Firesark FS', Test Report No. 19-000022, dated 23rd January 2019 prepared by AWTA Product Testing;
- AS 1530.2 Test report for 'Firesark FS', Test Report No. 19-001823, dated 18th April 2019 prepared by AWTA Product Testing;
- Water Supply Curve & System Requirements, dated 8th February 2021 prepared by Dyer Fire Engineering;
- Hyena Calculations, Job No. Most Remote-K25, dated 10th February 2021 prepared by Dyer Fire Engineering;
- Commodity Per Class Breakdown list;
- BCA Section J – Deemed to Satisfy Assessment, dated September 2020 prepared by Sustainable Development Consultants;
- Front Glaze 15055 DG Window Prototype Test to AS2047-2014 Test Report No.2018-024-S2, dated 29 May 2018, prepared by s47F and Associates, NATA Accreditation No.2371;and
- Optical and Solar Performance data sheet, dated 24th March 2021 prepared by Viridian Glass.

Conditions

1. **Prior to installation test certificates are to be provided to the Airport Building Controller, to confirm floor linings and floor coverings installed in the lift achieves a critical radiant flux of not less than 2.2 in accordance with Spec C1.10 of the Building Code of Australia;**
2. **Prior to installation test certificates are to be provided to the Airport Building Controller, to confirm that wall and ceiling linings installed in the lift are materials which achieve a Group 1 or Group 2 in accordance with AS 5637.1;**
3. **Prior to installation test certificates are to be provided to the Airport Building Controller for the rigid and flexible ductwork confirming their fire hazard properties comply with AS 4254.1;**
4. **Prior to the construction of the external walls an updated Energy Efficiency Report is to be provided to the Airport Building Controller to confirm all outstanding items marked 'pending' have been closed out;**
5. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
6. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
7. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
8. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
9. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
10. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
11. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
12. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
13. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
14. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
15. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
16. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
17. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
18. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
19. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
20. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily



- operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
21. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 22. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 23. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation have been installed and commissioned to AS1668 Parts 2 & operates to meet the requirements of the BCA;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
10. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
11. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
12. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
13. Certificate of Compliance for plumbing works;
14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
17. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118.
18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;



20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
24. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-MOO-0086:

No.	Performance BCA Requirement Clause	Description
1.	FP1.4 N/A	To determine that the proposed design has been designed to comply with Performance Requirement FP1.4

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Approval

Effective Until: 05-Nov-2023
Stage: 4 - In-ground hydraulic services and ground slab relating to the Technical Innovation Centre
Approval Date: 16-Jul-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02
Address Line 2: 785 Toorak Road
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @floreancigsmith.com.au

Location of Activity

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of a new warehouse and a two storey office for McCormick.
 Nature of Stage 4: In-ground hydraulic services and ground slab relating to the Technical Innovation Centre
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 22,600
Total Site Area (sq. m): 31,545
Mandatory Inspection Stages:

- Before placing a footing;
- Before pouring an insitu reinforced concrete member;
- Completion of framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	Ground Floor
Classification:	7b
Description:	Warehouse
Number of Occupants:	35
BCA Classification 2 Details	
Part of Building:	Ground Floor & First Floor
Classification:	5
Description:	Office
Number of Occupants:	54
BCA Classification 3 Details	
Part of Building:	Technical Innovation Centre
Classification:	8
Description:	Process Facility
Number of Occupants:	27

Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58051
Address Line 1:	Suite 2.02
Address Line 2:	785 Toorak Road
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4 @texco.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer



Expert Consultant 3 Details	
Name	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	50860
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 4 Details	
Name	s47F
Company Name:	Floreancig Smith Building Surveyors
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor
Expert Consultant 5 Details	
Name	s47F
Company Name:	Edison Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	PBH Design Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperon - Services Design
Expert Consultant 8 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 9 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 10 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson Services Design
Expert Consultant 11 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 12 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 13 Details	
Name	s47F
Company Name:	Lab 2 Design
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 14 Details	
Name	s47F
Company Name:	Spencer Group Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	McCormicks Foods
Address Line 1:	63-71 Fairbank Road
Address Line 2:	-
Town/Suburb:	Clayton South
State/Territory:	VIC
Postcode:	3169
Endorsed Documents	



This permit incorporates the drawings, specifications and documents listed below:

Architectural:	Project No. GOODMAN_1128, Drawing No. A1.02(C1) prepared by Labs 2 Design Architects Pty Ltd;
Structural:	Project No. 5606, Drawing No. S121(G), prepared by Spencer Group Engineering Pty Ltd;
Hydraulics:	Project No. 301148254, Drawing No. HY-100-00(1) & HY-200-00(1) prepared by Stantec Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-029, dated 8th September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-029 Variation 2, dated 16th April 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 2nd November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Communications;
- Certification Design Form (Civil), dated 8th July 2021, prepared by s47F on behalf of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Mechanical) dated 8th July 2021, prepared by s47F on behalf of Stantec Australia Pty Ltd; and
- Certification Design Form (Building Surveyor) dated 15th July 2021, prepared by s47F on behalf of Floreancig Smith Building Surveyors.

Conditions

1. **Prior to installation, test certificates are to be provided to the Airport Building Controller to confirm floor linings and floor coverings installed in the lift achieves a critical radiant flux of not less than 2.2 in accordance with Spec C1.10 of the Building Code of Australia;**
2. **Prior to installation test certificates are to be provided to the Airport Building Controller, to confirm that wall and ceiling linings installed in the lift are materials which achieve a Group 1 or Group 2 in accordance with AS 5637.1;**
3. **Prior to installation test certificates are to be provided to the Airport Building Controller for the rigid and flexible ductwork confirming their fire hazard properties comply with AS 4254.1;**
4. **Prior to the construction of the external walls an updated Energy Efficiency Report is to be provided to the Airport Building Controller to confirm all outstanding items marked 'pending' have been closed out;**
5. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
6. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
7. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
8. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
9. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
10. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
11. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
12. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical



- switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
13. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
 14. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
 15. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
 16. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
 17. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 18. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 19. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
 20. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 21. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 22. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 23. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation have been installed and commissioned to AS1668 Parts 2 & operates to meet the requirements of the BCA;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
10. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
11. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
12. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
13. Certificate of Compliance for plumbing works;



14. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
15. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
17. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118.
18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
24. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Approval

Effective Until: 05-Nov-2023

Stage: 5 - All remaining services and architectural works for base build, Structural amendments (structure for mechanical platform and Pre-weigh rooms) and Services rough-in for Technical Innovation Centre

Approval Date: 05-Aug-2021

Issued By: s22(1)(a)(ii)
Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd

ABN: 89626365071

Address Line 1: Suite 2.02

Address Line 2: 785 Toorak Road

Town/Suburb: Hawthorn East

State/Territory: VIC

Postcode: 3123

Attention of

Name: s47F

Primary Phone: s47F

Secondary Phone: (Not Provided)

Email: s47F @floreancigsmith.com.au

Location of Activity

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of a new warehouse and a two storey office for McCormick.
Nature of Stage 5: All remaining services and architectural works for base build, Structural amendments (structure for mechanical platform and Pre-weigh rooms) and services rough-in for the Technical Innovation Centre.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 22,600

Total Site Area (sq. m): 31,545

Mandatory Inspection Stages:

- Before placing a footing;
- Before pouring an insitu reinforced concrete member;
- Completion of framework; and
- Final, upon completion of the works.

Building Classification(s)



BCA Classification 1 Details	
Part of Building:	Ground Floor
Classification:	7b
Description:	Warehouse
Number of Occupants:	35
BCA Classification 2 Details	
Part of Building:	Ground Floor & First Floor
Classification:	5
Description:	Office
Number of Occupants:	54
BCA Classification 3 Details	
Part of Building:	Technical Innovation Centre
Classification:	8
Description:	Process Facility
Number of Occupants:	27

Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58051
Address Line 1:	Suite 2.02
Address Line 2:	785 Toorak Road
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@texco.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	50860
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 4 Details	
Name	s47F
Company Name:	Floreancig Smith Building Surveyors
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor
Expert Consultant 5 Details	
Name	s47F
Company Name:	Edison Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	PBH Design Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperon - Services Design
Expert Consultant 8 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 9 Details	
Name	s47F



Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 10 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson - Services Design
Expert Consultant 11 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 12 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 13 Details	
Name	s47F
Company Name:	Lab 2 Design
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 14 Details	
Name	s47F
Company Name:	Spencer Group Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 15 Details	
Name	s47F
Company Name:	Intuitive Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 16 Details	



Name	s47F
Company Name:	Intrax Engineering Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 17 Details	
Name	s47F
Company Name:	Scientific Fire Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 18 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 19 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 20 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	McCormicks Foods
Address Line 1:	63-71 Fairbank Road
Address Line 2:	-
Town/Suburb:	Clayton South
State/Territory:	VIC
Postcode:	3169
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



- Architectural:** Project No. 19133, Drawing No. A000(A), A001(B), A010(A), A030(P5), A050(B), A055(A), A100(D), A110(D), A200(A), A201(A), A203(C), A205(A), A220(A), A221(A), A225(B), A240(A), A241(A), A242(A), A243(A), A300(A), A301(A), A320(B), A400(A), A401(A), A420(A), A421(B), A500(A), A501(A), A520(A), A550(A), A600(A), A601(A), A610(A), A611(A), A620(A), A621(A), A630(A), A631(A), A632(A), A633(A), A634(A), A700(B), A701(A), A800(A), A801(A), A900(B), A901(B), A905(C), A950(A), A951(A), A952(A), A953(A), A954(A), A955(A), & A956(A) prepared by Watson Young Architects Pty Ltd;
- Project No. Goodman_1128, Drawing No. A1.02(C1) prepared by L2D Architects Pty Ltd;
- Civil:** Job No. 5606, Drawing No. C201(E) prepared by Spencer Group Engineering Pty Ltd;
- Structural:** Job No. 5606, Drawing No. S001(Z), S004(J), S111(D), S121(G) & S505(A) prepared by Spencer Group Engineering Pty Ltd;
- Electrical:** Project No. P609045, Drawing No. E000(C), E001(C), E002(C), E100(C), E200(C), E201(C), E202(D), E300(C), E301(C), E700(C), E800(C), E801(C) & E900(C) prepared by Intrax Consulting Group Pty Ltd;
- Mechanical:** Project No. 3564, Drawing No. M001(C1), M002(C1), M003(C2), M100(C1), M101(C1), M102(C2), M103(C1), M104(C1) & M105(C1) prepared by Edison Consultants Pty Ltd;
- Drawing No. 20057-01(C3) prepared by Poynter Engineering Services Pty Ltd;
- Job No. AZ1722, Drawing No. FA01(A) prepared by Dyer Fire Engineering;
- Fire Services:** Job No. DF-383, Drawing No. FS-01(C), FS-02(C) & FS-03(C) prepared by Dyer Fire Engineering;
- Portable Fire Extinguishers Mark-Up, Drawing No. A100(B), A201(A), A221(A) & A240(P6) provided by Texco Constructions (VIC) Pty Ltd;
- Hydraulics:** Job No. VE210014, Drawing No. H000(01), H001(04), H100(02), H101(02), H200(03), H300(02) & H900(02) prepared by SPP Group Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-029, dated 8th September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-029 Variation 2, dated 16th April 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 2nd November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications;
- Application for Approval of Performance Solution, dated 8th July 2021, prepared by s47F on behalf of Goodman Property Services (Aust) Pty Ltd;
- ABC Record of Interpretation, dated 5th August 2021;
- Application for Regulation 1.04(4), 2.13(2) Declaration, dated 23rd July 2021, prepared by s47F on behalf of Texco Constructions (VIC) Pty Ltd;



- Certification Design Form (Civil) dated 26th July 2021, prepared by s47F [REDACTED] on behalf of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Structural), dated 8th July 2021, prepared by s47F [REDACTED] on behalf of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Electrical), dated 26th July 2021, prepared by s47F [REDACTED] on behalf of Inrax Engineering Consultants Pty Ltd;
- Certification Design Form (Mechanical), dated 8th July 2021, prepared by s47F [REDACTED] on behalf of Edison Consultants Pty Ltd;
- Certification Design Form (Fire Services) dated 23rd July 2021 prepared by s47F [REDACTED] on behalf of PBH Design Solutions Pty Ltd;
- Certification Design Form (Fire Services), dated 8th July 2021, prepared by s47F [REDACTED] on behalf of Dyer Fire Engineering;
- Certification Design Form (Hydraulics), dated 7th July 2021, prepared by s47F [REDACTED] on behalf of SPP Group Pty Ltd;
- Certification Design Form (Building Surveyor), dated 2nd August 2021, prepared by s47F [REDACTED] on Floreancig Smith Building Surveyors;
- Colour and Finishes Schedule-External, Project No. 19133, Rev. A, dated 6th July 2021, prepared by Watson Young Architects Pty Ltd;
- Colour and Finishes Schedule-Internal, Project No. 19133, Revision A, dated 8th June 2021, prepared by Watson Young Architects Pty Ltd;
- Structural Computations, Ref No. 5606-CA-01, Rev. 1, dated September 2020, prepared by Spencer Group Engineering Pty Ltd;
- BCA Section J Deemed to Satisfy Assessment, Ref No. S4232 BCADTS.V4, dated June 2021, prepared by s47F [REDACTED] on behalf of Sustainable Development Consultants;
- Part J5 Compliance Review, Project No. 3564, Revision 1, dated 17th March 2021, prepared by Edison Consultants Pty Ltd; and
- NCC Section J Report (J6, J8), Revision B, dated 13th July 2021, prepared by Intrax Projects;
- Fire Safety Engineering Report, Ref No. 260220, Revision 5.0, dated 19th March 2021, prepared by s47F [REDACTED] on behalf of Scientific Fire Services;
- FRV Reg. 129 Report & Consent, Report No. 2101127 dated 24th May 2021, prepared by s47F [REDACTED] on behalf of the Fire Rescue Commissioner;
- Fire hazard properties data for 'Accolade Plus/Accolade Safe Plus', Test Report No. 7-573538-CV, dated 2nd July 2010, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Forbo Allura Flex Modular', Test Report No. 17-004111, dated 17th August 2017, prepared by AWTA Product Testing;
- Fire hazard properties data for 'GTEK 16mm Fire', Test Report No. CV160913, dated 6th October 2016, prepared by CETEC Pty Ltd;
- Fire hazard properties data for 'Como', Test Report No. 137998A, dated 30th May 2015, prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'Firebreak Plus', Test Report No. 7-548849, dated 26th October 2006, prepared by AWTA Textile Testing;
- Fire hazard properties data for 'Solid Timber (Minimum Thickness 12mm) and Plywood (Minimum Thickness 15mm)', Test Report No. RIR 21419-05, dated 2nd July 2018, prepared by Exova Warringtonfire Aus Pty Ltd;
- Fire hazard properties data for Timber floor, wall & ceiling linings, Test Report No. 41117 Rev. R9.0, dated 17th May 2019, prepared by Warringtonfire Australia Pty Ltd;
- Certificate of Conformity for 'Vitracore G2', Certificate No. CM30125, Revision 0, dated 12th October 2020, prepared by Global-Mark Pty Ltd;
- Hydraulic Calculations, Reference No. HCFS 20057 HYDSPEC 20057, dated 30th September 2020, prepared by Poynter Engineering Services Pty Ltd;
- Hyena Calculations, Job No. MOST REMOTE-K25, dated 10th February 2021, prepared by Dyer Fire Engineering;
- Water Supply Curve & System Requirements, dated 8th February 2021, prepared by Dyer Fire Engineering;
- Main Office -Hot Water Pipe Size Report, Project No. V200014, dated 10th June 2021, prepared by SPP Group



Pty Ltd;

- Main Office -Cold Water Pipe Size Report, Project No. V200014, dated 10th June 2021, prepared by SPP Group Pty Ltd;
- Geotechnical Investigation Report, Report No. 120581, dated 20th August 2020, prepared by A.S. James Pty Ltd; and
- West Boundary Consent letter, dated 23rd April, prepared by §47F on behalf of Goodman Property Services (Aust) Pty Ltd.

Conditions

- 1. This permit approval is for all Base Build architectural, remaining services and services rough-in for the Technical Innovation Centre (TIC) only. This permit excludes all other fitout works in relation to the Technical Innovation Centre (TIC).**
- 2. This permit excludes the installation of the openings located in the west wall.**
- 3. Prior to installation**, operable wall details and beam support details on the First Floor office, including structural engineers design certification to be provided to the Airport Building Controller for review and approval;
- 4. Prior to installation** of the roof safety anchors, structural engineers design certification to be provided to the Airport Building Controller for review and approval;
- 5. Prior to installation**, all handrails, balustrades and fixing details to be certified by a structural Engineer/Contractor stating that were designed and will be installed to resist loads to AS 1170, details to be provided to the Airport Building Controller for review and approval;
- 6. The warehouse racking and coolroom located in the warehouse area, does not form part of this permit approval;**
7. All doorways shall have a minimum luminance contrast of 30% provided between-(a) door leaf and door jamb; (b) door leaf and adjacent wall; (c) architrave and wall; (d) door leaf and architrave; or (e) door jamb and adjacent wall. The minimum width of the area of luminance contrast shall be 50 mm;
8. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
9. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
10. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
11. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
12. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
13. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
14. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
15. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
16. All building works must be constructed in strict accordance with the requirements of the fire engineering report;



17. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
18. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
19. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
20. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
21. All services penetrations through fire rated elements must be sealed with approved fire rated products;
22. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
23. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
24. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
25. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.
26. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
27. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
28. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Moorabbin AEO on §22(1)(a)(ii) or §22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;



6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation have been installed and commissioned to AS1668 Parts 2 & operates to meet the requirements of the BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
11. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
13. Contractors certificate for the lift, confirming they have been installed in accordance with the specifications and AS 1735;
14. Certificate of Compliance for plumbing works;
15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
16. Health Department Approval to be obtained from Kingston City Council at the completion of the Technical Innovation Centre;
17. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
18. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
19. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
20. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
21. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
22. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
23. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
24. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
25. Regulation 187(1) Report & Consent from the Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;



26. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
27. A certificate confirming that the automatic sliding doors:
- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
28. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-20-MOO-0086:

No	BCA Clause	Performance Requirement(s)	Description
1.	C1.1 interalia Specification C1.1 (Table 5)	CP2 & CP2	To permit the south and west elevations of the building to be located within 1.5m of the lease boundary line without achieving an FRL of 90/90/90.
			To permit the following variations with regard to the perimeter vehicular access:-
			i) To permit the perimeter vehicular access to be located more than 18m from the external wall of the building (up to 45m to the east);
			ii) To permit the perimeter vehicular access to the west to have minor pinch points adjacent to exit doors, bollards and the like of 4.5m in lieu of 6m;
2.	C2.3(b) interalia C2.4(b)	CP9	iii) To permit the perimeter vehicular access road to be shared with the adjoining building known as 'Stage 1 development on Grange Road' (all one title);
			iv) To permit fences/gates to be provided within the perimeter vehicular access road whereby the following is proposed – Chain wire gates along the perimeter vehicular access to be fitted with L003 key locks or alternatively FRV to receive tenant keys and main entry sliding gates to be fitted with swipe card readers (or key to manually open gate).
3.	D1.4	DP4 & EP2.2	To permit the distance of travel to exceed 40 m, up to 99m in the warehouse when measured to the edge of the super canopy.



4.	D1.4	DP4 & EP2.2	To permit the distance of travel from the coolroom to exceed 40m, up to 62m when two or more exits are available.
5.	D1.4	DP4 & EP2.2	To permit the distance of travel in the office on Level 1, to exceed 20m to a point where alternative exits are available by up to 28m.
6.	D1.4	DP4 & EP2.1	To permit the distance of travel to exceed 40m, up to 46m in the office/processing facility on Ground Floor.
7.	D1.5	DP4 & EP2.2	To permit the distance between alternative exits within the warehouse to exceed 60m, up to 198m measured to the edge of the super canopy.
8.	D1.5	DP4 & EP2.2	To permit the distance between alternative exits on the Ground Floor of the office/processing facility to exceed 60m, up to 80m.
9.	D2.19	DP2 & DP4	To permit the deletion of the requirement for the power operated front entry sliding doors to automatically open upon power failure and/or fire trip.
10.	E1.3 interalia AS 2419.1:2005, Clause 4.1.2	EP1.3	To permit the installation of a mag flow meter in the fire services system.
11.	E1.3 interlia AS 2419.1:2005, Clause 3.2	EP1.3	The external fire hydrant on the East side of the building, located under the sprinkler protected super canopy is deemed as an external fire hydrant for coverage purposes.
12.	E1.3 interlia AS 2419.1:2005, Clause 3.2.2.2	EP1.3	To permit fire hydrant coverage to the building to be achieved with the use of 3x lengths of hose.
13.	E1.3 interalia AS 2419.1:2005, Clause 3.2.2.2 (e) (iii)	EP1.3	To permit external fire hydrants to be located adjacent to 2.4m high dado construction without the 3m high fire-rated wall being provided.
14.	E1.3 interalia AS 2419.1:2005, Clause 3.2.2.1	EP1.3	To permit the fire truck/appliance to be located within 10m of the building when connected to the external hydrants ie. North, South and West elevations.



15.	E1.3 interalia AS 2419.1:2005, Clause 7.3; E1.5 interalia AS 2118.1:2017	EP1.3, EP1.4	To permit the use of the existing pumphouse, tank, sprinkler and hydrant booster assembly from the adjoining Stage 1 development, to be not within site of the buildings main entrance.
16.	E1.4 interalia AS 2441	EP1.1	To permit the use of 50m length fire hose reels in lieu of 36m hose reels throughout the Class 7b portion of the building.
17.	E1.5, Specification E1.5 & AS2118.1:2017	EP1.4	To permit the installation of thermal detection in lieu of sprinkler protection at the top of the office lift shaft and to delete the requirement of a separate isolation valve for the remainder of the sprinklers within the lift shaft.
18.	E2.2	EP2.2	To permit the deletion of the requirement for an automatic smoke exhaust system within the building, including associated detection system and baffle/reservoir requirements (Note; the office will be provided with a fire detection and alarm system in accordance with AS1670.1:2018 on an extended spacing (ie. 15m x 15m).
19.	E2.2a interalia AS 1670.1:2018, Clause 2.2.1	EP1.6	To permit the Fire Indicator Panel (FIP) to be located adjacent to the Sprinkler Booster Assembly on Stage 1 of the site in lieu of the subject buildings main entry (Mimic panel to be provided at the buildings main entry).
20.	E2.2a interalia AS 1670.1:2018, Clause 2.3 & 2.6	EP4.3	To permit the installation of a Building Occupant Warning System, in accordance with AS 1670.1:2004 without the large number of circuits (as required by AS 1670.1:2018) and provide the following:- - Two (2) amplifiers and therefore two (2) circuits serving the entire building; and - Every second speaker/horn is connected to the alternative circuit (ie. all speakers/horns adjacent to one another are connected to alternating circuits).
21.	E4.8 interalia AS 2293.1	EP4.2	To permit mounting height of exit signs within the warehouse storage area to be mounted at 4m above the finished floor level (measured to the top of the exit sign) in lieu of 2.7m as required by the Building Code of Australia.



			To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
22.	N/A	FP1.4	A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.

This permit is subject to engineering design requirements as noted in Report No.260220 Issue No.5, dated 19th March 2021, prepared by s47F on behalf of Scientific Fire Services.

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Approval

Effective Until: 05-Nov-2023
Stage: 6 - Fitout of the Technical Innovation Centre
Approval Date: 13-Sep-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02
Address Line 2: 785 Toorak Road
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @floreancigsmith.com.au

Location of Activity

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport.

Building Activity Description

Construction of a new warehouse and a two storey office for McCormick.
 Nature of Stage 6: Fitout of the Technical Innovation Centre

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 22,600

Total Site Area (sq. m): 31,545

Mandatory Inspection Stages:

- Before placing a footing;
- Before pouring an insitu reinforced concrete member;
- Completion of framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: Ground Floor



Classification:	7b
Description:	Warehouse
Number of Occupants:	35
BCA Classification 2 Details	
Part of Building:	Ground Floor & First Floor
Classification:	5
Description:	Office
Number of Occupants:	54
BCA Classification 3 Details	
Part of Building:	Technical Innovation Centre
Classification:	8
Description:	Process Facility
Number of Occupants:	27

Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L 58051
Address Line 1:	Suite 2.02
Address Line 2:	785 Toorak Road
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4 @texco.net.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	SGE
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration Number:	50860
Building Activity Type:	Building
Expert Type:	Architect



Expert Consultant 3 Details	
Name	s47F
Company Name:	Floreancig Smith Building Surveyors
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Consultant Building Surveyor
Expert Consultant 4 Details	
Name	s47F
Company Name:	Edison Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	PBH Design Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Poynter Engineering Services
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperon - Services Design
Expert Consultant 7 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Other
Other Description:	Draftsperson - Services Design
Expert Consultant 10 Details	
Name	s47F
Company Name:	(Not Provided)
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 11 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 12 Details	
Name	s47F
Company Name:	Lab 2 Design
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 13 Details	
Name	s47F
Company Name:	Spencer Group Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 14 Details	
Name	s47F
Company Name:	Intuitive Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 15 Details	
Name	s47F
Company Name:	Intrax Engineering Consultants
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 16 Details	
Name	s47F
Company Name:	Scientific Fire Services



Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Safety Engineer
Expert Consultant 17 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 18 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 19 Details	
Name	s47F
Company Name:	Stantec Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 20 Details	
Name	s47F
Company Name:	Furr Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	McCormicks Foods
Address Line 1:	63-71 Fairbank Road
Address Line 2:	-
Town/Suburb:	Clayton South
State/Territory:	VIC
Postcode:	3169

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



Architectural:	Project No. Goodman_1128, Drawing No. A0.00(C1), A1.01(C1), A1.02(C1), A1.03(C1), A1.04(C1), A1.05(C1), A1.06(C1), A1.10(C1), A1.11(C1), A1.12(C1), A2.01(C1), A2.02(C1), A4.01(C1), A4.02(C1), A5.01(C1), A5.02(C1), A5.03(C1), A5.04(C1), A6.01(C1), A6.02(C1), A6.03(C1), A6.04(C1), A6.05(C1), A6.06(C1), A8.01(C2), A8.02(C1), A8.03(C1), A8.04(C1), A8.05(C1), A9.01(C1), A9.02(C1), A9.03(C1), A9.04(C1), A9.05(C1), A9.10(C1), A9.11(C1), A9.12(C1), A9.13(C1), A9.14(C1), A9.20(C1), A9.21(C1), A9.22(C1), A9.23(C1), A9.24(C1), A9.25(C1), A9.26(C1), A9.27(C1), A9.28(C1), A9.29(C1), A9.30(C1), A9.31(C1), A9.32(C1), A9.33(C1), A9.34(C1), A9.35(C1), A9.36(C1) & A9.37(C1) prepared by L2D Architects Pty Ltd;
Structural:	Job No. 5606, Drawing No. S501(J) & S601(F) prepared by Spencer Group Engineering Pty Ltd; Job No. FC21-0106, Drawing No. SK1(A), SK2(A) prepared by Furr consulting Pty Ltd;
Electrical:	Project No. 301148254, Drawing No. EL-100-00(1), EL-200-00(1), EL-200-01(1), EL-300-00(1), EL-300-01(1), EL-400-00(1), EL-500-00(1), EL-800-00(1), EL-900-00(1), EL-901-00 (1) & EL-902-00(1) prepared by Stantec Australia Pty Ltd;
Mechanical:	Project No. 301148254, Drawing No. ME-000-00(1) , ME-000-01(1), ME-100-00(1), ME-200-01(1), ME-202-01(1), ME-300-01(1), ME-800-01(1), ME-920-01(1), & ME-920-02(1) prepared by Stantec Australia Pty Ltd;
Fire Services:	Project No. 301148254, Drawing No. FP-000-00(1), FP-000-01(1), FP-100-00(1) & FP-200-01(2) prepared by Stantec Australia Pty Ltd;
Hydraulic Services	Project No. 301148254, Drawing No. HY-000-00(1), HY-000-01(1), HY-000-02(1), HY-100-00(1), HY-200-00(1) & HY-300-00 1) prepared by Stantec Australia Pty Ltd;
Other	Roof Anchor Point Layout Plan, Job No. PM, Drawing No. DWG-001 Rev 3, Sheet 1 and Sheet 2.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-029, dated 8th September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-029 Variation 2, dated 16th April 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 2nd November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications;
- Certification Design Form (Structural), dated 8th July 2021, prepared by s47F on behalf of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Structural), dated 25th August 2021, prepared by s47F on behalf of Furr consulting Pty Ltd;
- Certification Design Form (Mechanical) dated 8th July 2021, prepared by s47F on behalf of Stantec Australia Pty Ltd;



- Certification Design Form (Fire Services) dated 21st July 2021, prepared by s47F on behalf of Stantec Australia Pty Ltd;
- Certification Design Form (Hydraulic) dated 8th July 2021, prepared by s47F on behalf of Stantec Australia Pty Ltd;
- Certification Design Form (Electrical) dated 8th July 2021, prepared by s47F on behalf of Stantec Australia Pty Ltd;
- Certification Design Form (Fire Engineer) dated 23rd July 2021, prepared by s47F on behalf of Scientific Fire Services Pty Ltd;
- Certification Design Form (Fire Engineer – Peer Review) dated 23rd July 2021, prepared by s47F on behalf of Intuitive Consulting Pty Ltd;
- Certification Design Form (Building Surveyor) dated 2nd August 2021, prepared by s47F on behalf of Floreancig Smith Building Surveyors Pty Ltd;
- Structural Computations Reference No.FC21-0106 dated August 2021, prepared by Furr Consulting Pty Ltd;
- SGE First floor operable wall beams, roof anchors review letter, Job no. 5606, dated 20th August 2021 prepared by s47F on behalf of Spencer Group Engineering Pty Ltd;
- Fire Safety Engineering Report, Ref No. 260220, Revision 6, dated 29th June 2021, prepared by s47F on behalf of Scientific Fire Services;
- Fire Rescue Victoria (FRV) Regulation 129 Report and Consent, Report No.2102618 dated 27th August 2021, prepared by s47F on behalf of the Fire Rescue Commissioner;
- ABC Record of Interpretation, dated 13th September 2021;
- Fire hazard properties data for 'Atkar Au.Dislat FR MDF', Test Report No. FC12168-001, dated 9th December 2019, prepared by BRANZ Ltd;
- Fire hazard properties data for 'Solid Timber (Minimum Thickness 12mm) and Plywood (Minimum Thickness 15mm)', Test Report No. RIR 21419-05, dated 2nd July 2018, prepared by Exova Warringtonfire Aus Pty Ltd;
- Fire hazard properties data for 'Timber Veneers on MDF and Particleboard', Test Report No.45982 Rev. R13.0, dated 24th September 2019, prepared by Warringtonfire Australia Pty Ltd;
- Fire hazard properties data for 'Timber floor, wall & ceiling linings', Test Report No. 41117 Rev. R9.0, dated 17th May 2019, prepared by Warringtonfire Australia Pty Ltd;
- Fire hazard properties data for 'Cut & Loop pile carpet tile', Test Number: 7-598559-AN, dated 22nd July 2014, prepared by AWTA Product Testing Pty Ltd;
- Fire hazard properties data for Au.diPanel, Report No. FAR 10761, dated 5th October 2018, prepared by BRANZ Pty Ltd;
- Fire hazard properties data of Atkar Timber Composite panels, EWFA Report No. 53221400.2, dated 15th March 2018, prepared by Exova Warringtonfire Australia Pty Ltd;
- Fire hazard properties data for "Firebreak Plus" assembled flexible ducting for airconditioning, Test Report No. 7-548849-CS, dated 26th October 2006, prepared by AWTA Product Testing Pty Ltd;
- Fire hazard properties test data for "Armstrong Mineral Fibre Ceiling Panels", Report No. FH6011, dated 11th March 2020, prepared by BRANZ Pty Ltd;
- Electrical Specification Reference No. 301148254 Revision 003, dated 30th June 2021, prepared by Stantec Australia Pty Ltd;
- Mechanical Services Specification Reference No. 301148254, dated 30th June 2021, prepared by Stantec Australia Pty Ltd;
- Fire Protection Specification Reference No. 301148254 Rev. B, dated 30th June 2021, prepared Stantec Australia Pty Ltd;
- Hydraulic Specification Reference No. 301148254, dated 20th June 2021, prepared by Stantec Australia Pty Ltd;
- Laboratory & Kitchen Construction Requirements, Report No. 1128_18-MTIM-A-SPEC-219, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Epoxy Finishes Specifications, Report No. 1128_17-MTIM-A-SPEC-217 Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Cold Room Specifications, Report No. 1128_16-MTIM-A-SPEC-218 Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Ceramic Tiling Specifications, Report No. 1128_15-MTIM-A-SPEC-215 Revision C1, dated 25th June 2021, prepared by L2d Architects Pty Ltd;



- Stainless Sinks & Joinery Specifications, Report No. 1128_14-MTIM-A-SPEC-214, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Carpet Specifications, Report No. 1128_13-MTIM-A-SPEC-213, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Sealants Specifications, Report No. 1128_12-MTIM-A-SPEC-212, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Painting Specifications, Report No. 1128_11-MTIM-A-SPEC-211, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Resilient Finishes Specifications, Report No. 1128_10-MTIM-A-SPEC-210, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Metalwork Specifications, Report No. 1128_9-MTIM-A-SPEC-209, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Joinery Specifications, Report No. 1128_8-MTIM-A-SPEC-208, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Suspended Ceilings Specifications, Report No. 1128_7-MTIM-A-SPEC-207, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Internal Lining & Façade Cladding Specifications, Report No. 1128_6-MTIM-A-SPEC-206, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Doors Specifications, Report No. 1128_5-MTIM-A-SPEC-205, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Windows Specifications, Report No. 1128_4-MTIM-A-SPEC-204, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Glazing Specifications, Report No. 1128_3-MTIM-A-SPEC-203, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Light Steel Framing & Insulation Specifications, Report No. 1128_2-MTIM-A-SPEC-202, Revision C1, dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Equipment Schedule for Construction (C1), dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Interior Fittings and Finishes Schedule for Construction (C1), dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- Door Hardware Schedule for Construction (C1), dated 25th June 2021, prepared by L2D Architects Pty Ltd;
- BCA Part J6 Lighting Calculation dated 20th July 2021, prepared by Stantec Australia Pty Ltd;
- Section J5 Report for Mechanical Services Items, Project No. 301148254, dated 20th July 2021, prepared by Stantec Australia Pty Ltd;
- Sayfa Top Mount Anchors Product Compliance Statement;
- Sayfa AP 130.10 Top Mount Anchor Kit Test report; and
- Sayfa Product Specification for AP130.10.

Conditions

1. **Prior to installation**, early fire hazard indices test reports are to be provided to confirm compliance with BCA C1.10 for Autex Horizon panels and Frontier Acoustic panels;
2. **Prior to installation**, product specification of the cool room store in the Technical Innovation Centre are to be provided to the Airport Building Controller for review and approval to confirm compliance in accordance with BCA Clause G1.2 is achieved;
3. **Prior to installation**, provide a plan and specifications detailing the hearing augmentation system to be installed to the Technical Innovation Centre (Rooms 1.02, 1.03 & 1.04), the hearing augmentation system is to be an induction loop or a system requiring the use of receivers in accordance with the requirements of BCA Clause D3.7. Plans and specifications to be provided to the Airport Building Controller for review and approval;
4. The door operating force of the Technical Innovation Centre Door must not exceed 20N, a test report is to be provided on completion to confirm the operating force of the door does not exceed 20N.



5. All doorways shall have a minimum luminance contrast of 30% provided between-(a) door leaf and door jamb; (b) door leaf and adjacent wall; (c) architrave and wall; (d) door leaf and architrave; or (e) door jamb and adjacent wall. The minimum width of the area of luminance contrast shall be 50 mm;
6. Permit Conditions 2 to 5 on Stage 5 Permit have been satisfied.
7. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
8. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
9. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
10. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
11. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
12. Fire services must be installed in strict accordance with all FRV reports & consents;
13. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
14. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
15. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
16. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
17. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
18. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
19. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
20. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
21. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
22. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.
23. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
24. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;



25. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-20-MOO-0086:

No	BCA Clause	Performance Requirement(s)	Description
1.	C1.1 interalia Specification C1.1 (Table 5)	CP2 & CP2	To permit the South and West elevations of the building to be located within 1.5m of the lease boundary line without achieving an FRL of 90/90/90.
			To permit the following variations with regard to the perimeter vehicular access:-
			i) To permit the perimeter vehicular access to be located more than 18m from the external wall of the building (up to 45m to the east);
			ii) To permit the perimeter vehicular access to the west to have minor pinch points adjacent to exit doors, bollards and the like of 4.5m in lieu of 6m;
2.	C2.3(b) interalia C2.4(b)	CP9	iii) To permit the perimeter vehicular access road to be shared with the adjoining building known as 'Stage 1 development on Grange Road' (all one title);
			iv) To permit fences/gates to be provided within the perimeter vehicular access road whereby the following is proposed – Chain wire gates along the perimeter vehicular access to be fitted with L003 key locks or alternatively FRV to receive tenant keys and main entry sliding gates to be fitted with swipe card readers (or key to manually open gate).
3.	C3.2	CP2	To permit exit door openings to be located within 3m of the fire source feature (West wall) without being protected in accordance with C3.4.
4.	D1.4	DP4 & EP2.2	To permit the distance of travel to exceed 40 m, up to 99m in the warehouse when measured to the edge of the super canopy.
5.	D1.4	DP4 & EP2.2	To permit the distance of travel from the coolroom to exceed 40m, up to 62m when two or more exits are available.



6.	D1.4	DP4 & EP2.2	To permit the distance of travel in the office on Level 1, to exceed 20m to a point where alternative exits are available by up to 28m.
7.	D1.4	DP4 & EP2.1	To permit the distance of travel to exceed 40m, up to 46m in the office/processing facility on Ground Floor.
8.	D1.5	DP4 & EP2.2	To permit the distance between alternative exits within the warehouse to exceed 60m, up to 198m measured to the edge of the super canopy.
9.	D1.5	DP4 & EP2.2	To permit the distance between alternative exits on the Ground Floor of the office/processing facility to exceed 60m, up to 80m.
10.	D2.19	DP2 & DP4	To permit the deletion of the requirement for the power operated front entry sliding doors to automatically open upon power failure and/or fire trip.
11.	E1.3 interalia AS 2419.1:2005, Clause 4.1.2	EP1.3	To permit the installation of a mag flow meter in the fire services system.
12.	E1.3 interlia AS 2419.1:2005, Clause 3.2	EP1.3	The external hydrant on the East side of the building, located under the sprinkler protected super canopy is deemed as an external fire hydrant for coverage purposes.
13.	E1.3 interlia AS 2419.1:2005, Clause 3.2.2.2	EP1.3	To permit fire hydrant coverage to the building to be achieved with the use of 3x lengths of hose.
14.	E1.3 interalia AS 2419.1:2005, Clause 3.2.2.2 (e) (iii)	EP1.3	To permit external hydrant to be located adjacent to 2.4m high dado construction without the 3m high fire rated wall being provided.
15.	E1.3 interalia AS 2419.1:2005, Clause 3.2.2.1	EP1.3	To permit the fire truck/appliance to be located within 10m of the building when connected to the external hydrants ie. North, South and West elevations.



16.	E1.3 interalia AS 2419.1:2005, Clause 7.3;	EP1.3, EP1.4	To permit the use of the existing pumphouse, tank, sprinkler and hydrant booster assembly from the adjoining Stage 1 development, to be not within site of the building's main entrance.
	E1.5 interalia AS 2118.1:2017		
17.	E1.4 interalia AS 2441	EP1.1	To permit the use of 50m length fire hose reels in lieu of 36m hose reels throughout the Class 7b portion of the building.
18.	E1.5, Specification E1.5 & AS2118.1:2017	EP1.4	To permit the installation of thermal detection in lieu of sprinkler protection at the top of the office lift shaft and to delete the requirement of a separate isolation valve for the remainder of the sprinklers within the lift shaft.
19.	E2.2	EP2.2	To permit the deletion of the requirement for an automatic smoke exhaust system within the building, including associated detection system and baffle/reservoir requirements (Note; the office will be provided with a fire detection and alarm system in accordance with AS1670.1:2018 on an extended spacing (ie. 15m x 15m).
20.	E2.2a interalia AS 1670.1:2018, Clause 2.2.1	EP1.6	To permit the Fire Indicator Panel (FIP) to be located adjacent to the Sprinkler Booster Assembly on Stage 1 of the site in lieu of the subject building's main entry (Mimic panel to be provided at the buildings main entry).
21.	E2.2a interalia AS 1670.1:2018, Clause 2.3 & 2.6	EP4.3	To permit the installation of a Building Occupant Warning System, in accordance with AS 1670.1:2004 without the large number of circuits (as required by AS 1670.1:2018) and provide the following:- - Two (2) amplifiers and therefore two (2) circuits serving the entire building; and - Every second speaker/horn is connected to the alternative circuit (ie. all speakers/horns adjacent to one another are connected to alternating circuits).
22.	E4.8 interalia AS 2293.1	EP4.2	To permit mounting height of exit signs within the warehouse storage area to be mounted at 4m above the finished floor level (measured to the top of the exit sign) in lieu of 2.7m as required by the Building Code of Australia.



23.	N/a	FP1.4	<p>To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.</p> <p>A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.</p>
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This permit is subject to engineering design requirements as noted in Fire Engineering Report No.260220 Issue No.6 dated 29th June 2021, prepared by s47F on behalf of Scientific Fire Services.

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 22-MOO-0000001574
Stage: (Not Provided)
Issued Date: 25-May-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02, 785 Toorak Road
Address Line 2: -
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @floreancigsmith.com.au

Location of Building

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport

Building Details

Construction of a new warehouse and two storey office for McCormick.

Building Classification(s)

BCA Classification 1 Details

Part of Building: Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport
Classification: 7b
Description: Warehouse
Number of Occupants: 33

BCA Classification 2 Details



Part of Building:	Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	79

BCA Classification 3 Details	
Part of Building:	Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport
Classification:	8
Description:	Process
Number of Occupants:	27

Conditions
<ul style="list-style-type: none"> • This Final Certificate of Compliance for Occupancy relates to the Technical Innovation Centre. • The works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and • The works must be maintained in a condition that is consistent with its use.

Notes
<p>In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.</p> <p><i>A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.</i></p> <p><i>A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:</i></p> <p>(a) <i>The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and</i></p> <p>(b) <i>The building or part must be maintained in a condition that is consistent with its classification.</i></p>

Essential Services Applicable
Essential Services are to be maintained in accordance with Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 21-MOO-0000004793
Stage: (Not Provided)
Issued Date: 12-Oct-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02, 785 Toorak Road
Address Line 2: -
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F@floreancigsmith.com.au

Location of Building

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport.

Building Details

Construction of a new warehouse and a two storey office for McCormick.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 10-12 Northern Avenue, Moorabbin Airport
Classification: 7b
Description: Warehouse
Number of Occupants: 35

BCA Classification 2 Details

Part of Building: 10-12 Northern Avenue, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	54
BCA Classification 3 Details	
Part of Building:	10-12 Northern Avenue, Moorabbin Airport
Classification:	8
Description:	Processes
Number of Occupants:	n/a

Conditions
<ul style="list-style-type: none"> • This Partial Certificate of Compliance for Occupancy relates to the Base Build Warehouse, part ground floor office, first floor office (Excludes Pre weigh room, washroom & Technical Innovation Centre) Only; • The works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and • The works must be maintained in a condition that is consistent with its use.

Notes
<p>In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.</p> <p><i>A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.</i></p> <p><i>A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:</i></p> <p>(a) <i>The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and</i></p> <p>(b) <i>The building or part must be maintained in a condition that is consistent with its classification.</i></p>

Essential Services Applicable
Essential Services to be maintained in accordance with Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Use

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-20-MOO-0086

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 21-MOO-0000005693
Stage: (Not Provided)
Issued Date: 09-Dec-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Texco Constructions (VIC) Pty Ltd
ABN: 89626365071
Address Line 1: Suite 2.02, 785 Toorak Road
Address Line 2: -
Town/Suburb: Hawthorn East
State/Territory: VIC
Postcode: 3123

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F@floreancigsmith.com.au

Location of Works

Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport

Description of Works

Construction of a new warehouse and a two storey office for McCormick.

Conditions

- **This Partial Certificate of Compliance for Use relates to Pre-Weigh Area Only;**
- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed;
- The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant



Australian Standards.

A certificate of compliance is evidence that the works to which it applies may be used, but is not evidence that the airport building controller has authorised the works to be used for a particular purpose.

A certificate for use of works imposes the following duties on the holder of the certificate:

- (a) the works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and*
- (b) the works must be maintained in a condition that is consistent with its use.*

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-20-MOO-0086

Application ID: 20-MOO-0000003146

Applicant Information

Legal Entity Name: Texco Constructions (VIC) Pty Ltd

ABN: 89626365071

ACN: 626365071

Address Line 1: Suite 2.02, 785 Toorak Road

Address Line 2: (Not Provided)

Town/Suburb: Hawthorn East

State/Territory: VIC

Postcode: 3123

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: (Not Provided)

Email: s47F @floreancigsmith.com.au



Submitter Information	
Legal Entity Name:	Floreancig Smith Building Surveyors
ABN:	11609733833
ACN:	(Not Provided)
Address Line 1:	31 Dover Street
Address Line 2:	(Not Provided)
Town/Suburb:	Cremorne
State/Territory:	VIC
Postcode:	3121
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @floreancigsmith.com.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	McCormicks Foods
Address Line 1:	63-71 Fairbank Road
Address Line 2:	(Not Provided)
Town/Suburb:	Clayton South
State/Territory:	VIC
Postcode:	3169

Location of Activity	
Airport:	Moorabbin
Location of Activity:	Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport



Building Activity Details	
Building Activity Description:	Warehouse and Office Building - TIC Fitout
Estimated Duration (calendar days):	120
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	22,600
Total Site Area (sq. m):	31,545



Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
ACN:	626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L58051
Address Line 1:	Suite 2.02, 785 Toorak Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4 @texco.net.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	SGE
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 2 Details	
Name:	s47F
Company Name:	SGE
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	Watson Young Architects Pty Ltd
Company Name:	Watson Young Architects Pty Ltd
Registration/Licence/Accreditation Number:	50860
Building Activity Type:	Building
Expert Type:	Architect
Other Expert Type Description:	(Not Provided)
Expert Consultant 4 Details	
Name:	s47F



Company Name:	Floreancig Smith Building Surveyors
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Consultant Building Surveyor

Expert Consultant 5 Details

Name:	s47F
Company Name:	PBH Design Solutions
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)

Expert Consultant 6 Details

Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Draftsperson Services Design

Expert Consultant 7 Details

Name:	s47F
Company Name:	Labs2Design
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building



Expert Type:	Architect
Other Expert Type Description:	(Not Provided)
Expert Consultant 8 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	ElectricalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 9 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 10 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 11 Details	
Name:	s47F



Company Name: Scientific Fire Services

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Fire Safety Engineer

Expert Consultant 12 Details

Name: s47F

Company Name: Scientific Fire Services

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Fire Safety Engineer

Expert Consultant 13 Details

Name: s47F

Company Name: Intrax Engineering Consultants

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: ElectricalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 14 Details

Name: s47F

Company Name: Edison Consultants

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building



Expert Type: MechanicalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 15 Details

Name: s47F

Company Name: PES

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Fire Services Engineer

Expert Consultant 16 Details

Name: s47F

Company Name: SPPGroup VIC Pty Ltd

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: MechanicalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 17 Details

Name: s47F

Company Name: Dyer Fire Engineering

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Fire Safety and Mechanical Engineer

Expert Consultant 18 Details

Name: s47F



Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 19 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	ElectricalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 20 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

No

Description of the Performance Solution:

(Not Provided)



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 1 - Site Establishment
Approval Date: 15-Mar-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 1: Site Establishment

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 6,700
Total Site Area (sq. m): 11,271
Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Endorsed Documents



This permit incorporates the drawings, specifications and documents listed below:

Architectural: Job No. 4239-1, Drawing No. SE01(C) prepared by Qanstruct Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076-Variation 1, dated 26th February 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9th March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications;
- Certification Design Form (Building Surveyor) dated 5th February 2020 prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
- Builders Letter of Endorsement, dated 11th March 2021, prepared by s47F on behalf of Qanstruct Pty Ltd;
- Regulation 2.05(1)(c) Statement, dated 11th March 2021, prepared by Qanstruct Pty Ltd;
- Regulation 2.05(1)(d) Statement, dated 11th March 2021, prepared by Qanstruct Pty Ltd;
- Regulation 2.06(c) Statement, dated 10th March 2021, prepared by Qanstruct Pty Ltd; and
- Regulation 2.06(d) Statement, dated 10th March 2021, prepared by Qanstruct Pty Ltd.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia;
14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;



16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
18. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
19. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;
20. Automatic sliding doors shall:
 - be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - open automatically on power failure or on activation of a fire or smoke alarm.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
13. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
14. Certificate of Compliance for plumbing works;
15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
17. A full set of "as constructed" drawings to be submitted to the ABC;



18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
24. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
25. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
26. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
27. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 2 - Civil Works
Approval Date: 29-Mar-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 2: Civil and Stormwater Infrastructure.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 6,700
Total Site Area (sq. m): 11,271
Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place



Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

Civil: Project No. C0(B), C1(D), C2(C) & C3(C) prepared by Cosentino Group Pty Ltd.

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 1, dated 26th February 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9th March, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications;
- Certification Design Form (Building Surveyor) dated 28th March 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Civil) dated 26th March 2021, prepared by s47F on behalf of Cosentino Group Pty Ltd; and
- Civil Computations, Job No. 18190, dated February 2021 prepared by Cosentino Group Pty Ltd.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
10. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia;



14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
17. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
18. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
19. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;
20. Automatic sliding doors shall:
 - be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - open automatically on power failure or on activation of a fire or smoke alarm.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
13. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
14. Certificate of Compliance for plumbing works;
15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with



- AS 1940;
16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 17. A full set of "as constructed" drawings to be submitted to the ABC;
 18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 24. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 25. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 26. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 27. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 3 - Structural
Approval Date: 16-Apr-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 3: Structural Footings only

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 6,700
Total Site Area (sq. m): 11,271
Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	s47F



Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 4293, Drawing No. A001(A1) prepared by Qanstruct (Aust) Pty Ltd;
Structural:	Job No. 18190, Drawing No. S0.1(B), S0(B), S1.0(B), S2.0(B) & S2.1(B) prepared by Cosentino Group Pty Ltd;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Airport Lessee Company Consent Number 20-076 Variation 1, dated 26th January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 9th March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Building Surveyor) dated 15th March 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • Certification Design Form (Structural) dated 15th April 2021, prepared by s47F on behalf of Eric C Engineering; • Certification Design Form (Structural) dated 1st March 2021, prepared by s47F on behalf of s47F Group Pty Ltd; • Structural Computations, Job No. 18190, dated 1st January 2021 prepared by Cosentino Group Pty Ltd; and • Geotechnical Investigation Report, Report No. 119612, dated 29th March 2019 prepared by A.S. James Pty Ltd. 	

Conditions	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress; 3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information; 4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with; 5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the 	



- construction/demolition site, where applicable;
6. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
 7. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
 8. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
 9. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
 10. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
 11. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
 12. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
 13. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia;
 14. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 15. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 16. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 17. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 18. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 19. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;
 20. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by



- the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
 8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
 9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
 10. Certificate of Electrical Safety;
 11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
 12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
 13. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
 14. Certificate of Compliance for plumbing works;
 15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
 16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 17. A full set of "as constructed" drawings to be submitted to the ABC;
 18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 24. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 25. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 26. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 27. Any other letters or certificates as requested.

Advisory Notes

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,



- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 4 - Balance of Structural Works
Approval Date: 28-Apr-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 4: Balance of Structural Works.

Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 6,700
Total Site Area (sq. m): 11,271
Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	s47F



Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Expert Consultant 4 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	EC 62403
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 4293-1, Drawing No. A100(A), & A753(A) prepared by Qanstruct Pty Ltd;
Structural:	Project No. 18190, Drawing No. S0.1(C), S0(C), S1.0(C), S2.0(C), S2.1(C), S3.0(D), S4.0(C), S4.1(B), S5.0(C), S5.1(B), S5.2(B), S6.0(C), S6.1(B), S7.0(C), S7.1(B), S7.2(B), S7.3(B), S8.0(C), S8.1(C), S9.0(C), S10.0(B) & S11.0(B) prepared by Cosentino Group Pty Ltd;
	Project No. P-20413, Drawing No. S001(A) & S002(A) prepared by Prasco Australia Pty Ltd;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 9th March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Building Surveyor) dated 27th April 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • Certification Design Form (Structural) dated 23rd April 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • Certification Design Form (Structural) dated 23rd April 2021 prepared by s47F on behalf of Eric C Engineering Pty Ltd; • Certification Design Form (Structural) dated 26th April 2021, prepared by s47F on behalf of Prascon Australia Pty Ltd; and • Dramix Pro Slab on Ground Jointless Floor Computation, dated 12th April 2021, prepared by BOSFA Pty Ltd. 	



Conditions

1. **Each stairway landing must not be less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing in accordance with Clause D2.14 of the Building Code of Australia;**
2. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
3. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
5. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
8. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
9. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
10. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
11. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
12. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
13. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
14. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia;
15. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;
21. Automatic sliding doors shall:
 - be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - open automatically on power failure or on activation of a fire or smoke alarm.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as



- specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(i)
 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
 4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
 5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
 6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
 7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
 8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
 9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
 10. Certificate of Electrical Safety;
 11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
 12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
 13. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
 14. Certificate of Compliance for plumbing works;
 15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
 16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 17. A full set of "as constructed" drawings to be submitted to the ABC;
 18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 24. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 25. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;



26. Independent Testers Report certifying compliance for the installation of fire services:

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
- Sprinkler System to AS 2118; &

27. Any other letters or certificates as requested.

Advisory Notes

This building approval is subject to the following recommendations from the Airport Environment Officer:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 5 - Roof and Wall Cladding
Approval Date: 17-Jun-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 5: Construction of External Roof and Wall Cladding.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 6,700

Total Site Area (sq. m): 11,271

Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 4 Duigan Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	s47F
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 4293, Drawing No. A001(B), A100(B), A250(B), A260(B), A300(B), A350(B), A400(B), A500(B), A550(B), A600(B), A650(B), A651(B), A660(B), A801(B), A802(B) & A803(B) prepared by Qanstruct (Aust) Pty Ltd.
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Airport Lessee Company Consent Number 20-076 Variation 1, dated 26th January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 9th March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Application for Approval of Alternative Solution dated 16th June 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • Weatherproofing of External Walls Performance Solution – Design, dated the 2nd June 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • ABC Record of Interpretation, dated 17th June 2021; • Certification Design Form (Building Surveyor) dated 7th June 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • BCA Section J Energy Modelling & Analysis Report, Ref No. S453 JV3.V2, dated June 2021, prepared by Sustainable Development Consultants; • Certificate of Conformity for “Vitracore G2”, Certificate No.CM30110, Rev. 1, dated 8th January 2020, prepared by Global-Mark Pty Ltd; • Vitracore G2 Technical Specification, Revision 1.2, dated 2nd December 2020 , prepared by Fairview Pty Ltd; • Colorbond Roof Cladding Data Sheet, dated December 217, prepared by BlueScope Pty Ltd; • Stramit Wall Sheeting & Cladding Data Sheet, prepared by Stramit Building Products; • Colorbond Steel Environmental Product Declaration Statement; • Roof & Walling Cladding Specification, prepared by Lysaght; • Estimated Optical and Solar Performance Data Sheet, Ref No. TAS 1418/21, prepared by Viridian; 	



- Fire hazard properties data for 'Bradford Insulated Material, Test Report No.FE 2668 & FCO-03029, Rev. 1, dated 6th February 2017 prepared by CSIRO;
- Bradford Anticon FC Product Specification, Ref No. B0239, dated September 2017, prepared by CSR Building Products Pty Ltd;
- Fire hazard properties data for 'Permastop Building Blanket', Test Report No. FNE10392, dated 12th February 2012 prepared by CSIRO Materials Science and Engineering;
- Fire hazard properties data for 'FireSark Micro Perforated', Test Report No. 20003, dated 18th November 2020 prepared by Amalgamated Metal Industries Pty Ltd;
- Fire hazard properties data for 'Coolite 6c, SR76, Test Report 7-586147-CV dated 19th July 2012, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Faced glasswool and rockwool', Test Report No. FCO-2805, Rev. D, dated 25th July 2018, prepared by AWTA Product Testing;
- Regulation 2.05(1)(c), dated 15th February 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Regulation 2.05(1)(d), dated 11th February 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Regulation 2.06(c), dated 10th March 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; and
- Regulation 2.05(1)(d), dated 15th February 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd.

Conditions

1. **Stage 5 Building Permit is strictly pertaining to the construction of the external roof and wall cladding;**
2. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
3. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
5. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
8. Fire services must be installed in strict accordance with all FRV reports & consents where applicable;
9. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
10. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
11. All building works must be constructed in strict accordance with the requirements of the fire engineering report;
12. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
13. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
14. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia;
15. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
18. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;



19. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
20. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;
21. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)(ii);
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
13. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
14. Certificate of Compliance for plumbing works;
15. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
16. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
17. A full set of "as constructed" drawings to be submitted to the ABC;
18. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
19. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
20. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or



- relevant practitioner;
21. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 22. Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 23. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 24. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 25. A letter or certificate from the Fire Services Contractor stating compliance for:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 26. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 27. Any other letters or certificates as requested.

Advisory Notes

This building approval is subject to the following recommendations from the Airport Environment Officer:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 6 - Fire and Hydraulic Services
Approval Date: 26-Oct-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 6: Fire and Hydraulic Services.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 6,700

Total Site Area (sq. m): 11,271

Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 4 Duigan Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	s47F
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services
Expert Consultant 6 Details	
Name	s47F
Company Name:	Thomas Consulting Group
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Fire Services:	Job No. DF-386, Drawing No. FS-01(C), FS-02(C) & FS-03(C) prepared by Dyer Fire Engineering;
	Job No. AZ1738, Drawing No. FA01(A) & FA02(A) prepared by Dyer Fire Engineering;
Hydraulics:	Job No. 4293, Drawing No. H1(C1), H2(C1), H3(C2), H4(C1), H5(C1) & H6(C1) prepared by Thomas Consulting Group Pty Ltd;
	Project No. 4335, Drawing No. H2(P4) prepared by prepared by Thomas Consulting Group Pty Ltd;
In issuing this permit, reference has been made to the following documents:	



- Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 1, dated 26th February 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9th March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Application for Approval of Alternative Solution dated 6th September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- ABC Record of Interpretation, dated 26th October 2021;
- Application for Regulation 1.04(4), 2.13(2) Declaration, dated 6th September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Certification Design Form (Building Surveyor) dated 26th October 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Fire Services) dated 19th July 2021, prepared by s47F on behalf of Dyer Fire Engineering;
- Certification Design Form (Hydraulic) dated 24th August 2021, prepared by s47F on behalf of Thomas Consulting Group Pty Ltd;
- FRV Reg. 129 Report & Consent, Report No. 2101251 dated 28th May 2021, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- FRV Reg. 129 Report & Consent, Report No. 2103124 dated 30th September 2021, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- Fire Hydrant Flow Test Report, Report No. 210099, dated 11th February 2021, prepared by Fire Concepts;
- Fire Engineering Report, Project No. 6832, dated 13th October 2021, prepared by NJM Design;
- Fire Engineering Report Addendum 01, Project No. 6832, dated 26th October 2021, prepared by NJM Design;
- Hyena Calculations, Job No. 4293, dated 18th February 2021, prepared by Thomas Consulting Group Pty Ltd;
- Hyena Calculations, Job No. DF-386, dated 29th April 2021, prepared by s47F on behalf of Dyer Fire Engineering;
- Regulation Statement 2.05(1)(c), dated 15th February 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Regulation Statement 2.05(1)(d), dated 10th March 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Regulation Statement 2.06(c), dated 11th January 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; and
- Regulation Statement 2.06(d), dated 10th March 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd.

Conditions

Conditions of Approval Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;



6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
7. Asbestos removal works must be carried out by a WorkSafe Licensed Removalists and WorkSafe Victoria shall be notified prior to undertaking any asbestos removal works. Demolition works must comply with all relevant Occupational Health and Safety legislation and Codes of Practice;
8. Prior to commencement of works, the Applicant must:
 - a. Submit a Construction Environmental Management Plan (CEMP) to the Airport Leasing Company (ALC) for review and approval; and
 - b. Submit the approved plan to the Airport Environment Offices (AEO) for final review and comment;
9. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;
10. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
11. Any persons installing piles must:
 - a. keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
 - b. make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
 - c. within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
12. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
13. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
14. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
15. Kitchens with a deep fryer shall be provided with a 2A:4F wet chemical portable fire extinguisher installed between 2m and 4m from the deep fryer & in accordance with AS 2444;
16. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
17. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
18. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
19. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
20. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
21. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;



22. All services penetrations through fire rated elements must be sealed with approved fire rated products;
23. All services (except for those permitted in Clause C3.9 of the Building Code of Australia) must not pass into or through fire-isolated stairways or fire-isolated exit passageways;
24. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
25. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
26. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
27. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.
28. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
29. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
30. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the relevant Health Authority stating that a final inspection was carried out and the completed works comply with the relevant standards and regulations;
3. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
4. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC. Furthermore the builder is to confirm how the new works have complied with Section 8 of AS 1170.4 – Design of Earthquakes Actions in Australia;
5. A letter from the Building Works Contractor stating that the works have been constructed in accordance with the plans and specifications approved by the ABC;
6. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
7. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
8. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and



installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;

9. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;

10. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;

11. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;

12. Certificate of Electrical Safety;

13. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;

14. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;

15. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;

16. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;

17. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;

18. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;

19. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;

20. Letter from contractor responsible for the installation of the smoke proof construction confirming that the wall extends to the underside of the roof covering or fire proof ceiling, that any penetrations have been appropriately smoke sealed and smoke doors have been fitted with smoke seals in accordance with manufacturers specifications/ BCA Spec C3.4;

21. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;

22. Certificate of Compliance for plumbing works;

23. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;

24. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;

25. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;

26. A full set of "as constructed" drawings to be submitted to the ABC;

27. A letter or certificate from the Fire Services Contractor stating compliance for

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
- Sprinkler System to AS 2118;



28. Independent Testers Report certifying compliance for the installation of fire services:

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
- Sprinkler System to AS 2118; &
- Smoke detection and alarm system to AS 1670;

29. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;

30. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;

31. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;

32. Letter of compliance from the smoke alarms electrician confirming the installation is in accordance with AS 3786 and hard wire connected to the consumer mains power;

33. Letter of compliance from the contractor responsible for the construction of walls and floor between sole-occupancy units, confirming that the construction meets the Sound Insulation Ratings in accordance with BCA Part F5;

34. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;

35. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;

36. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works;

37. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;

38. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;

39. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;

40. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;

41. A certificate confirming that the automatic sliding doors:

- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
- open automatically on power failure or on activation of a fire or smoke alarm.

42. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0006:



Item	DTS	Performance Requirement	Description
1.	C2.4	CP9	To permit perimeter vehicle access road to be more than 18m from the building. This is located at the recess docks and at both the south-west and north-west corners of the allotment.
2.	C2.4	CP9	To permit perimeter vehicle access road to not be wholly contained within the property – requires entry and re-entry from Duigan Drive.
3.	C2.4	CP9	To permit security gates to be constructed across the perimeter access road at the 2 x site entry points from Duigan Drive and at the 2 x entry points on the air-side of the airport.
4.	D1.4 D1.5	DP4 EP2.2	To permit the extended travel distance within the warehouse of 70m in lieu of the required 40m.
5.	D1.4 D1.5	DP4 EP2.2	To permit the extended distance between alternative exits within the warehouse of 98m in lieu of the required 60m.
6.	E1.3	EP1.1	To permit hydrants located within 10m of a building without the required shielding.
7.	E1.3	EP1.1	To permit an external attack hydrant to be located circa 5.0m from an external electrical sub-station, whilst being shielded from the sub-station by a concrete panel boundary wall having a height of not less than 2300mm.
8.	E1.3	EP1.1	To permit the reduced attack hydrant pressure of 320kPa in lieu of the required 350kPa. The system is to provide 10 l/s.
9.	E1.3	EP1.1	To permit the installation of in-line magnetic flow meter to be installed at the water supply connection point.
10.	E1.3	EP1.1	To permit the use of an onsite test in lieu of authority pressures and flow which is maintained for 95% of the time.
11.	E1.3	EP1.1	To permit external hydrant coverage to be achieved by 3 hose lengths (90m) in lieu of the allowable 2 hose lengths (60m).
12.	E1.4	EP1.1	To permit the extended hose reel of 50m hose length in lieu of 36m.



13. E1.5 EP1.4

To permit the sprinkler booster assembly to not be within sight of the main entry to the building and to not be adjacent to the principal vehicular entry to the site.

Appendix 2

This building approval is subject to the following recommendations from the Airport Environment Officer:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Approval

Effective Until: 15-Mar-2024
Stage: 7 - All remaining works
Approval Date: 30-Nov-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

4 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of a warehouse and a two storey office for Avery Dennison.
 Nature of Stage 7: All Remaining Works

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 6,700

Total Site Area (sq. m): 11,271

Mandatory Inspection Stages:

- before placing a footing;
- before pouring an insitu reinforced concrete member;
- completion of framework;
- final, on completion of all building work.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 4 Duigan Drive, Moorabbin Airport



Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	4 Duigan Drive, Moorabbin Airport
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Cosentino Group Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	s47F
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services
Expert Consultant 6 Details	
Name	s47F
Company Name:	Thomas Consulting Group
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Intrax Engineering Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	Essential Airconditioning Pty
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name	s47F
Company Name:	Wirrawonga Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 10 Details	
Name	s47F
Company Name:	Architecture & Access
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Other
Other Description:	Access Consultant

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	-
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

Job No. 4293, Drawing No. A001(D), A100(G), A105(C), A250(G), A255(B), A260(C), A300(C), A350(C), A400(C), A450(D), A500(D), A550(C), A560(C), A600(D), A650(C), A651(C), A660(C), A661(A), A670(D), A750(C), A751(C), A752(C), A753(C), A800(C), A801(C), A802(C), A803(C), A820(C), A900(C), A910(C), A920(C), A925(B), A926(A), A950(C) &

Architectural: A995(B), prepared by Qanstruct (Aust) Pty Ltd;

Job No. PM5580, Drawing No. EA-PM5580-LOCL-01.A(A), EA-PM5580-MODL-01.A(A), EA-PM5580-RACD-01.A(A), EA-PM5580-SLD-01.A(A) & EA-PM5580-STRL-01.A(A), prepared by Energyaware Pty Ltd;

Structural: Drawing No. 2109G29 Sheets 1 to 7, prepared by Wirrawonga Consulting Pty Ltd;

Electrical: Project No. 644116, Drawing No. E000(C), E001(C), E002(C), E100(C), E200(C), E201(C), E300(C), E301(C), E700(C), E800(C), E801(C) & E900(C) prepared by Intrax Engineering Consultants;

Mechanical: Drawing No. M01(3), M03(1), M04(1), M05(1) & M06(1) prepared by Essential Airconditioning;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 20-076, dated 22nd January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 – Variation 3, dated 23rd July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9th March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Application for Approval of Alternative Solution dated 30th November 2021 prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- ABC Record of Interpretation, dated 30/11/2021;
- Certification Design Form (Building Surveyor) dated 30th November 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Structural) dated 22nd September 2021, prepared by s47F on behalf of Wirrawonga Consulting Pty Ltd;
- Certification Design Form (Electrical) dated 14th September 2021, prepared by s47F on



- behalf of Intrax Engineering Consultants;
- Certification Design Form (Mechanical) dated 13th September 2021, prepared by s47F on behalf of Building Services Engineering & Design;
 - NCC Section J Report, Report No. P644116, Rev. A, dated 6th August 2021, prepared by Intrax Engineering Consultants;
 - Exempt Areas (NCC D3.4) Report, Project No. 12764, dated 10th August 2021, prepared by Architecture & Access (Aust) Pty Ltd;
 - Population Statement. dated 25th August 2021, prepared by s47F on behalf of Goodman Pty Ltd;
 - Performance Solution 01 – Access from Property Boundary, Ref No. 12764, Rev. A, dated 4th November 2021, prepared by Architecture & Access (Aust) Pty Ltd;
 - Performance Based Design Brief 01 – Access from Property Boundary, Ref No. 12764, Rev. A, dated 15th September 2021, prepared by Architecture & Access (Aust) Pty Ltd;
 - Mechanical Computations, prepared by Essential Air conditioning;
 - Determination of Hazard to Air Navigation by Solar Glare, dated 16th July 2021, prepared by s47F on behalf of Civil Aviation Safety Authority;
 - Internal Floor Finishes Schedule, Job No. 4293-21-Rev C, prepared by Qanstruct Pty Ltd;
 - Fire hazard properties data for 'Supalami Beams', Test Report No. FC11328-001, dated 22nd August 2019, prepared by Branz Ltd;
 - Fire hazard properties data for 'Polybatts', Test Report No. 17-005704, dated 24th October 2017, prepared by AWTA Product Testing;
 - Fire hazard properties data for 'Flexible Duct', Test Report No. 7-566387-CV, dated 15th May 2009, prepared by AWTA Product Testing;
 - Fire hazard properties data for '3RT Designer Hardwood-Blackbutt', Test Report No. 20-004589, dated 24th September 2020, prepared by AWTA Product Testing;
 - Fire hazard properties data for 'iQ Optima', Test Report No. 0148277, dated 9th August 2014, prepared by APL Australia Pty Ltd;
 - Fire hazard properties data for 'iQ Granit SD', Test Report No. 0148276, dated 9th August 2014, prepared by APL Australia Pty Ltd;
 - Fire hazard properties data for 'Cosmos', Test Report No. 12578c, dated 17th August 2012, prepared by APL Australia Pty Ltd;
 - Fire hazard properties data for 'Everroll(R) Rubber Flooring, Intensity, Active, Shape', Test Report No. 18-000646, dated 28th February 2018, prepared by AWTA Product Testing;
 - Slip Resistance Test Report for 'Kone Grey Matt 45 x 90', Test Report No. 15176a, dated 14th November 2017, prepared by Safe Environments Pty Ltd;

Conditions

Conditions of Approval Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must



cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;

7. Asbestos removal works must be carried out by a WorkSafe Licensed Removalists and WorkSafe Victoria shall be notified prior to undertaking any asbestos removal works. Demolition works must comply with all relevant Occupational Health and Safety legislation and Codes of Practice;

8. Prior to commencement of works, the Applicant must:

- a. Submit a Construction Environmental Management Plan (CEMP) to the Airport Leasing Company (ALC) for review and approval; and
- b. Submit the approved plan to the Airport Environment Offices (AEO) for final review and comment;

9. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection measures are to be adopted at all times, to the satisfaction of the Airport Building Controller;

10. Any demolition works or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;

11. Any persons installing piles must:

- a. keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and
- b. make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and
- c. within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.

12. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;

13. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;

14. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;

15. Kitchens with a deep fryer shall be provided with a 2A:4F wet chemical portable fire extinguisher installed between 2m and 4m from the deep fryer & in accordance with AS 2444;

16. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;

17. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;

18. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;

19. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;

20. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;

21. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;

22. All services penetrations through fire rated elements must be sealed with approved fire rated products;



23. All services (except for those permitted in Clause C3.9 of the Building Code of Australia) must not pass into or through fire-isolated stairways or fire-isolated exit passageways;
24. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
25. Provide fire hazard indices data for all lift car finishes to confirm compliance with AS 1735.2;
26. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
27. Automatic sliding doors shall:
- be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - open automatically on power failure or on activation of a fire or smoke alarm.
28. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
29. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
30. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

- A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
- A letter from the relevant Health Authority stating that a final inspection was carried out and the completed works comply with the relevant standards and regulations;
- A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
- A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC. Furthermore the builder is to confirm how the new works have complied with Section 8 of AS 1170.4 – Design of Earthquakes Actions in Australia;
- A letter from the Building Works Contractor stating that the works have been constructed in accordance with the plans and specifications approved by the ABC;
- A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
- A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
- A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;



9. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
10. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
11. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
12. Certificate of Electrical Safety;
13. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
14. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
15. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
16. Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4 and AS 1735.11;
17. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
18. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
19. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
20. Letter from contractor responsible for the installation of the smoke proof construction confirming that the wall extends to the underside of the roof covering or fire proof ceiling, that any penetrations have been appropriately smoke sealed and smoke doors have been fitted with smoke seals in accordance with manufacturers specifications/ BCA Spec C3.4;
21. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
22. Certificate of Compliance for plumbing works;
23. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
24. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
25. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
26. A full set of "as constructed" drawings to be submitted to the ABC;
27. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
28. Independent Testers Report certifying compliance for the installation of fire services:



- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
29. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
30. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
31. Letter from the insulation contractor confirming the installation in accordance with the BCA Specification F5.2 and building approved documents;
32. Letter of compliance from the smoke alarms electrician confirming the installation is in accordance with AS 3786 and hard wire connected to the consumer mains power;
33. Letter of compliance from the contractor responsible for the construction of walls and floor between sole-occupancy units, confirming that the construction meets the Sound Insulation Ratings in accordance with BCA Part F5;
34. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
35. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
36. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works;
37. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
38. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
39. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
40. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
41. A certificate confirming that the automatic sliding doors:
- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
42. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0006:



Item	DTS	Performance Requirement	Description
1.	C2.4	CP9	To permit perimeter vehicle access road to be more than 18m from the building. This is located at the recess docks and at both the south-west and north-west corners of the allotment.
2.	C2.4	CP9	To permit perimeter vehicle access road to not be wholly contained within the property – requires entry and re-entry from Duigan Drive.
3.	C2.4	CP9	To permit security gates to be constructed across the perimeter access road at the 2 x site entry points from Duigan Drive and at the 2 x entry points on the air-side of the airport.
4.	D1.4	DP4	To permit the extended travel distance within the warehouse of 70m in lieu of the required 40m.
	D1.5	EP2.2	
5.	D1.4	DP4	To permit the extended distance between alternative exits within the warehouse of 98m in lieu of the required 60m.
	D1.5	EP2.2	
6.	E1.3	EP1.1	To permit hydrants located within 10m of a building without the required shielding.
7.	E1.3	EP1.1	To permit an external attack hydrant to be located circa 5.0m from an external electrical sub-station, whilst being shielded from the sub-station by a concrete panel boundary wall having a height of not less than 2300mm.
8.	E1.3	EP1.1	To permit the reduced attack hydrant pressure of 320kPa in lieu of the required 350kPa. The system is to provide 10 l/s.
9.	E1.3	EP1.1	To permit the installation of in-line magnetic flow meter to be installed at the water supply connection point.
10.	E1.3	EP1.1	To permit the use of an onsite test in lieu of authority pressures and flow which is maintained for 95% of the time.
11.	E1.3	EP1.1	To permit external hydrant coverage to be achieved by 3 hose lengths (90m) in lieu of the allowable 2 hose lengths (60m).
12.	E1.4	EP1.1	To permit the extended hose reel of 50m hose length in lieu of 36m.



13.	E1.5	EP1.4	To permit the sprinkler booster assembly to not be within sight of the main entry to the building and to not be adjacent to the principal vehicular entry to the site.
15	D3.1 D3.2(a) (i)(iii)	DP1(a)(i) DP1(a)(iii) DP2(a)	To permit alternative accessible access to the main building entrance in lieu of a compliant access-way from the site boundary to the main pedestrian entrance.

Appendix 2

This building approval is subject to the following recommendations from the Airport Environment Officer:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 21-MOO-0000005795
Stage: (Not Provided)
Issued Date: 10-Dec-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Building

4 Duigan Drive, Moorabbin Airport.

Building Details

Construction of a warehouse and a two storey office for Avery Dennison.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 4 Duigan Drive, Moorabbin Airport
Classification: 5
Description: Office
Number of Occupants: 50

Conditions



- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed;
- The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.

A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:

(a) The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and

(b) The building or part must be maintained in a condition that is consistent with its classification.

-

Essential Services Applicable

Essential Safety Measures are to be maintained in accordance with Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-21-MOO-0006

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 21-MOO-0000005656
Stage: (Not Provided)
Issued Date: 03-Dec-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Building

4 Duigan Drive, Moorabbin Airport.

Building Details

Construction of a warehouse and a two storey office for Avery Dennison.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 4 Duigan Drive, Moorabbin Airport
Classification: 7b
Description: Warehouse
Number of Occupants: 40

Conditions



- **The Partial Certificate of Compliance for Occupancy relates to the warehouse and ground floor office amenities only;**
- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed;
- The works must be maintained in a condition that is consistent with its use; and
- Essential Services to be maintained in accordance with Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.

A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:

(a) The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and

(b) The building or part must be maintained in a condition that is consistent with its classification.

-

Essential Services Applicable

Essential Safety Measures are to be maintained in accordance with Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-21-MOO-0006

Application ID: 21-MOO-0000000464

Applicant Information

Legal Entity Name: Qanstruct (AUST) Pty Ltd

ABN: 88765907859

ACN: (Not Provided)

Address Line 1: 500 Burwood Road

Address Line 2: (Not Provided)

Town/Suburb: hawthorn

State/Territory: VIC

Postcode: 3122

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: s47F

Email: s47F @qanstruct.com.au



Submitter Information	
Legal Entity Name:	Qanstruct (AUST) Pty Ltd
ABN:	88765907859
ACN:	(Not Provided)
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty LTd
Address Line 1:	Level 6, 60 Martin Place
Address Line 2:	(Not Provided)
Town/Suburb:	sydney
State/Territory:	NSW
Postcode:	2000

Location of Activity	
Airport:	Moorabbin
Location of Activity:	4 Duigan Drive, Moorabbin Airport, 3194



Building Activity Details

Building Activity Description:	Construction of a 6,700m ² Warehouse on Duigan drive, Moorabbin airport. of the 6,700m ² , 5,500m ² is warehouse space with 1,200m ² of office space. The warehouse also has 61 parking bays. Total site area 11,271m ² Total Building footprint 5,907m ²
Estimated Duration (calendar days):	210
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	6,700
Total Site Area (sq. m):	11,271



Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
ACN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	-
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Building Surveyor
Expert Consultant 2 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 4 Details	
Name:	s47F



Company Name: Qanstruct

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Architect

Other Expert Type Description: (Not Provided)

Expert Consultant 5 Details

Name: s47F

Company Name: Cosentino Group

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: CivilEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 6 Details

Name: s47F

Company Name: Intrax Engineering Consultants

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: ElectricalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 7 Details

Name: s47F

Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building



Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 8 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Hydraulic engineer
Expert Consultant 9 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Safety Engineer
Expert Consultant 10 Details	
Name:	s47F
Company Name:	Archtecur & Access (Aust) Pty LTd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Access Consultant

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Unsure

Description of the Performance Solution:

(Not Provided)



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 1 - Site Establishment & Civil Works
Approval Date: 18-Jun-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Nature of Stage 1 - Site Establishment & Civil Works only
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type: Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Civil:	Job No. 18191, Drawing No. C0(C), C1(C), C2(C) & C3(C) prepared by Cosentino Group Pty Ltd.
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 19th March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Airport Lessee Company Consent Number 21-010 Amendment, dated 24th May 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Correspondence from Moorabbin Airport Corporation dated 1st June 2021; • AEO Referral Advice dated 19th May 2021 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Civil) dated 21st May 2021 prepared by s47F on behalf of Cosentino Group Pty Ltd; • Certification Design Form (Building Surveyor) dated 9th June 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • Builders Letter of Endorsement, Job No. 4293/001, dated 5th May 2021, prepared by Qanstruct (Aust) Pty Ltd; • Civil Computations, Job No. 18191, dated February 2021, prepared by Cosentino Group Pty Ltd; • Construction Environmental Management Plan, Rev. 1, dated 26th March 2020, prepared by Qanstruct (Aust) Pty Ltd; • Geotechnical Investigation Report, Report No. 120736, dated 9th April 2021, prepared by A.S.James Pty Ltd; • Temporary Fence Approval Statement, dated 12th March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Temporary Fence Specification prepared by 1300Temp Fence; • Regulation 2.05(1)(d), dated 8th April 2021, prepared by s47F on behalf of Qanstrct Pty Ltd; • Regulation 2.06(d), dated 8th April 2021, prepared by s47F on behalf of Qanstrct Pty Ltd; • Regulation 2.06(c), dated 8th April 2021, prepared by s47F on behalf of Qanstrct Pty Ltd; • Preliminary Report 120736/B, dated 24th November 2020, prepared by y A.S.James Pty Ltd; and • Soil Assessment, Reference No. 1193337-L-05, dated 20th January 2020, prepared by Meinhardt Infrastructure Pty Ltd. 	

Conditions	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the 	



- construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
 4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
 5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
 6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
 7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
 8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
 9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
 10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
 11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
 12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
 13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
 15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
 16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 18. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.
 19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

**CERTIFICATE OF COMPLIANCE REQUIREMENTS**

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;



17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Certificate of Compliance for plumbing works;
19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
22. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
23. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
33. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
34. Any other letters or certificates as requested.



Advisory Notes

Appendix 1

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 5 - Variation - Minor changes to Civil Works
Approval Date: 03-Dec-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Nature of Variation - Minor changes to civil works.
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180

Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p> <p>Architectural: Job No. 4293-1, Drawing No. A100(P6) prepared by Qanstruct (Aust) Pty Ltd;</p> <p>Civil: Drawing No. 18191-C0(C), 18191-C3(G), 18191-C1(K) & 18191-C2(H) prepared by Cosentino Group Pty Ltd;</p> <p>In issuing this permit, reference has been made to the following documents:</p> <ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 19th March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Airport Lessee Company Consent Number 21-010(Amended), dated 29th October 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice, dated 19th May 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure Transport Cities and Regional Development; • Certification Design Form (Civil), dated 19th October 2021, prepared by s47F, on behalf of Cosentino Group Pty Ltd; 	

Conditions	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress; 3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information; 4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with; 	



5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
18. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.
19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;



1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Certificate of Compliance for plumbing works;
19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;



20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
22. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
23. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
33. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
34. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works;
35. Any other letters or certificates as requested.



Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0029:

No.	BCA Clause	Performance Requirement(s)	Description
1	N/A	FP1.4	To determine that the proposed design has been designed to comply with Performance Requirement FP1.4. A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 2 - Building Structure only
Approval Date: 14-Jul-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Nature of Stage 2: All structural works excluding the fibre slab
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180

Endorsed Documents	
Structural:	Project No. 18191, Drawing No. S0.1(B), S0(B), S1.0(C), S2.0(B), S2.1(B), S3.0(C), S4.0(C), S4.1(B), S5.0(B), S5.1(B), S5.2(B), S6.0(C), S6.1(B), S7.0(C), 7.1(B), S7.2(B), S8.0(C), S9.0(B), S10.0(B) & S11.0(B) prepared by Cosentino Group Pty Ltd.
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 24th May 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice, dated 19th May 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure Transport Cities and Regional Development; • Certification Design Form (Building Surveyor), dated 16th June 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • Certification Design Form (Structural) dated 7th June 2021, prepared by s47F on behalf of Cosentino Group Pty Ltd; • Certification Design Form (Structural) dated 7th June 2021 prepared by s47F on behalf of Eric Cho Engineering Pty Ltd; • Structural Computations, Job Number 18191, dated 7th June 2021, prepared by s47F on behalf of Cosentino Group Pty Ltd; and • ALC condition 12 confirmation correspondence, dated 11th June 2021, prepared by s47F on behalf of Moorabbin Airport Corporation. 	

Conditions	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress; 3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information; 	



4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
18. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.
19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.



Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Certificate of Compliance for plumbing works;
19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with



- AS 1940;
20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
 22. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 23. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
 24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
 26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
 27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
 29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 33. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 34. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:



An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 4 - Stage 3 -External Walls & Roof Only
Approval Date: 22-Sep-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Nature of Stage 3: External Walls and Roof Only.
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 4293-1, Drawing No. A300(P4), A350(P4), A500(P4), & A550(P4), prepared by Qanstruct (Aust) Pty Ltd.
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 24th May 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice, dated 19th May 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communication; • Application for Approval of Alternative Solution dated 20th September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • ABC Record of Interpretation, dated 22th September 2021; • Weather Proofing of External Walls Performance Solution- Design, dated 14th September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • Application for Regulation 1.04(4) & 2.13(2) Declaration, dated 17th September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • Certification Design Form (Building Surveyor), dated 6th August 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd; • Colorbond Steel – Prepainted Data Sheet, dated December 2017, prepared by BlueScope Steel Limited; • Fire hazard properties data for 'Coolite 6C, SR76', Test Report No. 7-586147-CV, dated 19th July 2012, prepared by AWTA Product Testing; • Fire hazard properties data for 'CSR Bradford Insulation Materials', Test Report No. NR-17211, dated 6th February 2015, prepared by CSIRO Infrastructure Technologies; • Fire hazard properties data for 'CSR Bradford Insulation Materials', Test Report No. NR-2179 Revision 1, dated 6th February 2015, prepared by CSIRO Infrastructure Technologies; • Fire hazard properties data for 'Faced glasswool and rockwool', Test Report No. FCO4552, Rev. D, dated 25th July 2018, prepared by CSIRO Infrastructure Technologies; • Fire hazard properties data for 'Aluminium panels painted with a timber effect', Test Report No. EWFA 41417901, dated 30th March 2015, prepared by Exova Warringtonfire Aus Pty Ltd; 	



- Fire hazard properties data for 'Knotwood Aluminum', Test Report No. EWFA 414179-02.1, dated 31st August 2016, prepared by Exova Warringtonfire Aus Pty Ltd;
- Fire hazard properties data for 'Aluminium, used as foil', Test Report No. RTF190396, dated 5th March 2020, R1.0, prepared by Warringtonfire Australia Pty Ltd;
- Product specification for 'Bradford Thermoseal Medium Duty (733MD) Sarking', Test Report No. 72170, Rev. 01, dated 17th July 2017, prepared by CSR Technical Centre;
- Fire hazard properties data for 'Permastop Building Blanket', Test Report No. FNE10392, dated 14th February 2012, prepared by CSIRO Materials Science and Engineering;
- Wonderglas GC Technical Data Sheet, dated May 2020, prepared by Ampelite Australia Pty Ltd;
- FBS-1 Glasswool Bio-Soluble Insulation Technical Data Sheet, dated 29th September 2020, prepared by Fletcher Insulation Pty Ltd;
- Anticon FC Glasswool Blanket Technical Data Sheet, dated September 2017, prepared by CSR Building Products Limited;
- Anticon Blanket Technical Data Sheet, dated November 2014, prepared by CSR Building Products Limited;
- Certificate of Conformity for "Vitracore G2", Certificate No. CM30125 Rev 0, dated 12th October 2020, prepared by Global-Mark Pty Ltd;
- Stramit Wall Sheeting & Cladding Technical Data Manual, dated September 2011, prepared by Stramit Corporation Pty Ltd;
- Estimated Optical and Solar Performance Data, Ref No. TAS 1418/21, dated 20th May 2021, prepared by Viridian Glass;
- Ecowool Acoustic Batts, dated 1st October 2018, prepared by Ecowool Insulation Pty Ltd; and
- Firesark Breather Technical Datasheet, Product Code. FS-40-B, prepared by Ametalin.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia



- and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
 13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
 15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
 16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 18. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.
 19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by



- the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
 8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
 9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
 10. Certificate of Electrical Safety;
 11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
 12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
 13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
 14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
 15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
 16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
 17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
 18. Certificate of Compliance for plumbing works;
 19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
 20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
 21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
 22. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
 23. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
 24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;



25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
33. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
34. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works;
35. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0029:



No.	BCA Clause	Performance Requirement(s)	Description
1	N/A	FP1.4	<p>To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.</p> <p>A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.</p>

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 3 - Variation: Amendment to fire tank structural slab design
Approval Date: 20-Jul-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Nature of Variation: Amendment to fire tank structural slab design
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180

Endorsed Documents	
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 24th May 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice, dated 19th May 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure Transport, Regional Development and Communications; • Certification Design Form (Structural) dated 20th July 2021, prepared by s47F on behalf of Cosentino Group Pty Ltd; and • Site Instruction Ref. CM01, Job No. 18191, dated 20th July 2021, prepared by Cosentino Group Pty Ltd. 	

Conditions	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress; 3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information; 4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with; 5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable; 6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable; 7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller; 8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical 	



- switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
 10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
 11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
 12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
 13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
 14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
 15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
 16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
 17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
 18. Automatic sliding doors shall:
 - o be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - o open automatically on power failure or on activation of a fire or smoke alarm.
 19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
 20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
 21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;



4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Certificate of Compliance for plumbing works;
19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
22. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;



23. Independent Testers Report certifying compliance for the installation of fire services:
- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
33. A certificate confirming that the automatic sliding doors:
- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
34. Any other letters or certificates as requested.

Advisory Notes

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 6 - Stage 4 - Fibre Slab for Warehouse.
Approval Date: 02-Feb-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Stage 4 - Fibre Slab for Warehouse.
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name:	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180
Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p> <p>Job No. P-20413-1, Drawing No. S001(C), Structural: S002(C) & S003(B) prepared by Prascon Australia Pty Ltd;</p> <p>In issuing this permit, reference has been made to the following documents:</p> <ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 19th March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 19th May 2021 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Structural) dated 31st January 2022, prepared by s47F on behalf of Prascon Australia Pty Ltd; and • Structural Computations, dated 21st December 2021, prepared by s47F on behalf of Prascon Australia Pty Ltd. 	
Conditions	
Conditions of Approval Permit	
<p>1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;</p> <p>2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the</p>	



construction site and made available for inspection while the work is in progress;

3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;

4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;

5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;

6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;

7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;

8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;

9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;

10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;

11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;

12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;

13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;

14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;

15. All services penetrations through fire rated elements must be sealed with approved fire rated products;

16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;

17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;

18. Automatic sliding doors shall:

- a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
- b. open automatically on power failure or on activation of a fire or smoke alarm.

19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;

20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;

21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.



CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;



17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Certificate of Compliance for plumbing works;
19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
22. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
23. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &
 - Smoke detection and alarm system to AS 1670;
24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
33. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
34. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of



Installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works

35. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0029:

No.	BCA Clause	Performance Requirement(s)	Description
1	N/A	FP1.4	To determine that the proposed design has been designed to comply with Performance Requirement FP1.4. A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 7 - Stage 5 - Electrical and fire services only.
Approval Date: 28-Feb-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Stage 5 - Electrical and Fire Services Only.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 8,833

Total Site Area (sq. m): 16,143

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.

Classification: 5



Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name:	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name:	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name:	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services
Expert Consultant 7 Details	
Name:	s47F
Company Name:	Intrax Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 8 Details	
Name:	s47F
Company Name:	Thomas Consulting Group
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



Electrical: Job No. P666754, Drawing No. E0000(1), E0001(1), E0002(1), E1000(1), E2001(1), E2002(1), E2003(1), E3001(1), E3002(1), E3003(1), E7000(1), E8000(1), E8001(1), E8500(1) & E9000(1) prepared by Intrax Consulting Engineers Pty Ltd;

Fire Job No. AZ1738, Drawing No. FA03(D) prepared by Alarming Solutions;

Services: Job No. DF-386/387, Drawing No. FS-01(B), FS-02(B) & FS-03(E) prepared by Dyer Fire Engineering;

Hydraulic Job No. 4335 - H1(C1), 4335 – H2 (C5), 4335 – H3 (C3), 4335 – H4 (C4),
Services: 4335 – H5 (C2) prepared by M.C.M. PLUMBING CONSULTANTS

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 21-010, dated 19th March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 19th May 2021 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;
- Certification Design Form (Electrical) dated 24th February 2022, prepared by s47F on behalf of Intrax Consulting Engineers Pty Ltd;
- Certification Design Form (Hydraulic) dated 14th December 2021, prepared by s47F on behalf of Thomas Consulting Group;
- Certification Design Form (Fire Services) dated 17th December 2021, prepared by s47F on behalf of Dyer Fire Engineering;
- NCC Section J Report, Job No. P666754, Rev. A, dated 12th November 2021, prepared by Intrax Consulting Engineers Pty Ltd;
- Fire Engineering Report, Ref No. 6832, Rev. 3, dated 13th September 2021, prepared by NJM Design Pty Ltd;
- Performance Based Design Brief, Ref No. 6832, Rev. 3, dated 3rd May 2021, prepared by NJM Design Pty Ltd; and
- Hyena Calculations, Job No. Most Remote-K22, dated 1st July 2021, prepared by s47F Will Fire Sprinkler Design;
- Water Supply Curve & System Requirements, dated 30th June 2021, prepared by Dyer Fire Engineering;
- FRV Reg. 129 Report & Consent, Report No. 2103539 dated 12th November 2021, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board.

Conditions

Conditions of Approval Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site,



where applicable;

6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
18. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.
19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.
22. Updated fire engineering report must be provided to the satisfaction of the ABC for fire hose reel performance solution.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection



bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
10. Certificate of Electrical Safety;
11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;
13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;
15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
18. Certificate of Compliance for plumbing works;
19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with



AS 1940;

20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;

21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;

22. A letter or certificate from the Fire Services Contractor stating compliance for

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
- Sprinkler System to AS 2118;

23. Independent Testers Report certifying compliance for the installation of fire services:

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
- Sprinkler System to AS 2118; &
- Smoke detection and alarm system to AS 1670;

24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;

25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;

26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;

27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;

28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;

29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;

30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;

31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;

32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;

33. A certificate confirming that the automatic sliding doors:

- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
- open automatically on power failure or on activation of a fire or smoke alarm.

34. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works

35. Any other letters or certificates as requested.



Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0029:

No.	BCA Clause	Performance Requirement(s)	Description
1	N/A	FP1.4	<p>To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.</p> <p>A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.</p> <p>To permit the following egress provisions:</p> <p>Warehouse</p> <p>Distance of exit travel – 75m</p> <p>Distance of travel to an exit exceeds 40m (up to 75m) within the warehouse part.</p> <p>Distance between exits – 150m</p> <p>Distance between exits exceeds 60m (up to 150m).</p>
2	D1.4 D1.5	DP4 EP2.2	<p>Office</p> <p>Distance of exit travel – 55m</p> <p>Distance of travel to an exit exceeds 40m on the ground floor (up to 55m).</p> <p>Distance of travel to an exit exceeds 40m on the first floor (up to 43m).</p> <p>Distance between exits – 65m</p> <p>Distance between exits exceeds 60m on the ground floor (up to 65m).</p> <p>Exits under canopies are not included in measurements</p>
3	E1.4	EP1.1	To permit 50m hose length in lieu of 36m



			To permit perimeter road greater than 18m removed.
4	C2.4	CP9	Perimeter emergency vehicle access road is more than 18m removed from the building in parts (e.g., recess docks and at both the south-west and north-west corners of the allotment).
5	C2.4	CP9	To permit perimeter road not entirely within allotment Perimeter emergency vehicle access road is not wholly contained within the property – requires entry and re-entry from Duigan Drive
6	C2.4	CP9	To permit security gates obstruct the perimeter road. Security gates are to be constructed across the perimeter access road at two locations: <ul style="list-style-type: none"> ▪ 2 x hung gates where the perimeter road crosses onto air-side of the airport ▪ 1 x sliding gate at the front boundary southwest corner of the site.
7	E1.3	EP1.3	To permit hydrants within 10m without shielding. Four hydrants located within 10m of a building without the required compliant shielding – located against concrete dado (min 2.40m tall) <ul style="list-style-type: none"> ▪ One located under the warehouse canopy; ▪ One located under the under croft of the first-floor office level (Within gated, fenced staff area) ▪ Western side adjacent to the building dado panel wall. ▪ Northern wall adjacent to the pump house
8	E1.3	EP1.3	To permit external hydrant system to provide a 20 l/sec flow with a reduced pressure of not less than 300kPa (Circa 320kPa) rather than providing a pressure of not less than 350kPa
9	E1.3	EP1.3	To allow In-line magnetic flow meter to be installed at the water supply connection point
10	E1.3	EP1.3	To permit the use of an onsite test in lieu of authority pressures and flow which is maintained for 95% of the time.
11	E1.5	EP1.4	To permit the sprinkler booster assembly to not be within sight of the main entry to the building and to not be adjacent to the principal vehicular entry to the site.
12	E1.3	EP1.3	To permit booster assembly not within sight of the main entry

Appendix 2



The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 8 - Stage 6 - All remaining works including architectural, mechanical, solar panels and external signs.
Approval Date: 11-Mar-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Stage 6 - All remaining works including architectural, mechanical, solar panels and external signs.
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.



Classification:	5
Description:	Office
Number of Occupants:	(Not Provided)
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services
Expert Consultant 7 Details	
Name	s47F
Company Name:	Intrax Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	Thomas Consulting Group
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name	s47F
Company Name:	FMG Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 10 Details	
Name	s47F
Company Name:	Primis Engineering Group
Registration Number:	s47F



Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 11 Details	
Name	s47F
Company Name:	Lovell Structural Engineering Consultancy
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Job No. 4293-1, Drawing No. A001(A), A100(B), A102(A), A105(A), A250(A), A255(A), A260(A), A300(A), A350(A), A400(A), A450(A), A500(A), A550(A), A560(A), A600(A), A611(A), A650(A), A670(A), A750(A), A751(A), A752(A), A753(A), A800(A), A801(A), A802(A), A803(A), A820(A), A900(A), A920(A), A930(A), A940(A), A950(A) & A995(A), prepared by Qanstruct (Aust) Pty Ltd;
	Project No. 4578, Drawing No. MP100(1), MP200(1), MP300(1), MP301(1) & MP600(C), prepared by Complete Metal Works;
Structural:	Solar, Job No. PM5581, Drawing No. EA-PM5581-LOCL-01.A(A), EA-PM5581-MODL-01.A(A), EA-PM5581-PRTS-01.A(A), EA-PM5581-RACD-01.A(A), EA-PM5581-SLD-01.A(A) & EA-PM5581-STRL-01.A(A), prepared by Energyaware;
	Lift, Project No. 50719L, Drawing No. Sheets 1 to 5(1), prepared by Shotton Lifts Pty Ltd;
Mechanical:	Drawing No. M01(4), M02(0), M03(3), M04(5), M04-1(6), M04-2(6), M05-1(5), M05-2(5) & M06(2), prepared by Essential Airconditioning;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010, dated 19th March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 19th May 2021 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Application for Approval of Performance Solutions, dated 24th February 2022, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; • ABC Record of Interpretation, dated 11th March 2022; • Certification Design Form (Building Surveyor) dated 2nd March 2022, prepared by s47F 	



- on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Structural) dated 17th February 2022, prepared by s47F on behalf of FMG Engineering Pty Ltd;
 - Certification Design Form (Structural) dated 11th February 2022, prepared by s47F on behalf of Primis Engineering Group;
 - Certification Design Form (Structural) dated 22nd February 2022, prepared by s47F on behalf of Lovell Structural Engineering Consultancy;
 - Certification Design Form (Structural) dated 15th February 2022, prepared by s47F on behalf of Elegant Engineering;
 - Certification Design Form (Mechanical) dated 15th December 2021, prepared by s47F on behalf of Essential Airconditioning;
 - Performance Based Design Brief, Ref No. S4354.01, dated 21st February 2022, prepared by Sustainable Development Consultants Pty Ltd;
 - Access Report, Ref No. S4354.01, dated 21st February 2022, prepared by Sustainable Development Consultants Pty Ltd;
 - Advertising Signs Specification, Pages 1 to 3, prepared by Suresign;
 - Advertising Signage, Job No. 20151-07 Drawing No. S1, S2, S3, S4 & General Notes, prepared by Suresign;
 - Structural Computations, Job No. S58943-280146, dated February 2022, prepared by FMG Engineering Pty Ltd;
 - Structural Calculations, Project No. 22006, dated 25th January 2022, prepared by Lovell Structural Engineering Consultancy;
 - Engineering Design Report, Ref No. 22-017-EC-01, Rev. A, dated 11th February 2022, prepared by Primis Engineering Group;
 - BCA Part J6 Lighting Calculation, provided by Qanstruct (Aust) Pty Ltd;
 - BCA Section J Energy Modelling & Analysis Report, Ref No. S4354 JV3. V2, dated February 2022, prepared by Sustainable Development Consultants Pty Ltd;
 - Request for Information No.010, Facility Hours and Staff Numbers, Rev. 1, dated 3rd June 2021, prepared by Qanstruct (Aust) Pty Ltd;
 - Exempt Areas (NCC D3.4) Report, Rev. 01, dated 2nd March 2022, prepared by Architecture & Access (Aust) Pty Ltd;
 - INB033 Tredfx Instep Series Product Data Sheet, provided by Qanstruct (Aust) Pty Ltd;
 - Pierlite Pathfinder 2 D80 LED Emergency Light Product Data Sheet, dated 2nd February 2022, prepared by Gerard Lighting Pty Ltd;
 - Slip Resistance Test Report for 'Kone Grey Matt 45x90', Test Report No. R15176a, dated 14th November 2017, prepared by Safe Environments Pty Ltd;
 - Slip Resistance Test Report for 'Tredfx SH10 Stainless Steel Tactile Indicator, with grooved tip', Test Report No. R8673, dated 6th April 2016, prepared by Safe Environments Pty Ltd;
 - Camel Computations, prepared by Essential Airconditioning;
 - NGK D3 Brief Acknowledgement Letter, dated 25th February 2022, prepared by s47F on behalf of NGK Spark Plug (Australia) Pty Ltd;
 - Performance Based Design Brief 01 – Access from Property Boundary, Rev. 1, dated 22nd February 2022, prepared by Architecture & Access (Aust) Pty Ltd;
 - Fire hazard properties data for 'WW860', Report No. D11-16-016, dated 17th March 2016, prepared by Sydney Carpet Laboratory;
 - Fire hazard properties data for 'Everoll(R) Rubber Flooring, Intensity, Active, Shape', Report No. 18-000646, dated 28th February 2018, prepared by AWTA Product Testing;
 - Fire hazard properties data for 'Evenex', Report No. 17-001704, dated 10th March 2017, prepared by AWTA Product Testing;
 - Fire hazard properties data for 'Flexible Duct', Report No. 7-566387-CV, dated 15th May 2009, prepared by AWTA Product Testing;
 - Fire hazard properties data for '3RT Designer Hardwood-Blackbutt', Report No. 20-004589, dated 24th September 2020, prepared by AWTA Product Testing;
 - Fire hazard properties data for 'iQ Granit SD', Report No. 148276, dated 9th August 2014, prepared by APL Australia Pty Ltd;
 - Solar Panel Layout for office & warehouse roof Statement, Ref No. 18191, dated 23rd February 2022, prepared



by Cosentino Group Pty Ltd;

- Solar Reflectivity Assessment Report, Project Ref. 15019, dated 18th January 2021, prepared by CPP Cermak Peterka Petersen;
- Shotton Lifts Declaration of Compliance, Job No. 50718L, dated 29th November 2021, prepared by s47F on behalf of Shotton Lifts Pty Ltd; and
- Lift Energy Performance Report, prepared by Shotton Lifts Pty Ltd.
- Outside Air calculation, prepared by Essential air-conditioning Pty Ltd.

Conditions

Conditions of Approval Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply



with AS 1288 and AS 2047 as relevant;

17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;

18. Automatic sliding doors shall:

- a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
- b. open automatically on power failure or on activation of a fire or smoke alarm.

19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;

20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;

21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.

22. Updated fire engineering report must be provided to the satisfaction of the ABC for fire hose reel performance solution.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
7. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
8. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
9. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;



10. Certificate of Electrical Safety;

11. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;

12. A letter from the EWIS installer stating that the system complies with AS 1670.4 and is connected to the main building system;

13. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;

14. A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS 1530.4 / AS 1905.1 and manufacturers specifications;

15. Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;

16. Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;

17. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;

18. Certificate of Compliance for plumbing works;

19. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;

20. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;

21. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;

22. A letter or certificate from the Fire Services Contractor stating compliance for

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
- Sprinkler System to AS 2118;

23. Independent Testers Report certifying compliance for the installation of fire services:

- Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
- Sprinkler System to AS 2118; &
- Smoke detection and alarm system to AS 1670;

24. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;

25. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;

26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;

27. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;

28. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;



29. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
30. Final Inspection Report (Form 4) from Air Services Aviation Rescue and Fire Fighting (Airport Fire Authority) for fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
31. Regulation 187(1) Report & Consent from the Metropolitan Fire Brigade (MFB) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
32. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
33. A certificate confirming that the automatic sliding doors:
- are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
34. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works
35. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0029:

No.	BCA Clause	Performance Requirement(s)	Description
1	N/A	FP1.4	To determine that the proposed design has been designed to comply with Performance Requirement FP1.4. A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.



			To permit the following egress provisions: Warehouse Distance of exit travel – 75m Distance of travel to an exit exceeds 40m (up to 75m) within the warehouse part. Distance between exits – 150m Distance between exits exceeds 60m (up to 150m).
2	D1.4	DP4 EP2.2	Office
	D1.5		Distance of exit travel – 55m Distance of travel to an exit exceeds 40m on the ground floor (up to 55m). Distance of travel to an exit exceeds 40m on the first floor (up to 43m). Distance between exits – 65m Distance between exits exceeds 60m on the ground floor (up to 65m). Exits under canopies are not included in measurements
3	E1.4	EP1.1	To permit 50m hose length in lieu of 36m To permit perimeter road greater than 18m removed.
4	C2.4	CP9	Perimeter emergency vehicle access road is more than 18m removed from the building in parts (e.g., recess docks and at both the south-west and north-west corners of the allotment).
5	C2.4	CP9	To permit perimeter road not entirely within allotment Perimeter emergency vehicle access road is not wholly contained within the property – requires entry and re-entry from Duigan Drive To permit security gates obstruct the perimeter road.
6	C2.4	CP9	Security gates are to be constructed across the perimeter access road at two locations: <ul style="list-style-type: none"> ▪ 2 x hung gates where the perimeter road crosses onto air-side of the airport ▪ 1 x sliding gate at the front boundary southwest corner of the site.



			To permit hydrants within 10m without shielding.
			Four hydrants located within 10m of a building without the required compliant shielding – located against concrete dado (min 2.40m tall)
7	E1.3	EP1.3	<ul style="list-style-type: none"> ▪ One located under the warehouse canopy; ▪ One located under the under croft of the first-floor office level (Within gated, fenced staff area) ▪ Western side adjacent to the building dado panel wall. ▪ Northern wall adjacent to the pump house
8	E1.3	EP1.3	To permit external hydrant system to provide a 20 l/sec flow with a reduced pressure of not less than 300kPa (Circa 320kPa) rather than providing a pressure of not less than 350kPa
9	E1.3	EP1.3	To allow In-line magnetic flow meter to be installed at the water supply connection point
10	E1.3	EP1.3	To permit the use of an onsite test in lieu of authority pressures and flow which is maintained for 95% of the time.
11	E1.5	EP1.4	To permit the sprinkler booster assembly to not be within sight of the main entry to the building and to not be adjacent to the principal vehicular entry to the site.
12	E1.3	EP1.3	To permit booster assembly not within sight of the main entry

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Approval

Effective Until: 18-Jun-2024
Stage: 9 - Stage 6 Variation - Installation of an external sign
Approval Date: 29-Mar-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Activity

6 Duigan Drive, Moorabbin Airport.

Building Activity Description

Construction of new warehouse and two storey office.
 Stage 6 Variation: Installation of an external sign on the Western facade of the warehouse only.
Total Estimated Value (\$): s47(1)(b)
Total Floor Area (sq. m): 8,833
Total Site Area (sq. m): 16,143
Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5



Description:	Office
Number of Occupants:	155
BCA Classification 2 Details	
Part of Building:	6 Duigan Drive, Moorabbin Airport.
Classification:	7b
Description:	Warehouse
Number of Occupants:	(Not Provided)

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 2 Details	
Name	s47F
Company Name:	Qanstruct
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Eric CHO Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Prascon Australia Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	Dyer Fire Engineering
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Fire Services
Expert Consultant 7 Details	
Name	s47F
Company Name:	Intrax Consulting Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 8 Details	
Name	s47F
Company Name:	Thomas Consulting Group
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 9 Details	
Name	s47F
Company Name:	FMG Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 10 Details	
Name	s47F
Company Name:	Primis Engineering Group
Registration Number:	s47F
Building Activity Type:	Building



Expert Type:	Civil Engineer
Expert Consultant 11 Details	
Name:	s47F
Company Name:	Lovell Structural Engineering Consultancy
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 12 Details	
Name:	s47F
Company Name:	Robust Consulting Engineers
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	-
Town/Suburb:	Knoxfield
State/Territory:	VIC
Postcode:	3180
Endorsed Documents	
<p>In issuing this permit, reference has been made to the following documents:</p> <ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-010 Variation 2, dated 23rd July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 19th May 2021 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development; • Certification Design Form (Structural) dated 15th March 2022, prepared by s47F on behalf of Robust Consulting Engineers Pty Ltd; and • Structural Computations, Project No. BEG095(0), dated 15th March 2022, prepared by Robust Consulting Engineers Pty Ltd. 	
Conditions	
Conditions of Approval Permit	
<p>1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;</p> <p>2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;</p> <p>3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Melbourne Airport on (03) 9297 1310, Essendon Fields Airport on (03) 9948 9400, Moorabbin Airport on (03) 8587 8000 for further information;</p> <p>4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;</p>	



5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Fire services must be installed in strict accordance with all Aviation Rescue & Fire Fighting report & recommendations (ARFF) and MFB reports & consents where applicable;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. All building works must be constructed in strict accordance with the requirements of the fire engineering report and/or Melbourne Airport Fire Safety Strategy;
10. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
11. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
12. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
13. All mechanical installations shall be in accordance with AS 1668.2. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
14. Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
15. All services penetrations through fire rated elements must be sealed with approved fire rated products;
16. Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288. All glazing must comply with AS 1288 and AS 2047 as relevant;
17. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
18. Automatic sliding doors shall:
 - a. be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source.
 - b. open automatically on power failure or on activation of a fire or smoke alarm.
19. Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1;
20. All wet areas are to be waterproofed or water resistant in accordance with AS 3740;
21. Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.
22. Updated fire engineering report must be provided to the satisfaction of the ABC for fire hose reel performance solution.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection



bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne, Essendon or Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC. Furthermore the builder is to confirm how the new works have complied with Section 8 of AS 1170.4 – Design of Earthquakes Actions in Australia;
4. A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;
5. A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
6. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
7. A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668 Parts 1, 2 & 4 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS 2665 and BCA requirements;
8. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
9. Certificate of Electrical Safety;
10. A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670 and is connected to the main building system;
11. A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12. Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS 1735 and approved by the Occupational Health and Safety Authority;
13. Certificate of Compliance for plumbing works;
14. A letter from the contractor stating that all flammable and combustible liquids have been stored in accordance with AS 1940;
15. A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
16. A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment;
17. A letter or certificate from the Fire Services Contractor stating compliance for
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
 - Sprinkler System to AS 2118;
18. Independent Testers Report certifying compliance for the installation of fire services:
 - Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441);
 - Sprinkler System to AS 2118; &



- Smoke detection and alarm system to AS 1670;
19. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
 20. Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings; 26. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
 21. Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
 22. A letter from the Access Consultant confirming that the works have been completed in accordance with their Report all relevant codes and standards;
 23. A letter from the Fire Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
 24. Regulation 187(1) Report & Consent from the Fire Rescues Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA;
 25. Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for mandatory inspections are also required;
 26. A certificate confirming that the automatic sliding doors:
 - are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source;
 - open automatically on power failure or on activation of a fire or smoke alarm.
 27. A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works.
 28. Any other letters or certificates as requested.

Advisory Notes

Appendix 1

Performance Solutions

Pursuant to Regulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures from the Building Code of Australia (BCA) deemed-to-satisfy provisions approved as part of BAN-21-MOO-0029:

No.	BCA Clause	Performance Requirement(s)	Description
1	N/A	FP1.4	To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
			A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants and undue dampness or deterioration of building elements.



- To permit the following egress provisions:
- Warehouse
- Distance of exit travel – 75m
- Distance of travel to an exit exceeds 40m (up to 75m) within the warehouse part.
- Distance between exits – 150m
- Distance between exits exceeds 60m (up to 150m).
- 2 D1.4 DP4 EP2.2 Office
- D1.5 Distance of exit travel – 55m
- Distance of travel to an exit exceeds 40m on the ground floor (up to 55m).
- Distance of travel to an exit exceeds 40m on the first floor (up to 43m).
- Distance between exits – 65m
- Distance between exits exceeds 60m on the ground floor (up to 65m).
- Exits under canopies are not included in measurements
- 3 E1.4 EP1.1 To permit 50m hose length in lieu of 36m
- To permit perimeter road greater than 18m removed.
- 4 C2.4 CP9 Perimeter emergency vehicle access road is more than 18m removed from the building in parts (e.g., recess docks and at both the south-west and north-west corners of the allotment.
- To permit perimeter road not entirely within allotment
- 5 C2.4 CP9 Perimeter emergency vehicle access road is not wholly contained within the property – requires entry and re-entry from Duigan Drive
- To permit security gates obstruct the perimeter road.
- 6 C2.4 CP9 Security gates are to be constructed across the perimeter access road at two locations:
- 2 x hung gates where the perimeter road crosses onto air-side of the airport
 - 1 x sliding gate at the front boundary southwest corner of the site.



			To permit hydrants within 10m without shielding.
			Four hydrants located within 10m of a building without the required compliant shielding – located against concrete dado (min 2.40m tall)
7	E1.3	EP1.3	<ul style="list-style-type: none"> ▪ One located under the warehouse canopy; ▪ One located under the under croft of the first-floor office level (Within gated, fenced staff area) ▪ Western side adjacent to the building dado panel wall. ▪ Northern wall adjacent to the pump house
8	E1.3	EP1.3	To permit external hydrant system to provide a 20 l/sec flow with a reduced pressure of not less than 300kPa (Circa 320kPa) rather than providing a pressure of not less than 350kPa
9	E1.3	EP1.3	To allow In-line magnetic flow meter to be installed at the water supply connection point
10	E1.3	EP1.3	To permit the use of an onsite test in lieu of authority pressures and flow which is maintained for 95% of the time.
11	E1.5	EP1.4	To permit the sprinkler booster assembly to not be within sight of the main entry to the building and to not be adjacent to the principal vehicular entry to the site.
12	E1.3	EP1.3	To permit booster assembly not within sight of the main entry

Appendix 2

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Occupancy

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-21-MOO-0029

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 22-MOO-0000000999
Stage: (Not Provided)
Issued Date: 01-Apr-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Qanstruct (AUST) Pty Ltd
ABN: 88765907859
Address Line 1: 500 Burwood Road
Address Line 2: -
Town/Suburb: Hawthorn
State/Territory: VIC
Postcode: 3122

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: s47F
Email: s47F @qanstruct.com.au

Location of Building

6 Duigan Drive, Moorabbin Airport.

Building Details

Construction of new office and warehouse.

Building Classification(s)

BCA Classification 1 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.
Classification: 5
Description: Office
Number of Occupants: 150

BCA Classification 2 Details

Part of Building: 6 Duigan Drive, Moorabbin Airport.



Classification:	7b
Description:	Warehouse
Number of Occupants:	N/A

Conditions
<ul style="list-style-type: none"> • The works must not be used for a purpose that is inconsistent with the standards to which it was constructed; • The works must be maintained in a condition that is consistent with its use.

Notes
<p>In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.</p> <p><i>A Certificate of Compliance is evidence the building or part of the building to which it applies may be occupied, but it is not evidence the Airport Building Controller has authorised the building or part of the building be used for a particular purpose.</i></p> <p><i>A Certificate of Compliance for occupancy of a building imposes the following duties on the holder of the certificate:</i></p> <p><i>(a) The building or part must not be used for a purpose that is inconsistent with the classification of the building or part under the National Construction Code: and</i></p> <p><i>(b) The building or part must be maintained in a condition that is consistent with its classification.</i></p>

Essential Services Applicable
Essential Services to be maintained in accordance with Appendix 1.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-21-MOO-0029

Application ID: 21-MOO-0000001602

Applicant Information

Legal Entity Name: Qanstruct (AUST) Pty Ltd

ABN: 88765907859

ACN: (Not Provided)

Address Line 1: 500 Burwood Road

Address Line 2: -

Town/Suburb: hawthorn

State/Territory: VIC

Postcode: 3122

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: s47F

Email: s47F @qanstruct.com.au



Submitter Information	
Legal Entity Name:	Qanstruct (AUST) Pty Ltd
ABN:	88765907859
ACN:	(Not Provided)
Address Line 1:	500 Burwood Road
Address Line 2:	(Not Provided)
Town/Suburb:	hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	NGK Spark Plugs
Address Line 1:	6 Kingston Park Court
Address Line 2:	(Not Provided)
Town/Suburb:	knoxfield
State/Territory:	VIC
Postcode:	3180

Location of Activity	
Airport:	Moorabbin
Location of Activity:	6 Duigan Drive, Moorabbin Airport.



Building Activity Details

Building Activity Description:	Construction of new office and warehouse.
Estimated Duration (calendar days):	210
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	8,833
Total Site Area (sq. m):	16,143



Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	(Not Provided)
ACN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	500 Burwood Rd
Address Line 2:	VIC
Town/Suburb:	Hawthorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	M and K Building Consultants Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Building Surveyor
Expert Consultant 2 Details	
Name:	s47F
Company Name:	Qanstruct
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	s47F
Company Name:	Cosentino Group
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 4 Details	
Name:	s47F



Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: CivilEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 5 Details

Name: s47F

Company Name: Intrax Engineering Consultants

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: ElectricalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 6 Details

Name: s47F

Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: MechanicalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 7 Details

Name: s47F

Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building



Expert Type:	Other
Other Expert Type Description:	Hydraulic Engineer
Expert Consultant 8 Details	
Name:	s47F
Company Name:	(Not Provided)
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Safety Engineer
Expert Consultant 9 Details	
Name:	s47F
Company Name:	Architecture & Access (Aust) Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Accessibility Consultant

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Unsure

Description of the Performance Solution:

(Not Provided)



Works Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0056

Airport Name: Moorabbin

Approval

Effective Until: 11-Nov-2024
Stage: 1 - Structural elements of the Automatic Racking system only.
Approval Date: 11-Nov-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Coca Cola Amatil (Aust) Pty Ltd
ABN: 68076594119
Address Line 1: 3 Federation Way
Address Line 2: -
Town/Suburb: Moorabbin Airport
State/Territory: VIC
Postcode: 3194

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @ccamatil.com

Location of Activity

3 Federation Way, Moorabbin Airport.

Building Activity Description

Installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related items (together, the Equipment) and an extension of an existing elevated steel walkway constructed in a similar fashion (Walkway)

Stage 1: Structural elements of the Automatic Racking system only.

Total Estimated Value (\$): s47(1)(b)

Mandatory Inspection Stages:

- Structural Framework; and
- Final, upon completion of the works.

Contractors

Contractor 1 Details

Legal Name: SWISSLOG Australia Pty Ltd
ABN: 24072185016



Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@swisslog.com

Expert Consultants

Expert Consultant 1 Details

Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Other
Other Description:	Structural Engineer

Expert Consultant 2 Details

Name	s47F
Company Name:	FMG Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant

Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd
Address Line 1:	3 Federation Way
Address Line 2:	-
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:

Drawing No. 21.P016721.12(B), 21.P016721.12_RACK_elev(1),
Architectural: 21.P016721.12_RACK(1) & 21.P016721.12_Current(A), prepared by Swisslog Australia Pty Ltd;



Structural: Drawing No. SQ008760-010C (Plan Layout), SQ008760-010C (Side Elevation 1) & SQ008760-010C (Side Elevation 2) prepared by Swisslog Pty Ltd;

Fire Services: Fire Sprinkler Survey Job No. 303351, Drawing No. 303351-AA.rvt sheet 1, 303351-AA.rvt sheet 2 & 303351-AA.rvt sheet 3 prepared by Veris Pty Ltd;

Drawing No. DW001(B) prepared by Coca Cola Europacific Partners (CCEP);

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 21-047, dated 30th July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Certification Design Form (Structural) dated 26th October 2021, prepared by s47F on behalf of FMG Engineering Pty Ltd;
- Certification Design Form (Structural) dated 14th November 2021, prepared by s47F on behalf of FMG Engineering Pty Ltd;
- Structural Data Overview, Report No. SC 203 598, Rev. 01, dated 11th October 2021, prepared by Dexion;
- Structural Computations, Job No. 277624, dated 17th September 2021, prepared by FMG Engineering Pty Ltd; and
- Letter of Declaration - Site Rehabilitation & Waste Cleanup, dated 1st October 2021, prepared by s47F on behalf of Coca-Cola Amatil (Aust) Pty Ltd.

Conditions

Conditions of Approval Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
5. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable.

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Building Works Contractor stating that the works have been constructed in accordance with the plans and specifications approved by the ABC;



3. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
4. Any other letters or certificates as requested.

Advisory Notes

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Works Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0056

Airport Name: Moorabbin

Approval

Effective Until: 11-Nov-2024
Stage: 2 - Stage 2 - Conveyors and Electrical services only
Approval Date: 15-Dec-2021
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Coca Cola Amatil (Aust) Pty Ltd
ABN: 68076594119
Address Line 1: 3 Federation Way
Address Line 2: -
Town/Suburb: Moorabbin Airport
State/Territory: VIC
Postcode: 3194

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @ccamatil.com

Location of Activity

3 Federation Way, Moorabbin Airport.

Building Activity Description

Installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related items (together, the Equipment) and an extension of an existing elevated steel walkway constructed in a similar fashion (Walkway)

Stage 2: Conveyors and Electrical services only;

Total Estimated Value (\$): s47(1)(b)

Mandatory Inspection Stages:

- Structural Framework; and
- Final, upon completion of the works.

Contractors

Contractor 1 Details

Legal Name: SWISSLOG Australia Pty Ltd
ABN: 24072185016



Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@swisslog.com

Expert Consultants

Expert Consultant 1 Details

Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Other
Other Description:	Structural Engineer

Expert Consultant 2 Details

Name	s47F
Company Name:	FMG Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer

Expert Consultant 3 Details

Name	s47F
Company Name:	LNO Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Electrical Engineer

Sublessee/Occupier/Tenant

Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd
Address Line 1:	3 Federation Way
Address Line 2:	-
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194

Endorsed Documents

This permit incorporates the drawings, specifications and documents listed below:



Drawing No. 21.P016721.12_S2_A1(C), 21.P016721.12_S2_PC,
21.P016721.12_S2_PC1(A), 21.P016721.12_S2_FL2(C) prepared by Swisslog Australia

Architectural: Pty Ltd;

Electrical: Project No. 1124, Drawing No. E01(C1), E02(C1), E03(C1), E04(C1) & E05(C1)
prepared by LNO Consulting Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 21-047, dated 30th July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Certification Design Form (Electrical) dated 14th December 2021 prepared by s47F on behalf of LNO Consulting Pty Ltd;

Conditions

Conditions of Approval Permit

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. During construction, should any hazardous material (such as asbestos) be found/identified, all building works must cease immediately and the affected area shall be vacated. An Asbestos Report shall be submitted to the Airport Building Controller for review and approval prior to recommencement of building works;
7. Fire sprinkler layouts throughout must be in accordance with AS 2118.1 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
8. A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444. The location of the portable fire extinguisher must be in the path of travel to an exit;
9. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
10. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;



CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC;
3. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
4. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
5. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
6. Certificate of Electrical Safety;
7. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
8. Any other letters or certificates as requested.

Advisory Notes

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs



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consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.

Released under the Freedom of Information Act 1982 by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts



Works Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0056

Airport Name: Moorabbin

Approval

Effective Until: 11-Nov-2024
Stage: 3 - All remaining works
Approval Date: 21-Mar-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Coca Cola Amatil (Aust) Pty Ltd
ABN: 68076594119
Address Line 1: 3 Federation Way
Address Line 2: -
Town/Suburb: Moorabbin Airport
State/Territory: VIC
Postcode: 3194

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @ccamatil.com

Location of Activity

3 Federation Way, Moorabbin Airport.

Building Activity Description

Installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related equipment and an extension of the existing elevated steel walkway.

Stage 3: All remaining works being the construction of the elevated walkway and new external exit door.

Total Estimated Value (\$): s47(1)(b)

Mandatory Inspection Stages:

- Structural Framework; and
- Final, upon completion of the works.

Contractors

Contractor 1 Details

Legal Name: GEORGE RYDELL CONSTRUCTIONS PTY. LTD.
ABN: 35005338616
Building Activity Type: Building



Registration/Licence/Accreditation Number:	CCB-U 54399
Address Line 1:	5/64 Bridge Road
Address Line 2:	(Not Provided)
Town/Suburb:	Keysborough
State/Territory:	VIC
Postcode:	3173
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @georgerydell.com
Contractor 2 Details	
Legal Name:	SWISSLOG Australia Pty Ltd
ABN:	24072185016
Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @swisslog.com
Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Other
Other Description:	Structural Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Octagon Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	LNO Consulting Pty Ltd
Registration Number:	s47F



Building Activity Type:	Works
Expert Type:	Electrical Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	4 Site Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd
Address Line 1:	3 Federation Way
Address Line 2:	-
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Drawing No. 21.P016721.12_S3_G(C), 21.P016721.12_S3_GF(C) & 21.P016721.12_S3_G_E(C) prepared by Swisslog Australia Pty Ltd;
	Job No. 22-036, Drawing No. A00(C), A01(C), A02(C), A03(C) & A04(C) prepared by 4Site Engineers Pty Ltd;
Structural:	Job No. 80658, Drawing No. S1(B) & S2(B) prepared by Octagon Engineering Pty Ltd;
	Job No. 22-036, Drawing No. S00(C), S01(C) & S10(C) prepared by 4Site Engineers Pty Ltd;
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-047, dated 30th July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Certification Design Form (Structural) dated 17th March 2022, prepared by s47F on behalf of 4Site Engineers Pty Ltd; • Certification Design Form (Structural) dated 26th October 2021, prepared by s47F on behalf of FMG Engineering Pty Ltd; • Certification Design Form (Structural) dated 15th March 2021, prepared by s47F on behalf of Octagon Engineering Pty Ltd; • Slab Loading Computation, Job No. 277624, dated 17th September 2021, prepared by FMG Engineering Pty Ltd; • Structural Computations, Job No. 277624, dated 17th September 2021, prepared by FMG Engineering Pty Ltd; • Structural Computations, Job No. 22-036, dated 21st February 2022, prepared by 4Site Engineers Pty Ltd; • Slip resistance data for 'FRP Safety Nosing 70mm Strip – Wet Slip Test', Test Report No. KO100481-2, dated 10th April 2018, prepared by Slip Test Australia Pty Ltd; • Mesh Flooring Technical Data Sheet, prepared by Grafting Solutions; and 	



- Walkway Mesh Technical Data Sheet, prepared by Grafting Solutions.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
6. Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
7. Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293;
8. All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J6.2b of the Building Code of Australia. A lighting schedule must be provided prior to the lighting installation confirming the above requirement;
9. All door furniture must comply with Clause D2.21 of the Building Code of Australia, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC. Furthermore the builder is to confirm how the new works have complied with Section 8 of AS 1170.4 – Design of Earthquakes Actions in Australia;
3. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
4. A letter from the Structural Engineer/Contractor stating that all handrails, balustrades and fixings were designed and installed to resist loads to AS 1170;
5. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
6. Certificate of Electrical Safety;
7. A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444;
8. Any other letters or certificates as requested.

Advisory Notes

N/A

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Works Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0056

Airport Name: Moorabbin

Approval

Effective Until: 11-Nov-2024

Stage: 4 - Variation to Alterations to the roof structure to allow an extension of the ASRS, conveyor placement alteration and cable tray route adjustment

Approval Date: 13-May-2022

Issued By: s22(1)(a)(ii)
Airport Building Controller

Issued to

Legal Entity Name: Coca Cola Amatil (Aust) Pty Ltd

ABN: 68076594119

Address Line 1: 3 Federation Way

Address Line 2: -

Town/Suburb: Moorabbin Airport

State/Territory: VIC

Postcode: 3194

Attention of

Name: s47F

Primary Phone: s47F

Secondary Phone: (Not Provided)

Email: s47F @ccamatil.com

Location of Activity

3 Federation Way, Moorabbin Airport.

Building Activity Description

Installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related equipment and an extension of the existing elevated steel walkway. Stage 4: Variation to Alterations to the roof structure to allow an extension of the ASRS, conveyor placement alteration and cable tray route adjustment

Total Estimated Value (\$): s47(1)(b)

Mandatory Inspection Stages:

- Structural Framework; and
- Final, upon completion of the works.

Contractors

Contractor 1 Details

Legal Name: GEORGE RYDELL CONSTRUCTIONS PTY. LTD.

ABN: 35005338616



Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-U 54399
Address Line 1:	5/64 Bridge Road
Address Line 2:	(Not Provided)
Town/Suburb:	Keysborough
State/Territory:	VIC
Postcode:	3173
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@georgerydell.com
Contractor 2 Details	
Legal Name:	SWISSLOG Australia Pty Ltd
ABN:	24072185016
Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@swisslog.com
Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Unimond Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	LNO Consulting Pty Ltd
Registration Number:	s47F



Building Activity Type:	Works
Expert Type:	Electrical Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	4 Site Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Octagon Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd
Address Line 1:	3 Federation Way
Address Line 2:	-
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194

Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	
Architectural:	Drawing No. SQ008760-010C(A) & SC203598(E) prepared by Safer Storage Systems Pty Ltd;
	Drawing No. 21.PO16721.26.S2_PC1(B) sheet 1 of 3 prepared by Swisslog Pty Ltd;
Structural:	Rack Drawing No. RUNOUT ASSEMBLY & RUN OUT WELDING(A), prepared by Unimond Pty Ltd;
	Warehouse Roof Job No. 80706, Drawing No. WD0(1), WD1(1) & WD2(1), prepared by Octagon Engineer Pty Ltd;
Electrical:	Job No., 1124, Drawing No. E01(C1), E02(C1), E03(C1), E04(C3) & E05(C2) prepared by LNO Consulting Pty Ltd.
In issuing this permit, reference has been made to the following documents:	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-047, dated 30th July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Certification Design Form (Structural) dated 15th March 2022, prepared by s47F on behalf of Unimond Pty Ltd; • Certification Design Form (Structural) dated 2nd May 2022, prepared by s47F on 	



behalf of Octagon Engineering Pty Ltd;

- Certification Design Form (Electrical) dated 10th May 2022, prepared by s47F on behalf of LNO Consulting Pty Ltd;
- Structural Computations, Project No. SC 203 598(03), dated 2nd March 2022 prepared by Gonvarri Material Handling; and
- Structural Statement 'Validating Racking and Roof Design', dated 7th May 2022, prepared by s47F on behalf of Andrew Baigent Consulting Engineers Pty Ltd.

Conditions

1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Building Works Contractor stating that the works have been constructed in accordance with the plans and specifications approved by the ABC;
3. A letter from a Registered Structural Engineer stating that all structural components of the building/works have been installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC;
4. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293 and electrical installation has been carried out in accordance with AS 3000;
5. Certificate of Electrical Safety;
6. Any other letters or certificates as requested.

Advisory Notes

N/A

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Works Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-21-MOO-0056

Airport Name: Moorabbin

Approval

Effective Until: 11-Nov-2024
Stage: 5 - Variation - Alterations to platform layout
Approval Date: 15-Jul-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Coca Cola Amatil (Aust) Pty Ltd
ABN: 68076594119
Address Line 1: 3 Federation Way
Address Line 2: -
Town/Suburb: Moorabbin Airport
State/Territory: VIC
Postcode: 3194

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @ccamatil.com

Location of Activity

3 Federation Way, Moorabbin Airport.

Building Activity Description

Installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related equipment and an extension of the existing elevated steel walkway.
 Stage 5: Variation - Alterations to platform layout

Total Estimated Value (\$): s47(1)(b)

Mandatory Inspection Stages: • Final, upon completion of the works.

Contractors

Contractor 1 Details

Legal Name: GEORGE RYDELL CONSTRUCTIONS PTY. LTD.
ABN: 35005338616
Building Activity Type: Building
Registration/Licence/Accreditation Number: CCB-U 54399



Address Line 1:	5/64 Bridge Road
Address Line 2:	(Not Provided)
Town/Suburb:	Keysborough
State/Territory:	VIC
Postcode:	3173
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @georgerydell.com

Contractor 2 Details	
Legal Name:	SWISSLOG Australia Pty Ltd
ABN:	24072185016
Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @swisslog.com

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	FMG Engineering
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Unimond Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer
Expert Consultant 3 Details	
Name	s47F
Company Name:	LNO Consulting Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Electrical Engineer



Expert Consultant 4 Details	
Name	s47F
Company Name:	4 Site Engineers Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Octagon Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Works
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd
Address Line 1:	3 Federation Way
Address Line 2:	-
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194
Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p> <p>Drawing No. 21.P016721.34.CO.SV(C)(Sheet 1), 21.P016721.34.CO.SV(C)(Sheet 2), Architectural: 21.P016721.34.CO.SV(C)(Sheet 3), 21.P016721.34.CO.SV(C)(Sheet 5), 21.P016721.34.CO-SV(C)(Sheet 6) & 21.P016721.34.CO.VL(C)(Site Plan) prepared by Swisslog Australia Pty Ltd;</p> <p>In issuing this permit, reference has been made to the following documents:</p> <ul style="list-style-type: none"> • Airport Lessee Company Consent Number 21-047, dated 30th July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; • Email correspondence for variation request from s47F and s47F on behalf of Moorabbin Airport Corporation; 	
Conditions	
<ol style="list-style-type: none"> 1. All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller; 2. The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress; 3. A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information; 4. All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with; 5. Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of 	



the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;

CERTIFICATE OF COMPLIANCE REQUIREMENTS

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online;

1. A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2. A letter from the Building Works Contractor stating that the works have been constructed in accordance with the plans and specifications approved by the ABC;
3. Any other letters or certificates as requested.

Advisory Notes

-

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Certificate of Compliance for Use

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 3.04

Building Activity Number (BAN): BAN-21-MOO-0056

Airport Name: Moorabbin

Certificate of Compliance

Document ID: 22-MOO-0000002823
Stage: (Not Provided)
Issued Date: 03-Oct-2022
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: Coca Cola Amatil (Aust) Pty Ltd
ABN: 68076594119
Address Line 1: 3 Federation Way
Address Line 2: -
Town/Suburb: Moorabbin Airport
State/Territory: VIC
Postcode: 3194

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @ccamatil.com

Location of Works

3 Federation Way, Moorabbin Airport.

Description of Works

Installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related equipment and an extension of the existing elevated steel walkway.

Conditions

- This Certificate of Compliance for Use is issued subject to the following works being completed within 21 days from the date of issue of this Certificate, to the satisfaction of the Airport Building Controller:
 1. A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS 2293.1:2018 and electrical installation has been carried out in accordance with AS 3000:2018; and
 2. Certificate of Electrical Safety.



- The works must not be used for a purpose that is inconsistent with the standards to which it was constructed;
- The works must be maintained in a condition that is consistent with its use; and
- The works were required to be completed to the Standards as set out in Appendix 1.

Notes

In accordance with Regulation 3.08, the Airport Building Controller is hereby satisfied in respect of the matters mentioned in subregulation 3.04(3), and the building activity as completed generally complies with the relevant Australian Standards.

A certificate of compliance is evidence that the works to which it applies may be used, but is not evidence that the airport building controller has authorised the works to be used for a particular purpose.

A certificate for use of works imposes the following duties on the holder of the certificate:

- (a) the works must not be used for a purpose that is inconsistent with the standards to which it was constructed; and*
- (b) the works must be maintained in a condition that is consistent with its use.*

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-21-MOO-0056

Application ID: 21-MOO-0000003360

Applicant Information

Legal Entity Name:	Coca Cola Amatil (Aust) Pty Ltd
ABN:	68076594119
ACN:	076594119
Address Line 1:	3 Federation Way
Address Line 2:	(Not Provided)
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @ccamatil.com



Submitter Information	
Legal Entity Name:	Coca Cola Amatil (Aust) Pty Ltd
ABN:	68076594119
ACN:	076594119
Address Line 1:	3 Federation Way
Address Line 2:	(Not Provided)
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @ccamatil.com
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd
Address Line 1:	3 Federation Way
Address Line 2:	(Not Provided)
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194
Location of Activity	
Airport:	Moorabbin
Location of Activity:	3 Federation Way, Moorabbin Airport, Vic 3194 (existing site - installation of pallet racking, conveyors, docks and elevated walkway, all within the existing building)





Building Activity Details

Building Activity Description:

Coca Cola Amatil (Aust) Pty Ltd seeks permission to have the assembly and installation of a new Automatic Storage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading docks and various other warehousing related items (together, the Equipment) and an extension of an existing elevated steel walkway constructed in a similar fashion (Walkway) at 3 Federation Way, Moorabbin Airport Victoria 3194 (the Site).

Swisslog Australia will supply the Equipment, carry out, construct and complete most associated works; in addition CCEP will be required to engage contractors to perform the remaining associated works directly, including the supply & installation of the Walkway (all together, the Works). The Works will be performed internally within the existing building, with no changes to be made to the external construct. Nor will there be any incremental external operational activity once the Works have been completed

Estimated Duration (calendar days):

150

Estimated Value (\$):

s47(1)(b)

Total Building Work Floor Area (sq. m):

7,000

Total Site Area (sq. m):

35,000



Contractors	
Contractor 1 Details	
Legal Name:	SWISSLOG Australia Pty Ltd
ABN:	24072185016
ACN:	072185016
Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @swisslog.com
Contractor 2 Details	
Legal Name:	GEORGE RYDELL CONSTRUCTIONS PTY. LTD.
ABN:	35005338616
ACN:	(Not Provided)
Building Activity Type:	Works
Registration/Licence/Accreditation Number:	(Not Provided)
Address Line 1:	5/64 Bridge Road
Address Line 2:	(Not Provided)



Town/Suburb:	Keysborough
State/Territory:	VIC
Postcode:	3173
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@georgerydell.com



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	CEE3
Registration/Licence/Accreditation Number:	(Not Provided)
Building Activity Type:	Works
Expert Type:	Other
Other Expert Type Description:	Fire Engineer
Expert Consultant 2 Details	
Name:	s47F
Company Name:	FMG Engineering
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Works
Expert Type:	Other
Other Expert Type Description:	Structural Engineer
Expert Consultant 3 Details	
Name:	s47F
Company Name:	Scarlett Contracting
Registration/Licence/Accreditation Number:	(Not Provided)
Building Activity Type:	Works
Expert Type:	ElectricalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 4 Details	
Name:	s47F



Company Name: (Not Provided)

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Works

Expert Type: CivilEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 5 Details

Name: s47F

Company Name: LNO Consulting P/L

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Works

Expert Type: ElectricalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 6 Details

Name: s47F

Company Name: RPS Consultants Pty Ltd

Registration/Licence/Accreditation Number: (Not Provided)

Building Activity Type: Works

Expert Type: Other

Other Expert Type Description: Project Consultant

Expert Consultant 7 Details

Name: s47F

Company Name: Greencap Pty Ltd

Registration/Licence/Accreditation Number: (Not Provided)

Building Activity Type: Works



Expert Type:	Other
Other Expert Type Description:	Senior Consultant - Health and Safety
Expert Consultant 8 Details	
Name:	s47F
Company Name:	Octagon Engineering P/L
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Works
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 9 Details	
Name:	s47F
Company Name:	George Rydell
Registration/Licence/Accreditation Number:	CCB-U 54399
Building Activity Type:	Works
Expert Type:	Builder
Other Expert Type Description:	(Not Provided)

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Yes

Description of the Performance Solution:

Increase the automatic retrieval system by 50% and the throughput.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-21-MOO-0061

Application ID: 21-MOO-0000003509

Applicant Information

Legal Entity Name: Texco Constructions (VIC) Pty Ltd

ABN: 89626365071

ACN: 626365071

Address Line 1: Suite 2.02, 785 Toorak Road

Address Line 2: (Not Provided)

Town/Suburb: Hawthorn East

State/Territory: VIC

Postcode: 3123

Contact Person: s47F

Primary Phone: s47F

Secondary Phone: (Not Provided)

Email: s47F @floreancigsmith.com.au



Submitter Information	
Legal Entity Name:	Philip Chun & Associates
ABN:	28007401649
ACN:	(Not Provided)
Address Line 1:	Suite 3/5 Queens Road
Address Line 2:	(Not Provided)
Town/Suburb:	Melbourne
State/Territory:	VIC
Postcode:	3004
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @philipchun.com

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	McCormicks Foods
Address Line 1:	63-71 Fairbank Road
Address Line 2:	(Not Provided)
Town/Suburb:	Clayton South
State/Territory:	VIC
Postcode:	3169

Location of Activity	
Airport:	Moorabbin
Location of Activity:	Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport



Building Activity Details

Building Activity Description:	TIC Fitout, McCorminks Food Warehouse Development
Estimated Duration (calendar days):	60
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	NaN
Total Site Area (sq. m):	NaN



Contractors	
Contractor 1 Details	
Legal Name:	Texco Constructions (VIC) Pty Ltd
ABN:	89626365071
ACN:	626365071
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	CCB-L58051
Address Line 1:	Suite 2.02, 785 Toorak Road
Address Line 2:	(Not Provided)
Town/Suburb:	Hawthorn East
State/Territory:	VIC
Postcode:	3123
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4 @texco.net.au



Expert Consultants
(No expert consultant details provided)

**Performance Solution**

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

No

Description of the Performance Solution:

(Not Provided)



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-23-MOO-0055

Airport Name: Moorabbin

Approval

Effective Until: 17-Nov-2026
Stage: 1 - Bulk Earthworks
Approval Date: 17-Nov-2023
Issued By: s22(1)(a)(ii)
 Airport Building Controller

Issued to

Legal Entity Name: H TROON PTY LTD
ABN: 73120422755
Address Line 1: 833 Creswick Road
Address Line 2: -
Town/Suburb: Ballarat
State/Territory: VIC
Postcode: 3355

Attention of

Name: s47F
Primary Phone: s47F
Secondary Phone: (Not Provided)
Email: s47F @htroon.com.au

Location of Activity

15A-D Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a multiple tenant mass timber structure (MTS) warehouses, offices and retail.
 Nature of Stage 1: Construction of Bulk Earthworks.

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 15,578

Total Site Area (sq. m): 26,560

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details

Part of Building: Ground Floor and Level 1

Classification: 5



Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	Ground Floor
Classification:	6
Description:	Showroom
Number of Occupants:	-
BCA Classification 3 Details	
Part of Building:	Ground Floor
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	73120422755
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	833 Creswick Road
Address Line 2:	-
Town/Suburb:	Ballarat
State/Territory:	VIC
Postcode:	3350
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @htroon.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Klopfers Dobos
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Michael Carr Architect
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect
Expert Consultant 3 Details	



Name	s47F
Company Name:	McKenzie Group Consulting (Vic) Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor - Unlimited

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)

Endorsed Documents	
<p>This permit incorporates the drawings, specifications and documents listed below:</p>	
Civil:	Job No. 18787-E1(C) & E2(C), prepared by KD Engineering Pty Ltd.
<p>In issuing this permit, reference has been made to the following documents:</p>	
<ul style="list-style-type: none"> • Airport Lessee Company Consent Number 22-056, dated, 2nd February 2023, prepared by Building Approvals Leader, s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 22nd September 2023, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development, Communication and the Arts; • Certification Design Form (Civil), dated 16th November 2023, prepared by s47F on behalf of Klopfer Dobos Pty Ltd; • Certification Design Form (Building Surveyor), dated 16th November 2023, prepared by s47F on behalf of Mckenzie Group Pty Ltd; • Geotechnical Investigation Report, Report No. 121999, dated 25th October 2022, prepared by A.S.James Pty Ltd; • Regulation 2.05(1)(b), 2.05(1)(c) & 2.05(1)(d) Statement, dated 5th October 2023, prepared by s47F on behalf of Goodman Pty Ltd; • Regulation 2.06(c), dated 20th October 2023, prepared by s47F on behalf of HTroon Pty Ltd; and • Regulation 2.06(d), dated 20th October 2023, prepared by s47F on behalf of HTroon Pty Ltd. 	

Conditions	
Item	Requirement
1	This Staged Building Approval is for the construction of bulk earthworks relating to 'Timber Warehouse Development'. All other works are excluded from this approval;
2	All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;



3	The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4	A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
5	All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6	Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7	Any or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
8	Any persons installing piles must: <ul style="list-style-type: none"> a. keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and b. make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and c. within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
9	Structural Inspections are to be carried out by a Registered Structural Engineer or a Register Building Inspector, upon completion of the inspection, a copy of the inspection report is to be submitted to the Airport Building Controller;
10	Fire services must be installed in strict accordance with all recommendations and/or Fire Rescue Victoria (FRV) report & consents, where applicable;
11	All building works are to be constructed in accordance with the NCC Building Code of Australia 2022, Volume 1;
12	The substitution any materials, linings or finishes for an equivalent alternative is strictly prohibited. Any substitution of materials must be brought to the attention of the Airport Building Controller for review and approval prior to installation (an amendment to the architectural documentation and building permit will be necessary before any changes are made);
13	Prior to installation of electrical cable trays, a registered Structural Engineer is to provide design drawings and a Certificate of Design in pursuant of Section 8 of AS1170.4-2007. The relevant documentation, shall be submitted to the Airport Building Controller for review and approval prior to the works commencing;
14	Prior to the installation of the Mechanical ductwork, the relevant fire hazard properties test reports shall be submitted to the Airport Building Controller, confirming that the materials are compliant with Clause C2D11 of the NCC Building Code of Australia 2022;
15	Prior to the installation of tested systems used for protection of service penetration, the relevant test reports shall be submitted to the Airport Building Controller, confirming that the systems are compliant with Clause C4D15 of the NCC Building Code of Australia 2022;
16	Services or equipment such as electricity meters, distribution boards, ducts, electrical motors or other motors serving equipment in the building, may be installed in a required exit or in a corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure;
17	Prior to the installation of the ramp floor lining, a test report confirming the lining achieves a slip rating of P4 or R11 (dry surface) or P5 or R12 (wet surface) when tested to AS4586-2013, shall be submitted to the Airport Building Controller for review and approval;
18	Braille and tactile signage are to be installed to a door required by Clause E4D5 of the NCC Building Code of Australia 2022, in accordance with Clause D4D7 and Specification 15 of the NCC Building Code of Australia 2022;
19	All doorways shall have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1:2009;



20	Prior to works of the mechanical ventilation system, the Mechanical Engineer or Mechanical Services Contractor shall confirm outdoor air rates throughout the area of works are in accordance with AS1668.2:2012.
21	All mechanical installations shall be in accordance with AS 1668.2-2012. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
22	Access to and within the building to the area of new works must be constructed in accordance with the requirements of the NCC Building Code of Australia 2022; and AS1428.1:2009;
23	Fire sprinkler layouts throughout must be in accordance with AS 2118.1-2017 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
24	A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444-2001. The location of the portable fire extinguisher must be in the path of travel to an exit;
25	All building works must be constructed in strict accordance with the requirements of the fire engineering report.
26	Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
27	Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293.1-2018;
28	All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J7D3a of the NCC Building Code of Australia 2022;
29	Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
30	All services penetrations through fire rated elements must be sealed with approved fire rated products;
31	Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288-2006. All glazing must comply with AS 1288-2006 and AS 2047-2014 as relevant;
32	Provide fire hazard indices data for all lift car finishes to confirm compliance with AS1735.11-1986;
33	All door furniture must comply with Clause D3D26 of the Building Code of Australia 2022, Volume 1, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
34	Automatic sliding doors shall: - Be able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source. - Open automatically on power failure or on activation of a fire or smoke alarm.
35	Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1-2019;
36	All wet areas are to be waterproofed or water resistant in accordance with AS 3740-2021;
37	Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance;

Certificate of Compliance

Note that prior to the issue of the Certificate of Compliance the Airport Building Controller is to be called for the mandatory inspections nominated on the Permit. Please allow for a minimum of 72 hours notification for inspection bookings.

Upon completion of the works, request for a Certificate of Compliance via ABC Online.

Item	Requirement



1	A letter (Building Activity Completion) from the Airport Lessee Company stating that the issues relating to planning and operations associated with the building activity, are in accordance with the conditions and guidelines as specified in the Airport Lessee Company Consent and relevant Airport Legislation;
2	A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3	A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC. Furthermore the builder is to confirm how the new works have complied with Section 8 of AS1170.4-2007 – Design of Earthquakes Actions in Australia;
4	A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS1288-2006 & AS2047-2014;
5	A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC. All inspection reports are to be provided;
6	A letter from the Structural Engineer/Contractor stating that all internal handrails, balustrades and fixings were designed and installed to resist loads to AS1170.1-2011 (AS1170.2-2021 for proposed external handrails, balustrades and fixings);
7	A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668.1-2015 , AS1668.2-2012 & AS1668.4-2012 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS2665-2001 and BCA Vol. 1, 2022 requirements;
8	A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS2293.1-2018 and electrical installation has been carried out in accordance with AS3000-2018;
9	Certificate of Electrical Safety;
10	A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670.1-2018 and is connected to the main building system;
11	A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12	Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4-2014 and AS 1735.11-1986;
13	A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS1530.4-2014 / AS1905.1-2015 and manufacturers specifications;
14	Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
15	Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;
16	Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS1735.11-1986 and approved by the Occupational Health and Safety Authority;
17	Certificate of Compliance for plumbing works;
18	A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
19	A full set of "as constructed" drawings to be submitted to the ABC;



20	A letter or certificate from the Fire Services Contractor stating compliance for: - Fire Hydrants to AS 2419.1-2021; - Fire Hose Reels to AS 2441-2005; & - Sprinkler System to AS 2118.1-2017;
21	Independent Testers Report certifying compliance for the installation of fire services: - Fire Hydrants to AS 2419.1-2021; - Fire Hose Reels to AS 2441-2005; & - Sprinkler System to AS 2118.1-2017;
22	A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444-2001;
23	Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
24	Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670.1-2018 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
25	Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
26	A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works;
27	A letter from the Access Consultant confirming that the works have been completed in accordance with their Report and relevant Australian Standards;
28	A letter from the Fire Safety Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
29	Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA Vol.1, 2022;
30	Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for any mandatory inspections are also to be provided;
31	A certificate confirming that the automatic sliding doors: - Are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; - Open automatically on power failure or on activation of a fire or smoke alarm;
32	Any other letters or certificates as requested.

Advisory Notes

Appendix 1

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports (Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.



Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building Permit

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.11

Building Activity Number (BAN): BAN-23-MOO-0055

Airport Name: Moorabbin

Approval

Effective Until: 17-Nov-2026

Stage: 2 - Civil works, structural footings, raft slab, in-ground electrical and hydraulic services (excluding fibre slab and fire services)

Approval Date: 12-Feb-2024

Issued By: s22(1)(a)(ii)
Airport Building Controller

Issued to

Legal Entity Name: H TROON PTY LTD

ABN: 73120422755

Address Line 1: 833 Creswick Road

Address Line 2: -

Town/Suburb: Ballarat

State/Territory: VIC

Postcode: 3355

Attention of

Name: s47F

Primary Phone: s47F

Secondary Phone: (Not Provided)

Email: s47F @htroon.com.au

Location of Activity

15A-D Chifley Drive, Moorabbin Airport.

Building Activity Description

Construction of a multiple tenant mass timber structure (MTS) warehouses, offices and retail.
Nature of Stage 2: Civil works, structural footings, raft slab, in-ground electrical and hydraulic services (excluding fibre slab and fire services).

Total Estimated Value (\$): s47(1)(b)

Total Floor Area (sq. m): 15,578

Total Site Area (sq. m): 26,560

Mandatory Inspection Stages:

- Prior to pouring footing/ reinforcement;
- Structural Framework; and
- Final, upon completion of the works.

Building Classification(s)

BCA Classification 1 Details



Part of Building:	Ground Floor and Level 1
Classification:	5
Description:	Office
Number of Occupants:	-
BCA Classification 2 Details	
Part of Building:	Ground Floor
Classification:	6
Description:	Showroom
Number of Occupants:	-
BCA Classification 3 Details	
Part of Building:	Ground Floor
Classification:	7b
Description:	Warehouse
Number of Occupants:	-

Contractors	
Contractor 1 Details	
Legal Name:	s47F
ABN:	73120422755
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	833 Creswick Road
Address Line 2:	-
Town/Suburb:	Ballarat
State/Territory:	VIC
Postcode:	3350
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @htroon.com.au

Expert Consultants	
Expert Consultant 1 Details	
Name	s47F
Company Name:	Klopfers Dobos Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 2 Details	
Name	s47F
Company Name:	Michael Carr Architect
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Architect



Expert Consultant 3 Details	
Name	s47F
Company Name:	McKenzie Group Consulting (Vic) Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor - Unlimited
Expert Consultant 4 Details	
Name	s47F
Company Name:	BCS Aust Engineering Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Electrical Engineer
Expert Consultant 5 Details	
Name	s47F
Company Name:	Edison Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Mechanical Engineer
Expert Consultant 6 Details	
Name	s47F
Company Name:	ICC Engineering Consultants Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Expert Consultant 7 Details	
Name	s47F
Company Name:	Klopfer Dobos Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	(Not Provided)
Address Line 1:	(Not Provided)
Address Line 2:	(Not Provided)
Town/Suburb:	(Not Provided)
State/Territory:	(Not Provided)
Postcode:	(Not Provided)
Endorsed Documents	
This permit incorporates the drawings, specifications and documents listed below:	



Architectural: Project No. 22079, Drawing No. A0-01(L), & LP-00(D), prepared by Michael Carr Architects Pty Ltd;

Job No. 18787-E1(E) & E2(E), prepared by KD Engineering Pty Ltd;

Civil: Job No. 18787-C0(D), 18787-C1(E), 18787-C2(E), 18787-C3(D), & 18787-C4(E), prepared by KD Engineering Pty Ltd;

Structural: Drawing No. 18787-001(B), 18787-002(B), 18787-003(B), & 18787-004(B), prepared by KD Engineering Pty Ltd;

Electrical: Project No. 0028, Drawing No. E001(C1), & E002(C2), prepared by H Troon Pty Ltd;

Hydraulics: Project No. 4071, Drawing No. H002(C7), H200(C1), H201(C6), H202(C3), H203(C3), H204(C5), H205(C5), & H206(C3), prepared by Edison Consultants Pty Ltd;

In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 22-056, dated, 2nd February 2023, prepared by Building Approvals Leader, s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 22nd September 2023, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development, Communication and the Arts;
- Certification Design Form (Civil), dated 8th February 2024, prepared by s47F on behalf of Klopfer Dobos Pty Ltd;
- Certification Design Form (Electrical), dated 12th December 2023, prepared by s47F on behalf of BCS Aust Engineering Pty Ltd;
- Certification Design Form (Hydraulic), dated 7th February 2024, prepared by s47F on behalf of Edison Consultants Pty Ltd;
- Certification Design Form (Structural), dated 20th December 2023, prepared by s47F on behalf of ICC Engineering Consultancy Pty Ltd;
- Certification Design Form (Structural), dated 20th December 2023, prepared by s47F on behalf of Klopfer Dobos Pty Ltd;
- Certification Design Form (Building Surveyor), dated 9th February 2024, prepared by s47F on behalf of Mckenzie Group Pty Ltd;
- Civil Drainage Calculations, Project No. 18787, dated 5th December 2023, prepared by Klopfer Dobos Pty Ltd;
- Hydraulic Canopy Roof East Calculations, dated 15th August 2023, prepared by Edison Consultants Pty Ltd;
- Hydraulic Canopy Roof West Calculations, dated 12th December 2023, prepared by Edison Consultants Pty Ltd;
- Structural Computations, Job No. 18787, dated 12th December 2023, prepared by KD Engineering Pty Ltd;
- Geotechnical Investigation Report, Report No. 121999, dated 25th October 2022, prepared by A.S.James Pty Ltd;
- Regulation 2.05(1)(b), 2.05(1)(c) & 2.05(1)(d) Statement, dated 5th October 2023, prepared by s47F on behalf of Goodman Pty Ltd;
- Regulation 2.06(c), dated 20th October 2023, prepared by s47F on behalf of HTroon Pty Ltd;
- Regulation 2.06(d), dated 20th October 2023, prepared by s47F on behalf of HTroon Pty Ltd;
- FVR Pre-Reg. 129 Report & Consent, Report No. BRT412 dated 24th November 2023, prepared by s47F on behalf of the Fire Rescue Victoria Pty Ltd; and



- Memorandum for 'FRV Confirmation re Pre-129 / PBDB Application', dated 8th February 2023, prepared by Paul Jurkovsky on behalf of Fire Rescue Victoria Pty Ltd.

Conditions

Item	Requirement
1	This Staged Building Approval is for the construction of remaining civil works, structural works (excluding framing and fibre slabs), in-ground electrical and hydraulic services (excluding fire services). All other works are excluded from this approval;
2	All works pursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;
3	The work must be carried out in strict accordance with the endorsed plans, one copy of which must be kept on the construction site and made available for inspection while the work is in progress;
4	A Permit to Commence Work is to be obtained from the Airport Leasing Company prior to building works beginning on site. Contact Moorabbin Airport on (03) 8587 8000 for further information;
5	All Special Conditions of the Airport Leasing Company Building Activity Consent must be complied with;
6	Precautionary measures must be taken so as to consider and ensure the safety of any persons in the vicinity of the construction site or demolition site. That is, the installation of barriers/fences around the construction/demolition site, where applicable;
7	Any or excavation works shall not undermine the structural integrity of any adjoining buildings, walls or structures. In the event a structural element is undermined, all works on site must cease immediately and comment from a Registered Structural Engineer shall be submitted to the Airport Building Controller for review and approval prior to recommencement of works;
8	Any persons installing piles must: <ul style="list-style-type: none"> a. keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and b. make the records available for inspection by the Airport Building Controller during the progress of the pile-driving operations; and c. within 28 days of completion of the pile driving operations, the building contractor shall forward a complete record of the pile driving operations to the Airport Building Controller.
9	Structural Inspections are to be carried out by a Registered Structural Engineer or a Register Building Inspector, upon completion of the inspection, a copy of the inspection report is to be submitted to the Airport Building Controller;
10	Fire services must be installed in strict accordance with all recommendations and/or Fire Rescue Victoria (FRV) report & consents, where applicable;
11	All building works are to be constructed in accordance with the NCC Building Code of Australia 2022, Volume 1;
12	The substitution any materials, linings or finishes for an equivalent alternative is strictly prohibited. Any substitution of materials must be brought to the attention of the Airport Building Controller for review and approval prior to installation (an amendment to the architectural documentation and building permit will be necessary before any changes are made);
13	Prior to installation of electrical cable trays, a registered Structural Engineer is to provide design drawings and a Certificate of Design in pursuant of Section 8 of AS1170.4-2007. The relevant documentation, shall be submitted to the Airport Building Controller for review and approval prior to the works commencing;
14	Prior to the installation of the Mechanical ductwork, the relevant fire hazard properties test reports shall be submitted to the Airport Building Controller, confirming that the materials are compliant with Clause C2D11 of the NCC Building Code of Australia 2022;
15	Prior to the installation of tested systems used for protection of service penetration, the relevant test reports shall be submitted to the Airport Building Controller, confirming that the systems are compliant with Clause C4D15 of the NCC Building Code of Australia 2022;



16	Services or equipment such as electricity meters, distribution boards, ducts, electrical motors or other motors serving equipment in the building, may be installed in a required exit or in a corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure;
17	Prior to the installation of the ramp floor lining, a test report confirming the lining achieves a slip rating of P4 or R11 (dry surface) or P5 or R12 (wet surface) when tested to AS4586-2013, shall be submitted to the Airport Building Controller for review and approval;
18	Braille and tactile signage are to be installed to a door required by Clause E4D5 of the NCC Building Code of Australia 2022, in accordance with Clause D4D7 and Specification 15 of the NCC Building Code of Australia 2022;
19	All doorways shall have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1:2009;
20	Prior to works of the mechanical ventilation system, the Mechanical Engineer or Mechanical Services Contractor shall confirm outdoor air rates throughout the area of works are in accordance with AS1668.2:2012.
21	All mechanical installations shall be in accordance with AS 1668.2-2012. Provide schedules of supply and exhaust air rates confirming compliance for all areas upon completion of the works;
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23	Fire sprinkler layouts throughout must be in accordance with AS 2118.1-2017 unless approved otherwise by the project Fire Engineer and Airport Building Controller;
24	A 2A:20B:E dry chemical portable fire extinguisher must be installed between 2m and 20m from the electrical switchboard & in accordance with AS 2444-2001. The location of the portable fire extinguisher must be in the path of travel to an exit;
25	All building works must be constructed in strict accordance with the requirements of the fire engineering report.
26	Electrical switchboards located in paths of travel to an exit shall be enclosed in non-combustible construction or the enclosure door shall be provided with smoke seals;
27	Emergency lighting and exit signs shall be installed throughout in accordance with the Building Code of Australia and AS 2293.1-2018;
28	All new artificial lighting must have not exceed the maximum illumination power density as nominated in Table J7D3a of the NCC Building Code of Australia 2022;
29	Doors and access panels situated in a fire wall, fire-isolated exit or fire rated shaft must be fire rated and installed in strict accordance with the manufactures requirements for doorsets of the prescribed fire resistance level;
30	All services penetrations through fire rated elements must be sealed with approved fire rated products;
31	Glazed doors and partitions shall be Grade A Safety Glass in accordance with AS 1288-2006. All glazing must comply with AS 1288-2006 and AS 2047-2014 as relevant;
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33	All door furniture must comply with Clause D3D26 of the Building Code of Australia 2022, Volume 1, in that they must be readily operable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900-1100mm from the floor;
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35	Provide Braille and Tactile signage to all sanitary facilities and ambulant sanitary compartments in accordance with AS 1428.1-2019;
36	All wet areas are to be waterproofed or water resistant in accordance with AS 3740-2021; and
37	Plasterboard to wet areas shall be 'WR' type installed and treated in strict accordance with the manufacture's requirements for water resistance.



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Upon completion of the works, request for a Certificate of Compliance via ABC Online.

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2	A letter from the Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact Moorabbin AEO on s22(1)(a)(ii) or s22(1)(a)(ii) ;
3	A letter from the Registered Builder stating that the building/works have been constructed in accordance with the plans and specifications approved by the ABC. Furthermore the builder is to confirm how the new works have complied with Section 8 of AS1170.4-2007 – Design of Earthquakes Actions in Australia;
4	A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS1288-2006 & AS2047-2014;
5	A letter from a Registered Structural Engineer stating that all structural components of the building/works, including foundation material, reinforced concrete, structural steel work and load bearing blockwork have been supervised and installed in accordance with the relevant Australian Design Codes and plans and specifications approved by the ABC. All inspection reports are to be provided;
6	A letter from the Structural Engineer/Contractor stating that all internal handrails, balustrades and fixings were designed and installed to resist loads to AS1170.1-2011 (AS1170.2-2021 for proposed external handrails, balustrades and fixings);
7	A letter from the Mechanical Services Contractor stating that the system including ventilation, smoke exhaust, pressurisation systems etc. have been installed and commissioned to AS1668.1-2015 , AS1668.2-2012 & AS1668.4-2012 operates to meet the requirements of the Fire Engineering Report/ Fire Safety Strategy and smoke vents to AS2665-2001 and BCA Vol. 1, 2022 requirements;
8	A letter from the Electrical Services Engineer/Contractor stating that the emergency and exit lights have been installed in accordance with AS2293.1-2018 and electrical installation has been carried out in accordance with AS3000-2018;
9	Certificate of Electrical Safety;
10	A letter from the fire alarm contractor stating that the thermal/smoke detection and alarm system complies with the intent and locations required by AS1670.1-2018 and is connected to the main building system;
11	A certificate of completion and fire alarm connection notice from the relevant Fire Services Authority;
12	Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with AS 1530.4-2014 and AS 1735.11-1986;
13	A fire door certificate from the contractor for the fire doors, fire windows curtains and shutters installed in the building, scheduling their locations and relevant test report numbers, including any fire rated access panels confirming installations are in accordance with AS1530.4-2014 / AS1905.1-2015 and manufacturers specifications;
14	Letter from the fire rated dry wall installer confirming the installation is in accordance with manufacturer's specification. Letter to include wall system and fire rating achieved;
15	Letter from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers stating that they have been installed in accordance with the manufacturers specifications. Letter to include schedule of the systems, fire rating achieved and relevant fire test report numbers;



16	Contractors certificate for lifts and escalators confirming they have been installed in accordance with the specifications and AS1735.11-1986 and approved by the Occupational Health and Safety Authority;
17	Certificate of Compliance for plumbing works;
18	A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;
19	A full set of "as constructed" drawings to be submitted to the ABC;
20	A letter or certificate from the Fire Services Contractor stating compliance for: - Fire Hydrants to AS 2419.1-2021; - Fire Hose Reels to AS 2441-2005; & - Sprinkler System to AS 2118.1-2017;
21	Independent Testers Report certifying compliance for the installation of fire services: - Fire Hydrants to AS 2419.1-2021; - Fire Hose Reels to AS 2441-2005; & - Sprinkler System to AS 2118.1-2017;
22	A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444-2001;
23	Letter of compliance from the civil works contractor confirming that the installation, operation and discharge of the stormwater system is in accordance with the building approval drawings;
24	Letter from the magnetic door hold open device contractor confirming that such devices have been installed in accordance with AS 1670.1-2018 / egress door automatically fails safe open/unlocks in the event of power failure or activation of the fire alarm;
25	Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
26	A letter from the relevant building practitioner confirming that the external wall has been tested and meets the performance requirements of AAMA 501.2 – Quality Assurance and Diagnostic Water Leakage Field Check of installed Storefront, Curtain Walls and Sloped Glazing Systems for water penetration resistance will be required at the completion of works;
27	A letter from the Access Consultant confirming that the works have been completed in accordance with their Report and relevant Australian Standards;
28	A letter from the Fire Safety Engineer confirming that the works have been completed in accordance with the fire safety objectives and fire engineering requirements as noted in the Fire Engineering Report;
29	Regulation 187(1) Report & Consent from Fire Rescue Victoria (FRV) for the fire services design that may have a performance solution or approval to vary from the deemed-to-satisfy requirements of the BCA Vol.1, 2022;
30	Certificate or letter from the Consulting Building Surveyor stating that the works have been carried out and completed in accordance with the approved Building Permit documentation and all relevant codes and standards. Inspection reports for any mandatory inspections are also to be provided;
31	A certificate confirming that the automatic sliding doors: - Are able to be opened manually by a force not more than 110N in the event of a malfunction of the activating system power source; - Open automatically on power failure or on activation of a fire or smoke alarm; and
32	Any other letters or certificates as requested.

Advisory Notes

Appendix 1

The following AEO recommendations apply to these works:

An Airport Environment Officer (AEO) may visit the site during the project to ensure compliance with the Airports



(Environment Protection) Regulations 1997. Non-compliance risks include, but are not limited to:

- contamination of soil, stormwater and groundwater,
- dust and other air pollution,
- impacts to flora and fauna,
- impacts to cultural heritage,
- noise pollution,
- inappropriate waste management.

Airport Building Controllers (ABCs) are appointed by the Secretary of the Department of Infrastructure, Transport, Regional Development and Communications (the Department) under the Airports (Building Control) Regulations 1996 (the Regulations) to exercise the powers and functions which the Regulations vest in the ABCs, in relation to building control at federally leased airports. ABCs are also appointed as authorised officers by the Secretary under the *Airports Act 1996* to exercise certain powers under this Act, in relation to federally leased airports.

ABCs are contracted private companies, or employees or officers of such companies, and act independently of the Department. However, ABCs consult with the Department as necessary on certain matters, such as the interpretation of the Regulations.



Building and/or Works Permit Application

Airports Act 1996

Airports (Building Control) Regulations 1996

Regulation 2.02

Building Activity Number (BAN): BAN-23-MOO-0055

Application ID: 23-MOO-0000001496

Applicant Information

Legal Entity Name:	H TROON PTY LTD
ABN:	73120422755
ACN:	(Not Provided)
Address Line 1:	Unit 10, 8-12 Natalia Cres
Address Line 2:	(Not Provided)
Town/Suburb:	Oakleigh South
State/Territory:	VIC
Postcode:	3167
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @htroon.com.au



Submitter Information	
Legal Entity Name:	H TROON PTY LTD
ABN:	73120422755
ACN:	(Not Provided)
Address Line 1:	Unit 10, 8-12 Natalia Cres
Address Line 2:	(Not Provided)
Town/Suburb:	Oakleigh South
State/Territory:	VIC
Postcode:	3167
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @htroon.com.au

Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name:	The Trust Company Limited ACN 004 027 749 as custodian for GAI1 Vic 3 Chifley Trust of Level 18, 123 Pitt Street, Sydney NSW 2000
Address Line 1:	Level 18, Pit Street
Address Line 2:	(Not Provided)
Town/Suburb:	Sydney
State/Territory:	NSW
Postcode:	2000

Location of Activity	
Airport:	Moorabbin
Location of Activity:	Zone 4 off Chifley Drive. 15A-D Chifley Drive





Building Activity Details

Building Activity Description:	Construction of four mass timber structure warehouses
Estimated Duration (calendar days):	240
Estimated Value (\$):	s47(1)(b)
Total Building Work Floor Area (sq. m):	15,578
Total Site Area (sq. m):	26,560



Contractors	
Contractor 1 Details	
Legal Name:	s47F (H TROON PTY LTD)
ABN:	73120422755
ACN:	(Not Provided)
Building Activity Type:	Building
Registration/Licence/Accreditation Number:	s47F
Address Line 1:	Unit 10, 8-12 Natalia Cres
Address Line 2:	(Not Provided)
Town/Suburb:	Oakleigh South
State/Territory:	VIC
Postcode:	3167
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F@htroon.com.au



Expert Consultants	
Expert Consultant 1 Details	
Name:	s47F
Company Name:	Klopfer Dobos
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	CivilEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 2 Details	
Name:	s47F
Company Name:	Edison Consultants
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	MechanicalEngineer
Other Expert Type Description:	(Not Provided)
Expert Consultant 3 Details	
Name:	s47F
Company Name:	Essential Fire Design
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Fire Protection Assoc Aust
Expert Consultant 4 Details	
Name:	s47F



Company Name: Klopfer Dobos

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Structural Engineer (Foundations and slabs)

Expert Consultant 5 Details

Name: s47F

Company Name: Orbe Fire Engineering

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: Other

Other Expert Type Description: Fire Safety Engineering - Professional Engineer

Expert Consultant 6 Details

Name: s47F

Company Name: BCS Aust Engineering Pty Ltd

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building

Expert Type: ElectricalEngineer

Other Expert Type Description: (Not Provided)

Expert Consultant 7 Details

Name: s47F

Company Name: Michael Carr Architect

Registration/Licence/Accreditation Number: s47F

Building Activity Type: Building



Expert Type:	Architect
Other Expert Type Description:	(Not Provided)

Expert Consultant 8 Details

Name:	s47F
Company Name:	Vistek Pty Ltd
Registration/Licence/Accreditation Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Expert Type Description:	Registered Professional Engineer



Performance Solution

Is the proposed building activity the subject of a performance solution, or where the proposed building activity involves an existing building, is the existing building the subject of a performance solution?

Unsure

Description of the Performance Solution:

(Not Provided)