

## **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	
	s47F
Name Briman ( Bhana)	s47F
Primary Phone: Secondary Phone:	s47F
Email:	
	s47F @cmw.net.au
Location of Activity	i ∆ott
9-11 Duigan Drive, Moorabbin Air	port 3194
Duilding Activity Descript	
Building Activity Descript	
I wo Separate warehouses with at water pump house and fire water s	tached two storey offices. Associated hardstand, loading docks, canopies, fire storage tank.
Noture of Variation: Construction	of now way finding totam signs
Nature of Variation: Construction of <b>Total Estimated Value (\$):</b>	s47(1)(b)
Total Floor Area (sq. m):	
Total Site Area (sq. m):	8,874
Mandatory Inspection Stages:	19,302
manualory mopeolion olayes.	<ul> <li>Prior to pouring footing / reinforcement;</li> <li>Structural Framework; and</li> <li>Final upon completion of the works</li> </ul>
	0 8 8
Building Classification(s)	
BCA Classification 1 Details	i i i i i i i i i i i i i i i i i i i



Department of Infrastructure, Regional Development and Cities

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

Contractors
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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
<b>Registration Number:</b>	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
1	



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

## Sublessee/Occupier/Tenant(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**

Aughite et wel	Project No. A00(L), A01(M) & A20(K) prepared by W.H. Jowers & Associates Pty Ltd;
Architectural:	Totem Signage Package, Pages 1 to 9 provided by CMW Design & Construct Pty Ltd.
	Drawing No. 19003-02 S1(A) 19003-02 S2(A) 19003-02 S3(A) 19003-

Structural: 02 S4(A) & 19003-02 S5(A) prepared by Elegant Engineering.

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

- Airport Lessee Company Consent Number 17-076 dated 6<sup>th</sup> March 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 12<sup>th</sup> 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 19<sup>th</sup> February 2019 prepared by s47F behalf of Elegant Engineering.

#### 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;

on



- 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;
- 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;
- 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 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 AE
- 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;
- 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;
- 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;

(a)



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
1 1/	
Issued to	
Legal Entity Name:	CMW Design and Construct (vic) pty ltd
ABN: Address Line 1:	98106098471
Address Line 1: Address Line 2:	Suite 19
	Level 5, 150 Albert Road
Town/Suburb:	
State/Territory:	VIC
Postcode:	3205
Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @cmw.net.au
Location of Activity	A of t
9-11 Duigan Drive, Moorabbin Airr	port
<b>Building Activity Descripti</b>	on ja
Construction of 2 no. warehouses fire water pump house and fire water	with attached two storey offices, associated hardstand, loading docks, canopies, er storage tank.
Nature of Stage 1: Civil & Structur	
5	
Total Estimated Value (\$):	s47(1)(b)
Total Floor Area (sq. m):	8,874
Total Site Area (sq. m):	19,302
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing / reinforcement;</li> <li>Structural Framework; and</li> <li>Final upon completion of the works</li> </ul>

Building Classification(s)	
BCA Classification 1 Details	



Department of Infrastructure, Regional Development and Cities

Part of Building: Classification: Description: Number of Occupants:	9-11 Duigan Drive, Moorabbin Airport 3194 5 Office (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

7F ver Fire Consulting Pty Ltd 7F ilding her re Safety Engineer
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her
e Safety Engineer
7F
H Jowers and Associates Pty Ltd
7F
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chitect
7F
uce Young Partners Pty Ltd



Registration Number: Building Activity Type:

Expert Type:

**Other Description:** 

Department of Infrastructure, Regional Development and Cities

Registration Number: Building Activity Type: Expert Type:	s47F Building Civil Engineer
Expert Consultant 4 Details	
Name	s47F
Company Name:	Peak Construction Co

0111	
Peak Cons	truction Compliance Pty Ltd
s47F	
Building	
Other	
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** Project No. 18009, Drawing No. A00(A) - Site Plan, prepared by W.H. Architectural: Jowers & Associates Pty Ltd; Project No. 18007, Drawing No. C01(01) & C02(01) prepared by Bruce Civil: 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;, 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 Structural: Bruce Young Partners Pty Ltd; Office 2 - Project No. 18120, Drawing No. 0S01(01), 0S02(01), 0S03(01), 0S04(01), 0S05(01), 0S06(01), 0S07(01), 0S08(01), 0S09(01), 0S10(01), 0S11(01) & 0S12(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 17-076 dated 19<sup>th</sup> March 2018, prepared by s47F on behalf of Moorabbin Airport Corporation; • AEO Referral Advice dated 12<sup>th</sup> 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;



Department of Infrastructure, Regional Development and Cities

- Certification Design Form (Civil) dated 31<sup>st</sup> August 2018 prepared by s47F on behalf of Bruce Young Partners Pty Ltd;
- Consultants Advice Notice, dated 21<sup>st</sup> August 2018 prepared by Construction Compliance Pty Ltd;
- Civil Computations, Project No. 18007, dated 18<sup>th</sup> 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 15<sup>th</sup> 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;
- 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;
- 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-

b) make the records available for inspection by the Airport Building Controller during the progress of the piledriving 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



Department of Infrastructure, Regional Development and Cities

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;

(a)



#### Australian Government

Department of Infrastructure, Regional Development and Cities

- 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)
- 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;
- 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-tosatisfy 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



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: Address Line 1:	98106098471	
	Suite 19	
Address Line 2: Town/Suburb:	Level 5, 150 Albert Road	
	SOUTH MELBOURNE	0ť
State/Territory:	VIC	int o
Postcode:	3205	the
Attention of		e D
Name	s47F	е е С
Name Primary Phone:	s47F	v the Dep
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Name Primary Phone: Secondary Phone: Email:	s47F	Adt 1982 by the Dep
Name Primary Phone: Secondary Phone:	s47F s47F @cmw.net.au	tion Act 1982 by the Dep
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Air	s47F s47F @cmw.net.au port VIC 3194	mation Act 1982 by the Dep
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Airp Building Activity Description	s47F s47F s47F @cmw.net.au port VIC 3194	tformation Adt 1982 by the Dep
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Airp Building Activity Description	s47F s47F s47F @cmw.net.au port VIC 3194 ion rehouses with attached two storey offices, associated hards	stand areas, loading
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Air Building Activity Descripti Construction of 2 no. separate wa	s47F s47F s47F @cmw.net.au port VIC 3194 ion rehouses with attached two storey offices, associated hards house and fire water storage tank.	stand areas, loading
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Air Building Activity Descripti Construction of 2 no. separate war docks, canopies, fire water pump I	s47F s47F s47F @cmw.net.au port VIC 3194 ion rehouses with attached two storey offices, associated hards house and fire water storage tank.	stand areas, loading
Name Primary Phone: Secondary Phone: Email: <b>Location of Activity</b> 9-11 Duigan Drive, Moorabbin Airp <b>Building Activity Descripti</b> Construction of 2 no. separate war docks, canopies, fire water pump I Nature of Stage 2: All remaining w	s47F s47F s47F @cmw.net.au port VIC 3194 ion rehouses with attached two storey offices, associated hards house and fire water storage tank. vorks.	etand areas, loading
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Air 9-11 Duigan Drive, Moorabbin Air 9-11 Duigan Drive, Moorabbin Air Gonstruction of 2 no. separate war docks, canopies, fire water pump for Nature of Stage 2: All remaining w	s47F s47F s47F @cmw.net.au port VIC 3194 ion rehouses with attached two storey offices, associated hards house and fire water storage tank. works. s47(1)(b)	tion Add Teedom of Information
Name Primary Phone: Secondary Phone: Email: Location of Activity 9-11 Duigan Drive, Moorabbin Air Building Activity Descripti Construction of 2 no. separate war docks, canopies, fire water pump I Nature of Stage 2: All remaining w Total Estimated Value (\$): Total Floor Area (sq. m):	s47F s47F s47F @cmw.net.au port VIC 3194 ion rehouses with attached two storey offices, associated hards house and fire water storage tank. vorks. s47(1)(b) 8,874	under the Freedom o

Building Classification(s)	
BCA Classification 1 Details	



Department of Infrastructure, Regional Development and Cities

Part of Building:	Warehouse No. 1, 9-11 Diugan 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	o t
Contractor 1 Details	

Legal Name:CMW Design & Construct (vic) Pty LtdABN:98106098471Building Activity Type:BuildingRegistration/Licence/Accreditation\$47FNumber:Suite 19, Level 5Address Line 1:Suite 19, Level 5Address Line 2:150 Albert RoadTown/Suburb:SOUTH MELBOURNEState/Territory:VICPostcode:3205Contact Person:\$47FPrimary Phone:\$47FSecondary Phone:\$47FEmail:\$47F @crmw.net.au	Contractor 1 Details		
Building Activity Type:BuildingBuildingBuildingRegistration/Licence/Accreditation\$47FNumber:Suite 19, Level 5Address Line 1:Suite 19, Level 5Address Line 2:150 Albert RoadTown/Suburb:SOUTH MELBOURNEState/Territory:VICPostcode:3205Contact Person:\$47FPrimary Phone:\$47FSecondary Phone:\$47F	Legal Name:	CMW Design & Construct (vic) Pty Ltd	
Registration/Licence/Accreditation\$47FNumber:Address Line 1:Address Line 1:Suite 19, Level 5Address Line 2:150 Albert RoadTown/Suburb:SOUTH MELBOURNEState/Territory:VICPostcode:3205Contact Person:\$47FPrimary Phone:\$47FSecondary Phone:\$47F	ABN:	98106098471	
Registration/Licence/Accreditations4/FNumber:Suite 19, Level 5Address Line 1:Suite 19, Level 5Address Line 2:150 Albert RoadTown/Suburb:SOUTH MELBOURNEState/Territory:VICPostcode:3205Contact Person:s47FPrimary Phone:s47FSecondary Phone:s47F	Building Activity Type:	Building	
Address Line 2:150 Albert RoadTown/Suburb:SOUTH MELBOURNEState/Territory:VICPostcode:3205Contact Person:s47FPrimary Phone:s47FSecondary Phone:s47F	•	s47F	
Address Line 2:150 Albert RoadTown/Suburb:SOUTH MELBOURNEState/Territory:VICPostcode:3205Contact Person:s47FPrimary Phone:s47FSecondary Phone:s47F	Address Line 1:	Suite 19, Level 5	
State/Territory:VICPostcode:3205Contact Person:s47FPrimary Phone:s47FSecondary Phone:s47F	Address Line 2:	150 Albert Road	
Postcode:3205Contact Person:\$47FPrimary Phone:\$47FSecondary Phone:\$47F	Town/Suburb:	SOUTH MELBOURNE	
Contact Person:     s47F       Primary Phone:     s47F       Secondary Phone:     s47F	State/Territory:	VIC	
Primary Phone:     s47F       Secondary Phone:     s47F	Postcode:	3205	
Secondary Phone: s47F	Contact Person:	s47F	
	Primary Phone:	s47F	
Email: s47F @cmw.net.au	Secondary Phone:	s47F	
	Email:	s47F @cmw.net.au	

# Expert Consultants Expert Consultant 1 Details Name \$47F Company Name: Dyer Fire Consulting Registration Number: \$47F 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:



Department of Infrastructure, Regional Development and Cities

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 19<sup>th</sup> March 2018, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Application for Approval of Alternative Solution dated 4<sup>th</sup> December 2018, prepared by s47F of CMW Design and Construct (VIC) Pty Ltd;
- ABC Record of Interpretation, dated 16<sup>th</sup> 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 16<sup>th</sup> 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 3<sup>rd</sup> 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
   5<sup>th</sup> 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 5<sup>th</sup> October 2018, prepared by s47F
   on behalf of Consulting Industries Pty Ltd;
- Certification Design Form (Mechanical) dated 7<sup>th</sup> November 2018, prepared by s47F behalf of Custom Airconditioning (AUST) Pty Ltd;
- Certification Design Form (Fire Services) dated 31<sup>st</sup> 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 1<sup>st</sup> 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: 24<sup>th</sup> August 2018 for external cladding material proposed to be used;

on



Department of Infrastructure, Regional Development and Cities

- Regulation 129 Report & Consent, Report No. 1802431 dated 18<sup>th</sup> October 2018, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- Water Supply Curve & System Requirements Test Report, dated 30<sup>th</sup> October 2018 prepared by Defence Fire Protection;
- Hyena Calculation, Job No. Building 1-Most Favourable-K17-350kPa, dated 30<sup>th</sup> October 2018 prepared by Defence Fire Protection; and
- Hyena Calculation, Job No. Building 1-Most Remote-K17-350kPa, dated 30<sup>th</sup> October 2018 prepared by Defence Fire Protection.
- Section J Energy Efficiency Report, Drawing A04-Rev. K (Office 1), Ref No. SH106861, dated 2<sup>nd</sup> November 2018 prepared by SUHO;
- Section J Energy Efficiency Report, Drawing A22-Rev. K (Office 2), Ref No. SH106861, dated 2<sup>nd</sup> November 2018 prepared by SUHO;
- Section J Energy Efficiency Report, Drawing A02-Rev. J (Warehouse 1), Ref No. SH106861, dated 2<sup>nd</sup> November 2018 prepared by SUHO;
- Section J Energy Efficiency Report, Drawing A21-Rev. J (Warehouse 2), Ref No. SH106861, dated 2<sup>nd</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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;
- 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

Page 5 of 9



Department of Infrastructure, Regional Development and Cities

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;
- 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)
- 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;

(a)



Department of Infrastructure, Regional Development and Cities

- 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;
- 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-tosatisfy 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



Department of Infrastructure, Regional Development and Cities

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;
- 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;
- 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 1<sup>st</sup> 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.



Department of Infrastructure, Transport, Cities and Regional Development

## **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	

nce
19-MOO-000001706
(Not Provided)
28-Jun-2019
s22(1)(a)(ii)
Airport Building Controller
a

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		)e D
Name	s47F	0
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.



Department of Infrastructure, Transport, Cities and Regional Development

#### 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.



## BuildingandWorksPermit

Airports Act 1996	Airports (Building Control) Regulations 1996	Regulation 2.02
Building Activity Number (	BAN-18-MOO-0064	
Application ID:	18-MOO-000000916	

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)	

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



Department of Infrastructure, Regional Development and Cities

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



Yes

involves an existing building, is the existing building the subject of a performance solution? **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

Is the proposed building activity the subject of a performance solution, or where the proposed building activity



## **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:	
Postcode:	VIC 3122
	0122 d
Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F s47F \$47F @qanstruct.com.au
Email:	s47F @qanstruct.com.au
Location of Activity	Act
3 Hargrave Place, Moorabbin Airp	ort
Building Activity Descripti	on in the second s
Construction of a new warehouse a	and a ffine few UE laws w Malaws U
Construction of a new wateriouse a	and office for "Flavour Makers".
Nature of Stage 1: Site establishm works and Warehouse Footings or	nent of Building Compound & Construction Site, Civil & Earthworks, Stormwater
Total Estimated Value (\$):	s47(1)(b)
Total Floor Area (sq. m):	16,052
Total Site Area (sq. m):	33,158
Mandatory Inspection Stages:	16,052433,15833,158Protective hoardings / siting; Prior to pouring footing / reinforcement; Structural Framework; and Final, upon completion of the works.
Building Classification(s)	e Se Se

<u> </u>	/
BCA Classification 1 Details	
Part of Building:	3 Hargrave Place, Moorabbin Airport

#### FOI 24-373 - Document 6 Document ID: 18-MOO-0000002287



#### Australian Government

Department of Infrastructure, Regional Development and Cities

Classification: Description: Number of Occupants:	7b Warehouse (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 Ltdf
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		4
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	



Department of Infrastructure, Regional Development and Cities

Building Activity Type: Expert Type:	Building 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**

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

#### Architectural:

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;

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.

#### Civil:

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.

#### Structural:

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.

#### Hydraulics:

Project No. 3914-17, Drawing No. H2(P2) prepared by Qanstruct (Aust) Pty Ltd.

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

- Airport Lessee Company Consent Number 18-036 dated 23<sup>rd</sup> October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice Response, dated 18<sup>th</sup> 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 21<sup>st</sup> November 2018 prepared by s47F behalf of Qanstruct (Aust) Pty Ltd;
- Certification Design Form (Architectural) dated 22<sup>nd</sup> November 2018, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;

on behalf



Department of Infrastructure, Regional Development and Cities

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



Department of Infrastructure, Regional Development and Cities

- 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;
- 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 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)



Department of Infrastructure, Regional Development and Cities

- 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;



Department of Infrastructure, Regional Development and Cities

- 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;
- 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-tosatisfy 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)
loodod By.	Airport Building Controller
Issued to	
Legal Entity Name:	Opportunit (Aupt) Dhulltd
ABN:	Qanstruct (Aust) Pty Ltd
Address Line 1:	88765907859
Address Line 1: Address Line 2:	500 Burwood Rd
Town/Suburb:	(Not Provided)
	HAWTHORN
State/Territory:	VIC
Postcode:	3122
Attention of	175
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F
Email:	s47F @qanstruct.com.au
Location of Activity	
3 Hararavo Placo Maarabbin Alim	ort
3 Hargrave Place Moorabbin Airpo	Jit
Building Activity Descripti Construction of new warehouse ar	ion
Building Activity Descripti Construction of new warehouse ar	ion nd office for Flavour Maker.
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: 0	i <b>on</b> nd office for Flavour Maker. Changes to Footing Design
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$):	ion nd office for Flavour Maker. Changes to Footing Design \$47(1)(b)
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m):	ion Ind office for Flavour Maker. Changes to Footing Design \$47(1)(b) 16,052
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m):	ion Ind office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m):	ion Ind office for Flavour Maker. Changes to Footing Design \$47(1)(b) 16,052
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages:	ion Ind office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m):	ion Ind office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s)	ion Ind office for Flavour Maker. Changes to Footing Design \$47(1)(b) 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details	ion Ind office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building:	ion Ind office for Flavour Maker. Changes to Footing Design <b>\$47(1)(b)</b> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description:	ion nd office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b Warehouse
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants:	ion Ind office for Flavour Maker. Changes to Footing Design <b>\$47(1)(b)</b> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants: BCA Classification 2 Details	ion Ind office for Flavour Maker. Changes to Footing Design <b>\$47(1)(b)</b> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b Warehouse (Not Provided)
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants: BCA Classification 2 Details Part of Building:	ion nd office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b Warehouse (Not Provided) 3 Hargrave Place Moorabbin Airport
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants: BCA Classification 2 Details Part of Building: Classification:	ion nd office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b Warehouse (Not Provided) 3 Hargrave Place Moorabbin Airport 5
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants: BCA Classification 2 Details Part of Building: Classification: Description: Number of Building: Classification: Description:	ion nd office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b Warehouse (Not Provided) 3 Hargrave Place Moorabbin Airport
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants: BCA Classification 2 Details Part of Building: Classification:	ion nd office for Flavour Maker. Changes to Footing Design <u>\$47(1)(b)</u> 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works 3 Hargrave Place Moorabbin Airport 7b Warehouse (Not Provided) 3 Hargrave Place Moorabbin Airport 5
Building Activity Descripti Construction of new warehouse ar Nature of Variation 1 to Stage 1: C Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m): Mandatory Inspection Stages: Building Classification(s) BCA Classification 1 Details Part of Building: Classification: Description: Number of Occupants: BCA Classification 2 Details Part of Building: Classification: Description: Number of Building: Classification: Description:	ion nd office for Flavour Maker. Changes to Footing Design S47(1)(b) 16,052 33,158 • Prior to pouring footing / reinforcement; • Structural Framework; and • Final upon completion of the works  3 Hargrave Place Moorabbin Airport 7b Warehouse (Not Provided)  3 Hargrave Place Moorabbin Airport 5 Office

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



Department of Infrastructure, Regional Development and Cities

Legal Name:	Qanstruct (Aust) Pty Ltdf
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:

on



#### Australian Government

#### Department of Infrastructure, Regional Development and Cities

- Airport Lessee Company Consent Number 18 036 dated 23<sup>rd</sup> October 2018, prepared by s47F behalf of Moorabbin Airport Corporation;
- AEO Referral Advice Response, dated 18<sup>th</sup> 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 25<sup>th</sup> February 2019, prepared by s47F
   on behalf of M&K Building Consultants Pty Ltd;
- Certification Design Form (Civil) dated 22<sup>nd</sup> February 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd;
- Certification Design Form (Civil) dated 22<sup>nd</sup> February 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd; and
- Geotechnical Investigation, Report No. 119427/B, dated 20<sup>th</sup> 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;
- 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 piledriving 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;
- 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;



Department of Infrastructure, Regional Development and Cities

- 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 2(
- 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;
- A letter from the glazing contractor stating that the glass has been supplied and installed in accordance with AS 1288 & AS 2047;



Department of Infrastructure, Regional Development and Cities

- 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;
- 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;
- A letter or certificate from the Fire Services Contractor stating compliance for:
   a) Fire Hydrants & Fire Hose Reels (AS 2419.1 & AS 2441); &
   b) Sprinklor System to AS 2118;
  - 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;
- 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;
- 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;



Department of Infrastructure, Regional Development and Cities

- 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;
- 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  ${\tt BAN-18-MOO-0081:}$ 

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 S47F S47F S47F S47F S47F S47F S47F S
Email:	s47F @qanstruct.com.au
Location of Activity	
3 Hargrave Place Moorabbin Airp	ort
	9
Building Activity Descript	
Construction of new warehouse ar	nd office.
Nature of Stage 2: Structural fram	e & 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

## FOI 24-373 - Document 8 Document ID: 19-MOO-0000000175



# Australian Government

Department of Infrastructure, Regional Development and Cities

Classification: Description:	5 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 Ltdf
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	0
Company Name:	Cosentino Group Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 2 Details		د با
Name	s47F	8
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	
l		



Department of Infrastructure, Regional Development and Cities

Building Activity Type: Expert Type:	Building 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**

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

Structural:

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;

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

- Airport Lessee Company Consent Number 18-036 dated 23<sup>rd</sup> October 2018, prepared by s47F behalf of Moorabbin Airport Corporation;
- AEO Referral Advice Response, dated 18<sup>th</sup> 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 24<sup>th</sup> January 2019 prepared by s47F on behalf of M&K Building Consultants Pty Ltd;
- Certification Design Form (Civil) dated 18<sup>th</sup> January 2019, prepared by s47F Cosentino Group Pty Ltd;
- Certification Design Form (Civil) dated 22<sup>nd</sup> January 2019, prepared by s47F on behalf of Cosentino Group Pty Ltd;
- MFB Reg. 129 Report & Consent, Report No. 1802969 dated 3<sup>rd</sup> December 2018 prepared by s47F behalf of the Metropolitan Fire and Emergency Services Board;
- Fire Engineering Brief, Job No. 18ME0924, Revision 0, dated 22<sup>nd</sup> November 2018, prepared by Irwinconsult Pty Ltd;
- Structural Computations, Job No. 17921, prepared by Consentino Group Pty Ltd;
- Environmental Management Plan;
- Geotechincal Investigation, Report No. 11947, dated 16th November 2018 prepared by A.S. James Pty Limited;

on

on behalf of



# 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;
- 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:

C)

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
  - 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

(a)



Australian Government

Department of Infrastructure, Regional Development and Cities

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 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 AE
- 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;



Department of Infrastructure, Regional Development and Cities

- 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;
- 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-tosatisfy 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	egulation 2.11
Building Activity Number (BAN):	BAN-18-MOO-0081	
Airport Name:	Moorabbin	
Alport Name.	Woorabbin	
Approval		
Effective Until:	01-Apr-2022	
Stage:	3 - Hydraulic (In-ground services) and cladding (excluding ro	of 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		602
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	
Location of Activity		Act
3 Hargrave Place, Moorabbin Airp	port.	 
<b>Building Activity Descript</b>	ion	lo l
Construction of new warehouse an	nd office.	
Nature of Stage 3 - Hydraulic (In-c	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:	<ul> <li>Prior to pouring footing / reinforcement;</li> <li>Structural Frame upon completion of the works</li> </ul>	work; and • Final
Building Classification(s)		
BCA Classification 1 Details		
Part of Building:	3 Hargrave Place, Moorabbin Airport.	0

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**Classification:** 



Department of Infrastructure, Regional Development and Cities

Description: Number of Occupants:	Office (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 Ltdf	
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	

	2
s47F	22.2
Thomas Consulting Group Pty Ltd	+
s47F	
Building	
Mechanical Engineer	
s47F	, U
Cosentino Group Pty Ltd	
s47F	
Building	
Civil Engineer	
s47F	
M & K & Associates Building Consultants Pty Ltd	
s47F	
Building	
Other	
	Thomas Consulting Group Pty Ltd s47F Building Mechanical Engineer s47F Cosentino Group Pty Ltd s47F Building Civil Engineer s47F M & K & Associates Building Consultants Pty Ltd s47F Building Consultants Pty Ltd



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)			

# Address Line 2:(Not Provided)Town/Suburb:(Not Provided)State/Territory:(Not Provided)Postcode:(Not Provided)

# **Endorsed Documents**

Job No. 4115-18, Drawing No. A100(B), A101(B), A301(B), A302(B), A303(B), A304(A) prepared Architectural: <sup>by Qanstruct</sup> (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:

- Airport Lessee Company Consent Number 18-036 dated 23<sup>rd</sup> October 2018, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice Response, dated 18<sup>th</sup> 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 29<sup>th</sup> March 2019 prepared by s47F on behalf of M&K Building Consultants Pty Ltd;
- Certification Design Form (Hydraulic) dated 13<sup>th</sup> February 2019 prepared by s47F 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

on



• 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;
- 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;
- 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 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)
- 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;
- 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;

(a)



Department of Infrastructure, Regional Development and Cities

- 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;
- 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-tosatisfy 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.



Department of Infrastructure, Regional Development and Cities

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.



**BCA Classification 1 Details** 

Department of Infrastructure, Transport, Cities and Regional Development

# **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	ut u
Postcode:	3122	ti ti
Attention of		e De
Name	s47F	
Primary Phone:	s47F	982 by the
Secondary Phone:	s47F	p <
Email:	s47F @qanstruct.com.au	080
Location of Activity		Act
3 Hargrave Place, Moorabbin Airg	port.	
		ла Ц
<b>Building Activity Descript</b>	ion	for
Construction of new warehouse an	nd office.	of Ir
Nature of Stage 4 - Remainder of	Services.	E
Total Estimated Value (\$):	s47(1)(b)	e d
Total Floor Area (sq. m):	16,052	Ш Ц
Total Site Area (sq. m):	33,158	the
Mandatory Inspection Stages:	Foundations.	under the
	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>	
	<ul> <li>Structural Framework; and</li> <li>Final, upon completion of the works</li> </ul>	- 0
		0 0
Building Classification(s)		Le L



Department of Infrastructure, Transport, Cities and Regional Development

Part of Building: Classification: Description: Number of Occupants:	3 Hargrave Place, Moorabbin Airport. 5 Office (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 Ltdf
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		0
Name	s47F	Č
Company Name:	Thomas Consulting Group Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Mechanical Engineer	
Expert Consultant 2 Details		 E
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	0
Company Name:	M & K & Associates Building Consultants Pty Ltd	
Registration Number:	s47F	



**Endorsed Documents** 

\* Department of Infrastructure, Transport, Cities and Regional Development

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:	
	(INOL PTOVIDED)
Town/Suburb:	(Not Provided)
Town/Suburb: State/Territory:	(Not Provided) (Not Provided)



The particular the pa	rtment of infrastructure, fransport, Cities and Regional Development			
	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:	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	Job No. DF-355, Drawing No. FS-01(A), FS-02(A) & FS-03(A) prepared by Defence Fire Protection;			
Services:	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)			
	essee Company Consent Number 18-036 dated 23 <sup>rd</sup> October 2018, prepared by s47F on Moorabbin Airport Corporation;			
	erral Advice Response, dated 18 <sup>th</sup> December 2018, prepared by s22(1)(a)(ii) on behalf of the ent of Infrastructure, Regional Development and Cities;			
Certificati	on Design Form (Building Surveyor) dated 9 <sup>th</sup> July 2019 prepared by s47F on M&K Building Consultants Pty Ltd;			
<ul> <li>Certificati</li> </ul>	on Design Form (Structural) dated 9 <sup>th</sup> July 2019 prepared by <sup>s47F</sup> on behalf of tructures Pty Ltd;			
<ul> <li>Certificati</li> </ul>	on Design Form (Electrical) dated 21 <sup>st</sup> March 2019 prepared by <sup>\$47F</sup> on behalf of			
Certificati	<ul> <li>Fryda Dorne &amp; Associates;</li> <li>Certification Design Form (Mechanical) dated 18<sup>th</sup> April 2019 prepared by s47F on behalf of Triple A Airconditioning Pty Ltd;</li> </ul>			
Certificati	on Design Form (Fire Services) dated 21 <sup>st</sup> June 2019 prepared by s47F on behalf of Engineering;			
Certificati	on Design Form (Hydraulic) dated 13 <sup>th</sup> February 2019 prepared by s47F on M.C.M Plumbing Consultants;			
	Schedule, Ref No. 4115.19, dated 8 <sup>th</sup> February 2019 prepared by Qanstruct (Aust) Pty Ltd;			
MFB Reg	<ul> <li>MFB Reg. 129 Report &amp; Consent, Report No. 1900436 dated 10<sup>th</sup> April 2019, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;</li> </ul>			
	ant Flow Test Report, Report No. 181317, dated 10 <sup>th</sup> November 2018 prepared by Fire Concepts;			
	Fig. For the part of the Net 40NE0004, Dec 4 data data $data$ have 0040 mereor data between the basis			

• Fire Engineering Report, Job No. 18ME0924, Rev 4, dated 17<sup>th</sup> June 2019 prepared by Irwinconsult Pty Ltd;



Department of Infrastructure, Transport, Cities and Regional Development

- Fire Safety Report Fire Sprinkler Protection, dated 24<sup>th</sup> 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 14<sup>th</sup> 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 20<sup>th</sup> February 2019 prepared by A.S. James Pty Ltd;
- Application for Approval of Alternative Solution dated 18<sup>th</sup> July 2019 prepared by s47F on behalf of Qanstruct Pty Ltd;
- ABC Record of Interpretation, dated 19<sup>th</sup> July 2019;
- Weather Proofing Performance Solution, dated 3<sup>rd</sup> July 2019 prepared by s47F on behalf of Qanstruct Pty Ltd;
- Performance Solution Report, Ref No. 19008PS, dated 11<sup>th</sup> February 2019 prepared by Equal Access;
- Certificate of Conformity for 'Vitracore G2', Ref No. CM40170, Rev. 4, dated 24<sup>th</sup> August 2018 prepared by CertMark International;
- Vitracore G2 Red Fire Report, Report No. JV15-00082, Rev. 8, dated 13<sup>th</sup> March 2018 prepared by Red Fire Engineers;
- Fire hazard properties data for '50-mm Pink Partition 32 R1.5', Test Report No.FNC11876, dated 23<sup>rd</sup> January 2017 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for '130-mm Pink Batts R2.5', Test Report No.FNC11874, dated 16<sup>th</sup> January 2017 prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'CSR Bradford Insulation Materials', Test Report No.2179, Rev. 1, dated 6<sup>th</sup> 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 17<sup>th</sup> July 2017 prepared by CSR Technical Centre;
- Fire hazard properties data for 'Tuffwrap 497', Test Report No.18-005966, dated 25<sup>th</sup> October 2018 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Nova Tile-Texture', Test Report No.FT 5205, dated 15<sup>th</sup> May 2013 prepared by Branz Limited;
- Fire hazard properties data for 'Plank-Iron', Test Report No.161567, dated 30<sup>th</sup> May 2016 prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'Granit Safe T', Test Report No.P904135C, dated 16<sup>th</sup> September 2009 prepared by SP Technical Research Institute of Sweden;
- Fire hazard properties data for 'IQ Granit SD', Test Report No.148276, dated 9<sup>th</sup> 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 11<sup>th</sup> 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 24<sup>th</sup> 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 26<sup>th</sup> February 2014 prepared by AWTA Product Testing;
- Pyroplex Fire Rated Silicone Sealant Technical Datasheet;
- DTAC Non Slip Technical Data Sheet, Version 18, dated 12<sup>th</sup> 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 7<sup>th</sup> 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 26<sup>th</sup> 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;
- 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
    - within 28 days of completion of the pile driving
  - c) 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
- 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;
- 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 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)
- 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;

(a)



- 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;



Department of Infrastructure, Transport, Cities and Regional Development

- 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;
- 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-tosatisfy 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



# Document ID: 19-MOO-0000002130

FOI 24-373 - Document 10

# 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



.12 .4	isolated To permit the distance of travel	CP2 DP4 & EP2.2 DP4 & EP2.2
.4	to an exit up to 65m in lieu of 40m in warehouse. To permit distance between exits exceed 60m(up to 130m) within the warehouse - To permit distance of travel to	
.5	exits exceed 60m(up to 130m) within the warehouse - To permit distance of travel to	DP4 & EP2.2
	•	
	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
.3	To permit deletion of a smoke management system – E2.2 inter-alia C2.3(b)	CP2 & EP2.2
.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
	To permit no pedestrian accessway provided from the property allotment boundary to the entrances of the building.	DP1
	2(a)(i)	<ul> <li>accordance with the 2018 edition of NFPA 13 in lieu of the 1998 edition required by BCA.</li> <li>To permit no pedestrian accessway provided from the property allotment boundary to</li> </ul>

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



Department of Infrastructure, Transport, Cities and Regional Development

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 s	ubject to engineering design requ	irements as outlined below in the plans, documents.
2. 3.	Application Qanstruct ( Weatherpro	for Approval of Alternative Solut AUST) Pty Ltd;	, dated 17th June 2019 prepared by Irwin Consult; tion dated 18th July 2019, prepared by <sup>\$47F</sup> on behalf of nce solution – design dated 3th July 2019, prepared by <sup>\$47F</sup> or
4. 5.	Performano MFB Reg.	ce Solution Report 19008 PS dat	ted 11 <sup>th</sup> February 2019 prepared by Equal Access; lo. 1900436 dated 10th April 2019, prepared by <sup>s47F</sup> on acc Services Board
6.	Certificate		Certificate No. CM 40170, Rev.4 , dated 24th August 2018 prepare
7.	BCA Section		Report, Ref No. S3679 JV3.V1, dated February 2019 prepared by

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.

on

prepared



# **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 Compli	ance
Document ID:	19-MOO-000002650
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

Names47FPrimary Phone:s47FSecondary Phone:s47FEmail:s47F @qanstruct.com.au	Attention of		)ep
Secondary Phone: s47F	Name	s47F	9
	Primary Phone:	s47F	
Email: s47F @qanstruct.com.au	Secondary Phone:	s47F	
	Email:	s47F @qanstruct.com.au	100

Location of Building	
3 Hargrave Place Moorabbin Airport.	

# **Building Details**

Construction of new warehouse and office.

Building Classification(s)			
BCA Classification 1 Details		ue L	
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		



Department of Infrastructure, Transport, Cities and Regional Development

Classification: Description: Number of Occupants:	7b Warehouse 1 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.



## **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 Compli	ance
Document ID:	19-MOO-000002512
Stage:	(Not Provided)
Issued Date:	15-Aug-2019
Issued By:	s22(1)(a)(ii) Airport Building Controller

Qanstruct (Aust) Pty Ltd	
88765907859	
500 Burwood Rd	
(Not Provided)	
HAWTHORN	
VIC	
3122	
-	88765907859 500 Burwood Rd (Not Provided) HAWTHORN VIC

Attention of		en De
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	



Department of Infrastructure, Transport, Cities and Regional Development

Classification: Description: Number of Occupants:	7b Warehouse 1 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 requiremnets of Clause D2.21 - NCC Volume 1 2016 Amendmnet 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.



## **Building and/or Works Permit Application**

Airports Act 1996	Airports (Building Control) Regulations 1996	Regulation 2.02
Building Activity Number (B	AN): BAN-18-MOO-0081	
Application ID:	18-MOO-000001968	
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	1
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)	08.9 hv
Address Line 1:	(Not Provided)	Å C1
Address Line 2:	(Not Provided)	
Town/Suburb:	(Not Provided)	
State/Territory:	(Not Provided)	1
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	י חביי
Contact Person:	s47F	1150
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	04 02
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
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Page 5 of 8

Australian Government Department of Infrastructure, Transport	, Cities and Regional Development	
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	
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FOI 24-373 - Document 13

***	FOI 24-373 - Docume
Australian Government Department of Infrastructure, Transport	t. Cities and Regional Development
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)

FOI 24-373 - Document 13



FOI 24-373 - Document 13

### **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	A A A A A A A A A A A A A A A A A A A		
9 (Lot EA) Chifley Drive, Moorabb	in Airport.		
Building Activity Descript	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:

Page 1 of 6

#### FOI 24-373 - Document 14 Document ID: 19-MOO-0000001951

### Australian Government

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		Lee
Expert Consultant 1 Details		6
Name	s47F	L U
Company Name:	Bruce Young Partners Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 2 Details		

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	198	
This permit incorporates the drawing	gs, specifications and documents listed below:	
	atio	
	Drawing No. C01(01), C02(01), C03(01), C04(01) &	
In issuing this permit, reference has	been made to the following documents:	
Aimart Losson Company Consent	Number 19-003, dated 15 <sup>th</sup> March 2019, prepared by s47F on behalf	
<ul> <li>Airport Lessee Company Consent of Moorabbin Airport Corporation;</li> </ul>		
<ul> <li>AEO Referral Advice dated 12<sup>th</sup> June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of</li> </ul>		
Infrastructure, Regional Development and Cities;		
<ul> <li>Certification Design Form (Civil) d Young Partners;</li> </ul>	ated 8 <sup>th</sup> May 2019, prepared by s47F on behalf of Bruce	
<ul> <li>Certification Design Form (Building Surveyor) dated 17<sup>th</sup> May 2019, prepared by <sup>s47F</sup> on</li> </ul>		
behalf of Fire Safe Buildings Pty L		
	ed by Goodman Property Services (Australia) Pty Ltd; and , dated May 2019 prepared by Bruce Young Partners;	
	,,,,,,,,, _	
	Page 2 of 6	



## 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:
  - <sup>a)</sup> keep a record of all pile-driving operations undertaken during the construction
  - <sup>1</sup> 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;
- 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 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)
- 4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordant 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;
- 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;

- 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



Department of Infrastructure, Transport, Cities and Regional Development

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:	Construct (Aust) Dt (Ltd		
ABN:	Qanstruct (Aust) Pty Ltd 88765907859		
Address Line 1:	500 Burwood Road		
Address Line 1:	Hawthorn		
Town/Suburb:	Hawthorn		
State/Territory:	VIC	O,	
Postcode:	3122	ent	
	0122	<u>=</u>	
Attention of		epa	
Name	s47F	L D	
Primary Phone:	s47F	v th	
Secondary Phone:	s47F	р 5	
Email:	s47F @qanstruct.com.au	00 ()	
Location of Activity		Act	
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)	sed	
Total Floor Area (sq. m):	17,367	E E	
Total Site Area (sq. m):	17,367	the	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>	e	
	Structural Framework; and     Sincl. upon completion of the work:	nD	
	<ul> <li>Final, upon completion of the works.</li> </ul>	o o	
Building Classification(s)		690	

<b>BCA Classification 1 Details</b>	

Part of Building:

#### FOI 24-373 - Document 15 Document ID: 19-MOO-000002804

Australian Government

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		1
Legal Name:	s47F	2
ABN:	(Not Provided)	3
Building Activity Type:	Building	2)
Registration/Licence/Accreditation Number:	s47F	2.
Address Line 1:	500 Burwood Road	2
Address Line 2:	(Not Provided)	
Town/Suburb:	Hawthorn	- - -
State/Territory:	VIC	Ś
Postcode:	3121	<u>.</u>
Contact Person:	s47F	2
Primary Phone:	s47F	5
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	

Department of Infrastructure, Transport, Cities and Regional Development

Nama Company Namai	s47F	
Company Name:	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	
	0100	
Endorsed Documents		
	no, anacifications and decuments listed below.	

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



Conditions	ursuant to this building permit shall comply with the Airports Act 1996 and Airport (Building Control)
Geotechnic	cal Soil Report, Ref No. 119788/A dated 28 <sup>th</sup> May 2019 prepared by A.S. James Pty Ltd;
Geotechnic	cal Investigation Report, Ref No. 119788, dated 28 <sup>th</sup> May 2019 prepared by A.S. James Pty Ltd; and $\overset{<}{}$
	ctural Computations, Project No. 19018, dated 23 <sup>rd</sup> August 2019 prepared by Bruce Young Partners;
	ctural Computations, Project No. 19018, dated May 2019 prepared by Bruce Young Partners; ctural Computations, Project No. 40470, dated May 2019 prepared by Bruce Young Partners
<ul> <li>Warehouse</li> </ul>	e Structural Computations, Project No. 19018, dated May 2019 prepared by Bruce Young Partners;
<ul> <li>Warehouse Partners:</li> </ul>	e Structural Computations, Project No. 496, dated 13 <sup>th</sup> August 2019 prepared by Bruce Young
Warehouse	e Structural Computations, Project No. 138, dated 27 <sup>th</sup> March 2019 prepared by Bruce Young Partners.
<ul> <li>Warehouse Partners;</li> </ul>	e Structural Computations, Project No. 19018, dated 13 <sup>th</sup> March 2019 prepared by Bruce Young
behalf of F	n Design Form (Building Surveyor) dated 31 <sup>st</sup> May 2019, prepared by <sup>s47F</sup> on ire Safe Buildings Pty Ltd;
Bruce You	ng Partners;
	ruce Gardner and Associates Pty Ltd; n Design Form (Structural) dated 26 <sup>th</sup> August 2019 prepared by <sup>s47F</sup> on behalf of
	n Design Form (Structural) dated 26 <sup>th</sup> August 2019 prepared by <sup>s47F</sup> on
	rral Advice dated 12 <sup>th</sup> June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of ire, Regional Development and Cities;
	bin Airport Corporation; rral Advice dated 12 <sup>th</sup> June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of
	see Company Consent Number 19-003, dated 15 <sup>th</sup> March 2019, prepared by s47F on behalf
In issuing this	permit, reference has been made to the following documents:
	OS17(02), OS18(02), OS19(03) & OS20(03) prepared by Bruce Young Partners;
	OS11(05), OS12(04), OS13(05), OS14(03), OS15(03), OS16(04),
Structural:	S12(02), S13(02), OS01(05), OS02(07), OS03(07), OS04(06), OS05(04), OS06(07), OS07(03), OS08(03), OS09(05), OS10(03),
	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),
	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;
Architectural:	A150(E), A200(E), A205(E), A210(E), A211(E), A300(C), A400(D),
	Project No. 19.006, Drawing No. A001(C), A010(D), A050(C), A100(E),

6. Demolition works are to be carried out strictly in accordance with AS 2601 and all necessary public protection

Regulations 1996 and with any conditions or requirements imposed by the Airport Building Controller;

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,

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 site and made available for inspection while the work is in progress;

Moorabbin Airport on (03) 8587 8000 for further information;

construction/demolition site, where applicable;



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:
  - <sup>a)</sup> 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;
- 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 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 AE
- 4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordant 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;
- 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;
- 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;
- A letter from the approved Contractor stating that the application of waterproofing was installed in accordance with manufacturers specifications and relevant standards;



Department of Infrastructure, Transport, Cities and Regional Development

- 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;
- 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

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	egulation 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 sl	ab
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	o
Postcode:	3122	ent
Attention of		ebs
Name	s47F	D
Primary Phone:	s47F	/ th
Secondary Phone:	s47F	2 D
Email:	s47F @qanstruct.com.au	00
Location of Activity		Aqt
9 (Lot EA) Chifley Drive, Moorabb	in Airport.	io m
	· · · · · · · · · · · · · · · · · · ·	mai
Building Activity Descript	ion	for
	ces and associated showroom / gymnasium for Amer Sports Aus oof cladding and warehouse fibre floor slab.	stralia.
		qon
Total Estimated Value (\$):	s47(1)(b)	6
Total Floor Area (sq. m):	17,367	L L
Total Site Area (sq. m):	17,367	the
Mandatory Inspection Stages:	Prior to pouring footing/ reinforcement;	der
	<ul> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>	L L L L L L L L L L L L L L L L L L L
		O W

Building Classification(s)		
BCA Classification 1 Details		ŭ
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport	

Page 1 of 6

#### FOI 24-373 - Document 16 Document ID: 19-MOO-000002805

### Australian Government

Classification	5
Classification:	
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		1
Contractor 1 Details		7
Legal Name:	s47F	2.
ABN:	(Not Provided)	3
Building Activity Type:	Building	2
Registration/Licence/Accreditation Number:	s47F	
Address Line 1:	500 Burwood Road	2
Address Line 2:	(Not Provided)	
Town/Suburb:	Hawthorn	, ,
State/Territory:	VIC	ć.
Postcode:	3121	<u>.</u>
Contact Person:	s47F	2
Primary Phone:	s47F	<u>5</u> [
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	

Expert Consultants		L L L
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		Lab

Namo	s47F	
Company Name:	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		<u>-</u>
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	
		4 2 
Endorsed Documents		
This permit incorporates the drawin	gs, specifications and documents listed below:	
	$\mathbf{y}_{\mathbf{y}}$ , specifications and documents instea below.	
Architectural: Project No. 19.006, by ORA Architecture	Drawing No. A300(B), A500(B) & A510(B) prepared	
	, , <u>, _</u> ,	
	$p_{\rm ming}$ No. $p_{\rm col}(0)$ & $p_{\rm col}(0)$ are part of the EMC	
Structural: Job No. 265824, Dr. Engineering Pty Ltd;	awing No. S001(0) & S008(0) prepared by FMG	
		Page 3 of 6



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

- Airport Lessee Company Consent Number 19-003, dated 15<sup>th</sup> March 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 12<sup>th</sup> June 2019, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Cities;
- Certification Design Form (Structural) dated 8<sup>th</sup> 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 21<sup>st</sup> August 2019 prepared by Dramix;
- Certificate of Conformity for 'Vitracore G2', Certificate No. CM40170, dated 10<sup>th</sup> May 2019 prepared by CertMark International;
- BlueScope Colorbond Steel Coated Steel Prepainted Data Sheet, dated September 2019 prepared by BlueScope Steel Limited; and
- BlueScope Zincalume 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;
- 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:
  - <sup>a)</sup> 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;
- 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)
- 4. A letter from the Building Works Contractor stating that the building/works have been constructed in accordant 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



Department of Infrastructure, Transport, Cities and Regional Development

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

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 Regu	lation 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	ŭ O
Location of Activity		\
9 (Lot EA) Chifley Drive, Moorabl	bin Airport.	
Building Activity Descript	ion	form
Construction of a warehouse, office Nature of Stage 4: All services.	ces and associated showroom / gymnasium for Amer Sports Australia	a. 11
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	17,367	
Total Site Area (sq. m):	17,367	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>	
Building Classification(s)		

Building Classification(s)	
BCA Classification 1 Details	
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport

Page 1 of 10

### FOI 24-373 - Document 17 Document ID: 20-MOO-0000001185



## Australian Government

Tepartment of Infrastructure, Transport, Regional Development and Communications

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		1
Legal Name:	s47F	2
ABN:	(Not Provided)	3
Building Activity Type:	Building	2);;
Registration/Licence/Accreditation Number:	s47F	2.
Address Line 1:	500 Burwood Road	2
Address Line 2:	(Not Provided)	200
Town/Suburb:	Hawthorn	
State/Territory:	VIC	ć.
Postcode:	3121	<u>3</u> .
Contact Person:	s47F	2
Primary Phone:	s47F	5
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	



Department of Infrastructure, Transport, Regional Development and Communications

Name 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
	Page 3 of 1



Department of Infrastructure, Transport, Regional Development and Communications

s47F
M & K Building Consultants Pty Ltd
s47F
Building
Other
Building Surveyor
Amer Sports Australia Pty Ltd
18-20 Lakewood Blvd
(Not Provided)
Braeside
VIC
3195

This permit incorporates the drawings, specifications and d	ocuments listed below:
Electrical: Job No. 1910, Drawing No. E01(C2), E02 E06(C3), E07(C2) & E08(C2) prepared by	
Mechanical: Job No. 1910, Drawing No. M00(C5) & M Engineers Pty Ltd;	01(C7) prepared by MJA Consulting
Job No. DCHF14403, Drawing No. 01(0) <b>Fire Services:</b>	& 02(0) prepared by Hamilton Fire
Hydraulic:Job No. 4096, Drawing No. H1(C1), H2(CH7(C1) prepared by Thomas Consulting G	5), H3(C2), H4(C2), H5(C4), H6(C3) &
In issuing this permit, reference has been made to the follow	ving documents:
<ul> <li>Airport Lessee Company Consent Number 19-003, dated &amp; of Moorabbin Airport Corporation;</li> <li>AEO Referral Advice dated 12th June 2019, prepared by Infrastructure, Regional Development and Cites;</li> <li>ABC Record of Interpretation, dated 27<sup>th</sup> April 2020;</li> <li>Application for Approval of Alternative Solution dated 27th Qanstruct (AUST) Pty Ltd;</li> <li>Certification Design Form (Electrical) dated 14th April 2020 behalf of MJA Consulting Engineers Pty Ltd;</li> </ul>	22(1)(a)(ii) on behalf of the Department of April 2020, prepared by \$47F on behalf of prepared by \$47F on 20 prepared by \$47F on behalf
<ul> <li>Certification Design Form (Fire Services) dated 22nd Octo of Dyer Fire;</li> <li>Certification Design Form (Hydraulics) dated 3rd March 20</li> </ul>	
	Page 4 of 10



Department of Infrastructure, Transport, Regional Development and Communications

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 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;



Department of Infrastructure, Transport, Regional Development and Communications

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 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 Melbourne & Essendon AEO on s22(1)(a)(ii) or the Moorabbin AEO on s22(1)(a)

(III)



Department of Infrastructure, Transport, Regional Development and Communications

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;

108 of 509

23. Letter from the magnetic door hold open device contractor confirming that such devices have been installed in

Page 7 of 10



Department of Infrastructure, Transport, Regional Development and Communications

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



## Australian Government Department of Infrastructure, Transport, Regional Development and Communications

BCA Clause	Description
C2.12	<b>Battery recharge area not fire isolated</b> To permit the Forklift battery recharge area not to be fire isolated.
E1.4	Hose Reels not within 4m of an exit To permit the fire hose reel on the western side of the warehouse, to be greater than 4m from an exit.
C2.4	<ul> <li>To permit the emergency perimeter vehicle access road in parts as illustrated on the plans to be greater than 18m removed from the building.</li> <li>To permit the emergency perimeter vehicle access road in part not to be wholly within the allotment boundaries.</li> <li>At two locations, to permit the emergency perimeter vehicle access road to be traversed by security gates within the property boundaries.</li> </ul>
E1.3 AS2419.1	<ul> <li>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.</li> <li>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.</li> <li>To permit an in-line magnetic flow meter to be installed at the water supply connection point.</li> <li>To permit external fire hydrant coverage to be achieved by 3 hose lengths plus hose spray (100m), in lieu of 60m.</li> </ul>
This permit is sub	ject to engineering design requirements as noted in Report No. 19ME0326 Rev 1, dated 25th June

## Appendix 2

The following AEO recommendations apply to these works:

2019, prepared by Irwin Consult Pty Ltd.

- 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



Department of Infrastructure, Transport, Regional Development and Communications

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

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, 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:		
ABN:	Qanstruct (Aust) Pty Ltd	
Address Line 1:	88765907859	
Address Line 1:	500 Burwood Road	
Town/Suburb:	(Not Provided) Hawthorn	
State/Territory:	VIC	,
Postcode:	3122	Jent of
	5122	
Attention of		0 0 0
Name	s47F	
Primary Phone:	s47F	/ th
Secondary Phone:	s47F	982 by the
Email:	s47F @qanstruct.com.au	
Logotion of Activity		t ,
Location of Activity	in Aliment	n A
9 (Lot EA) Chifley Drive, Moorabbin Airport.		
Building Activity Description		
Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.       Image: Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.         Nature of Stage 5: All remaining works       Image: Construction of a warehouse, offices and associated showroom / gymnasium for Amer Sports Australia.         Total Estimated Value (\$):       \$47(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       • Structural Framework; and		
Total Estimated Value (\$):	s47(1)(b)	eq
Total Floor Area (sq. m):	17,367	е ц
Total Site Area (sq. m):	17,367	e.
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>	er t
	<ul> <li>Structural Framework; and</li> </ul>	pur
	<ul> <li>Final, upon completion of the works.</li> </ul>	
Building Classification(s)		ea 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		11
Legal Name:	s47F	2
ABN:	(Not Provided)	ם
Building Activity Type:	Building	20
Registration/Licence/Accreditation Number:	s47F	EIG E
Address Line 1:	500 Burwood Road	2
Address Line 2:	(Not Provided)	20
Town/Suburb:	Hawthorn	л Г
State/Territory:	VIC	É
Postcode:	3121	2
Contact Person:	s47F	0
Primary Phone:	s47F	5
Secondary Phone:	s47F	-
Email:	s47F @qanstruct.com.au	

Expert Consultants		Lee
Expert Consultant 1 Details		6 
Name	s47F	L G
Company Name:	Bruce Young Partners Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 2 Details		



Department of Infrastructure, Transport, Regional Development and Communications

Name 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 s47F
Registration Number:	
Building Activity Type:	All
Expert Type:	Other
Other Description:	Building Surveyor
Expert Consultant 6 Details	s47F
Name	
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
	Page 3 of

Infrastructure, Transport, Regional Development, Communications and the A



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

Amer Sports Australia Pty Ltd
18-20 Lakewood Blvd
(Not Provided)
Braeside
VIC
3195

#### **Endorsed Documents**

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

Architectural:	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;	
	Job No. 19.006, Drawing No. A100(M) prepared by Qanstruct (Aust) Pty Ltd;	
Solar Panels:	Drawing No. D-GE-43152P-10201(B) prepared by Solgen Energy Pty Ltd;	40
Solar Parleis.	Drawing No. D-GE-43152P8-10101(J) prepared by Solgen Energy Pty Ltd;	
	Project No. 19018, Drawing No. S03(09) prepared by Bruce Young Partners;	

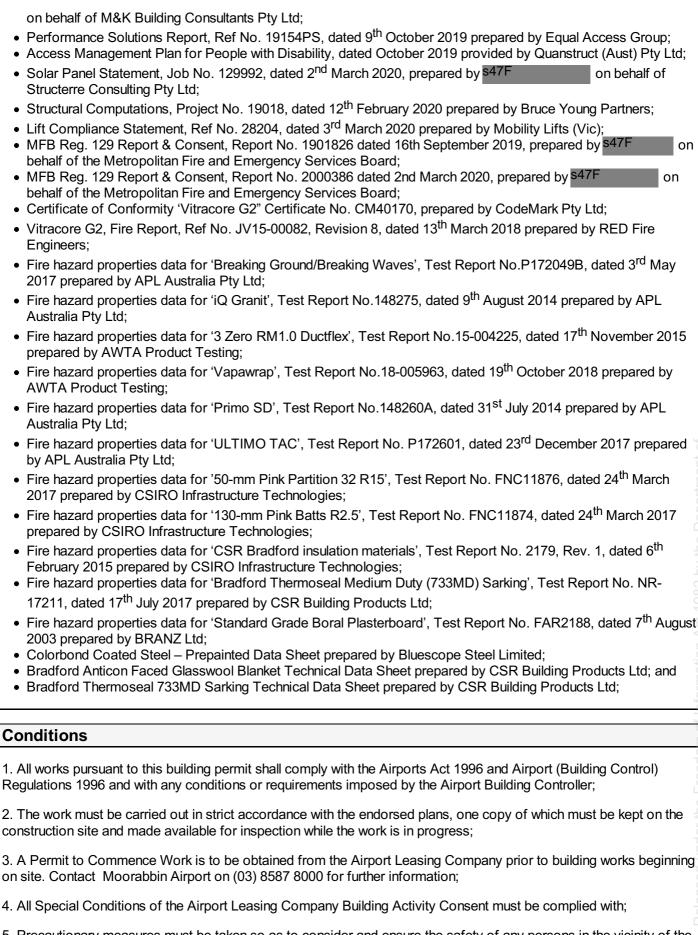
#### In issuing this permit, reference has been made to the following documents:

- Airport Lessee Company Consent Number 19-003, dated 8<sup>th</sup> October 2019, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 12<sup>th</sup> 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 27<sup>th</sup> 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 behalf of Qanstruct (Aust) Pty Ltd;
- Certification Design Form (Structural) dated 26<sup>th</sup> March 2020 prepared by s47F behalf of Bruce Gardener & Associates Pty Ltd;
- Certification Design Form (Building Surveyor) dated 27<sup>th</sup> March 2020 prepared by s47F

on

on

## FOI 24-373 - Document 18



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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,



Department of Infrastructure, Transport, Regional Development and Communications

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 \$22(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 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

Page 7 of 11

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\* Department of Infrastructure, Transport, Regional Development and Communications

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

Page 8 of 11



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

C2.12

D1.4

#### **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

#### Battery recharge area not fire isolated

To permit the Forklift battery recharge area not to be fire isolated.

#### Distance of exit travel – 60m

To permit distance of travel to an exit exceeds 40m (up to 70m) within the warehouse parts.

#### Exit travel under canopies not counted

To permit some exits discharge under canopy (14.8m) wherein this extra distance not included in the egress distance calculation.



## 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 Clause F2.4(a) staff
- Table F2.4(a)• Unisex Ambulant facility to be provided to cater for employees who may still<br/>require accessible features from an ambulant facility without the need for<br/>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.
- 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

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, 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-19-MOO-0058	
Airport Name:	Moorabbin	

Certificate of Compli	ance
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		)eD
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	198

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)		00
BCA Classification 1 Details		e U
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport.	Ű
Classification:	5	
Description:	Office	
Number of Occupants:	70	
BCA Classification 2 Details		Ű
Part of Building:	9 (Lot EA) Chifley Drive, Moorabbin Airport.	



\* Department of Infrastructure, Transport, Regional Development and Communications

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

- 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

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**

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**

	0	
Airports Act 1996	Airports (Building Control) Regulations 1996	Regulation 2.02
Building Activity Number (BA	N): BAN-19-MOO-0058	
Application ID:	19-MOO-000001242	
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	e.
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	ļ
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: Postcode:

Location of Activity		the de
Airport:	Moorabbin	nu seq. nu
Location of Activity:	Warehouse Development for Amer Sports	ei ca:
	9 (Lot EA) Chifley Drive, Moorabbin Airport	
Printed at 13 Mar 2020 05:23 PM		Page 2 of 9

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3195



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	nent o
Contact Person:	s47F	nnante
Primary Phone:	s47F	the D
Secondary Phone:	s47F	32 DV
Email:	s47F @qanstruct.com.au	Xat 198



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

Department of Infrastructure, Transport, Regional Development and Communications		
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		
Expert Consultant 6 Details Name:	s47F	
	s47F MJA consulting Engineers Pty Ltd	
Name:		
Name: Company Name: Registration/Licence/Accreditation	MJA consulting Engineers Pty Ltd	
Name: Company Name: Registration/Licence/Accreditation Number:	MJA consulting Engineers Pty Ltd s47F	
Name: Company Name: Registration/Licence/Accreditation Number: Building Activity Type:	MJA consulting Engineers Pty Ltd s47F Building	
Name: Company Name: Registration/Licence/Accreditation Number: Building Activity Type: Expert Type:	MJA consulting Engineers Pty Ltd s47F Building MechanicalEngineer	
Name: Company Name: Registration/Licence/Accreditation Number: Building Activity Type: Expert Type: Other Expert Type Description:	MJA consulting Engineers Pty Ltd s47F Building MechanicalEngineer	
Name:         Company Name:         Registration/Licence/Accreditation         Number:         Building Activity Type:         Expert Type:         Other Expert Type Description:         Expert Consultant 7 Details	MJA consulting Engineers Pty Ltd s47F Building MechanicalEngineer (Not Provided)	
Name:         Company Name:         Registration/Licence/Accreditation         Number:         Building Activity Type:         Expert Type:         Other Expert Type Description:         Expert Consultant 7 Details         Name:	MJA consulting Engineers Pty Ltd s47F Building MechanicalEngineer (Not Provided)	



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	t of
Postcode:	3000	in e n
Attention of		ba T
Name	s47F	
Primary Phone:	s47F	the
Secondary Phone:	(Not Provided)	þ
Email:	s47F @unispace.com	082
Location of Activity		Ac
SIMPLOT AUSTRALIA, 2 CHIFLI	EY DRIVE, MOORABBIN AIRPORT, 3194	atior
Building Activity Descript	ion	j.
Refurbishment of the interior only	of 2 Simplot Australia, 2 Chifley Drive including:	of Ir
-New Flooring		E
-New Ceilings		equ
-New Furniture and Joinery Items -New Security Gates		L L
-New Security Gales		he
-Amendments to Mechanical Syste	em	er the
-Amendments to Fire Systems		pun
-Amendments to Hydraulic Systen -Amendments to Electrical and Da		- pe
		eased
Nature of Stage 1: Demolition of r		ele
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	5,987	



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Department of Infrastructure, Transport, Cities and Regional Development

Total Site Area (sq. m): Mandatory Inspection Stages: (Not Provided)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	L G

Expert Consultants		È. A
Expert Consultant 1 Details		0.
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	000
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:



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 29<sup>th</sup> July 2019, prepared by s47F Moorabbin Airport Corporation;

on behalf of

## 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;



- 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;
- 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;
- 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;
- 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;
- 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	t of
Postcode:	3000	nen
Attention of		
Name	s47F	0 
Primary Phone:	s47F	e th
Secondary Phone:	(Not Provided)	
Email:	s47F @unispace.com	982 by th
		0
Location of Activity		AG
SIMPLOT AUSTRALIA, 2 CHIFLE	EY DRIVE, MOORABBIN AIRPORT, 3194	tion
Ruilding Activity Decorint		
Building Activity Descript	of 2 Simplot Australia, 2 Chifley Drive including:	In fo
	or z Simplot Australia, z Chiney Drive including.	0,
-New Flooring		
-New Ceilings -New Furniture and Joinery Items		Ereed
-New Security Gates		
-New Partitions		under the
-Amendments to Mechanical Systems	em	der
-Amendments to Fire Systems -Amendments to Hydraulic System	IS	Ē
-Amendments to Electrical and Da		Released
Noture of Stone 2: All remaining	orko	99.9
Nature of Stage 2: All remaining w Total Estimated Value (\$):	orks. s47(1)(b)	e X
Total Floor Area (sq. m):		
	5,987	Page 1 of 10



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Australian Government

Department of Infrastructure, Transport, Cities and Regional Development

Total Site Area (sq. m): Mandatory Inspection Stages: (Not Provided)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	L G

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
•	Page 2 of 10



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**

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



Department of Infrastructure, Transport, Cities and Regional Development

1		
	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 p	permit, reference has been made to the following documents:	
	see Company Consent Number 29 <sup>th</sup> July 2019, dated Date Month 19-037, prepared by <mark>s47F</mark> f Moorabbin Airport Corporation;	
	for Approval of Alternative Solution dated 16 <sup>th</sup> August 2019, prepared by <mark>s47F</mark> hispace Pty Ltd;	on
	d of Interpretation, dated 22 <sup>nd</sup> August 2019; n Design Form (Structural) dated 15 <sup>th</sup> August 2019, prepared by <mark>s47F o</mark> r	n behalf
of Meinhard	It (Vic) Pty Ltd;	half of
ECM Group	o Pty Ltd;	
of ECM Gro	pup Pty Ltd;	n behalf
	n Design Form (Hydraulic/Fire Services) dated 17 <sup>th</sup> August 2019, prepared by <sup>s47F</sup> behalf of ECM Group Pty Ltd;	
	Pa	age 4 of <sup>2</sup>



Department of Infrastructure, Transport, Cities and Regional Development

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



- 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;



Department of Infrastructure, Transport, Cities and Regional Development

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;
- 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;
- 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

D1.4

#### 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

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 Complia	ince
Document ID:	19-MOO-000003515
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	10
Postcode:	3000	mel

Name s47F	
Primary Phone: s47F	< th
Secondary Phone: s47F	2 2
Email: s47F @unispace.com	198

## Location of Works

2 Chifley Drive, Moorabbin Airport.

## **Description of Works**

Refurbishment of the interior only for Simplot Australia:

-New Flooring

-New Ceilings

-New Furniture and Joinery Items

-New Security Gates

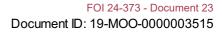
-New Partitions

-Amendments to Mechanical System

-Amendments to Fire Systems

-Amendments to Hydraulic Systems

-Amendments to Electrical and Data Systems





#### 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.



## **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 Compli	ance
Document ID:	19-MOO-000002812
Stage:	(Not Provided)
Issued Date:	23-Sep-2019
Issued By:	s22(1)(a)(ii) Airport Building Controller
	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



### 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 (B	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	1



Building Activity Details	
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
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
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/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)



Department of Infrastructure, Transport, Regional Development and Communications

# **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 w D	orks to warehouse A, C &
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	, O
State/Territory:	VIC	
Postcode:	3205	ů.
Attention of		
Name	s47F	the
Primary Phone:	s47F	∧q
Secondary Phone:	(Not Provided)	
Email:	s47F @cmw.net.au	
		A A
Location of Activity		
8, 10 & 12 Grange Road & 2 Nort	hern Avenue, Moorabbin Airport.	hat
	-	
Building Activity Descript		
Construction of Warehouses A, C		
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 Example and	
	<ul><li>Structural Framework; and</li><li>Final, upon completion of the works.</li></ul>	
Building Classification(s)		0 0 0 0
BCA Classification 1 Details		0 0 0
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moo	rabbin Airport

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## FOI 24-373 - Document 26 Document ID: 20-MOO-0000002434



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Warehouse (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:	
Secondary Phone:	s47F (Not Provided) 447F @cmw.net.au
Email:	s47F @cmw.net.au

s47F	
Bruce Young Partners Pty Ltd	
s47F	
Building	
Civil Engineer	
s47F	ч
Bruce Gardener & Asscoiates Pty Ltd	
s47F	
Building	
Civil Engineer	
	Bruce Young Partners Pty Ltd s47F Building Civil Engineer s47F Bruce Gardener & Asscoiates Pty Ltd s47F Building

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



 $^{st}$  Department of Infrastructure, Transport, Regional Development and Communications

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Fuelensed Deer	
Endorsed Docu	iments
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), S534(01), S540(01), S541(01), S542(01) & S600(01) prepared by Bruce Young Partners Pty Ltd.
In issuing this perr	mit, reference has been made to the following documents:
on behalf of Mo AEO Referral A	Company Consent Number 20-004 Variation 1, dated 15 <sup>th</sup> June 2020, prepared by s47F porabbin Airport Corporation; Advice dated 7 <sup>th</sup> July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Fransport, Cities and Regional Development;
	esign Form (Civil) dated 21 <sup>st</sup> August 2020, prepared by s47F on behalf of Bruce
Bruce Young P	esign Form (Structural) dated 21 <sup>st</sup> August 2020, prepared by s47F on behalf of artners Pty Ltd;
behalf of Bruce	esign Form (Structural) dated 21st August 2020, prepared by s47F on Gardener and Associates Pty Ltd;
	ions, Ref No. 19129, dated 18 <sup>th</sup> June 2020 prepared by Bruce Young Partners Pty Ltd;
	nvestigation, Report No. 119996, dated 13 <sup>th</sup> September 2019 prepared by A.S. James Pty Ltd;
	nvestigation Report , Report No. 119996/B, dated 30 <sup>th</sup> June 2020 prepared by A.S. James Pty Ltd, 6(c) Statement, dated 8 <sup>th</sup> August 2020 prepared by <sup>s47F</sup> on behalf of CMW Design & Pty Ltd; and
· · · ·	6(d) Statement, dated 8 <sup>th</sup> August 2020 prepared by <sup>s47F</sup> on behalf of CMW Design &
Conditions	
	nt to this building permit shall comply with the Airports Act 1996 and Airport (Building Control) nd 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



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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)

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



Department of Infrastructure, Transport, Regional Development and Communications

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 2.1	1
Building Activity Number (BAN):	BAN-20-MOO-0048	
Airport Name:	Moorabbin	
Approval		
Approval Effective Until:	21 Aug 2022	
Stage:	21-Aug-2023 2 - All structural works for Office A & C and roof cladding	
Approval Date:	-	
Issued By:	25-Sep-2020 s22(1)(a)(ii)	
	Airport Building Controller	
Issued to		
Legal Entity Name:	CMW Design and Construct (vic) pty Itd	
ABN:	98106098471	
Address Line 1:	Suite 19	
Address Line 2:	Level 5, 150 Albert Road	
Town/Suburb:	South Melbourne	
State/Territory:	VIC	
Postcode:	3205	hent
Attention of		
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @cmw.net.au	08.0
Location of Activity		Δat
8, 10 & 12 Grange Road & 2 Nort	hern Avenue, Moorabbin Airport.	i i i
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:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>	Inder the
Building Classification(s)		
BCA Classification 1 Details		d U
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport	01
Classification:	7b	

## FOI 24-373 - Document 27 Document ID: 20-MOO-0000002972



### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Warehouse (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:	
Secondary Phone:	s47F (Not Provided) 447F @cmw.net.au
Email:	s47F @cmw.net.au

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s47F	
Bruce Young Partners Pty Ltd	
s47F	
Building	
Civil Engineer	
s47F	Lj (
Bruce Gardener & Asscoiates Pty Ltd	
s47F	
Building	
Civil Engineer	
	Bruce Young Partners Pty Ltd s47F Building Civil Engineer s47F Bruce Gardener & Asscoiates Pty Ltd s47F Building Building

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



<sup>w</sup> Department of Infrastructure, Transport, Regional Development and Communications

3202

Endorsed Docu	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 perr	nit, reference has been made to the following documents:		
on behalf of Mo	Company Consent Number 20-004 Variation 1, dated 15 <sup>th</sup> June 2020, prepared by s47F		
of Moorabbin A	Company Consent Number 20-043, dated 24 <sup>th</sup> August 2020, prepared by s47F on behalf Airport Corporation; Advice dated 7 <sup>th</sup> July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of		
Certification De	Fransport, Cities and Regional Development; esign Form (Structural-Office A) dated 17 <sup>th</sup> August 2020, prepared by s47F on a Young Partners Pty Ltd;		
<u>Certification De</u>	esign Form (Structural-Office A) dated 18 <sup>th</sup> August 2020, prepared by s47F		
on behalf of Br	esign Form (Structural-Office C) dated 8 <sup>th</sup> September 2020, prepared by s47F uce Young Partners Pty Ltd;		
on behal	esign Form (Structural-Office C) dated 8 <sup>th</sup> September 2020, prepared by s47F f of Bruce Gardener and Associates Pty Ltd;		
on behal	esign Form (Structural-Dock Office) dated 11 <sup>th</sup> September 2020, prepared by s47F f of Bruce Young Partners Pty Ltd; esign Form (Structural-Dock Office) dated 11 <sup>th</sup> September 2020, prepared by s47F		
onb	behalf of Bruce Gardener and Associates Pty Ltd; putations – Office A, Project No. 19129, dated July 2020 prepared by Bruce Young Partners Pty		
Ltd; • Structural Com Pty Ltd;	putations – Dock Offices, Ref No. 19129, dated August 2020 prepared by Bruce Young Partners		
•	westigation, Report No. 119996, dated 13 <sup>th</sup> September 2019 prepared by A.S. James Pty Ltd; $\Box$		
<ul> <li>Fire hazard pro by AWTA Prod</li> </ul>	perties data for 'Coolite 6C, SR76', Test Report No. 7-586147-CV, dated 19 <sup>th</sup> July 2012 prepared luct Testing;		
2016 prepared	perties data for 'Bluescope Colorbond Steel', Test Report No. FNE11605, dated 11 <sup>th</sup> February by CSIRO Infrastructure Technologies; I Technical Data Sheet, dated August 2019 prepared by Bluescope Pty Ltd.		
Conditions			



Department of Infrastructure, Transport, Regional Development and Communications

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.



Department of Infrastructure, Transport, Regional Development and Communications

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)

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

Page 5 of 6



Department of Infrastructure, Transport, Regional Development and Communications

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
	0200
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 Nor	thern Avenue, Moorabbin Airport.
Building Activity Descript	ion
Construction of Warehouses A, C	
Nature of Stage 3: Warehouse R	pofing, 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;
	<ul> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>
	· · · · · · · · · · · · · · · · · · ·
Building Classification(s)	
BCA Classification 1 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b

## FOI 24-373 - Document 28 Document ID: 20-MOO-0000003054



### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Warehouse (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:	
Secondary Phone:	s47F (Not Provided)
Email:	s47F @cmw.net.au

Expert Consultants		D
Expert Consultant 1 Details	E Contraction of the second	A D
Name	s47F	200
Company Name:	Bruce Young Partners Pty Ltd	í ,
Registration Number:	s47F	ζ
Building Activity Type:	Building	2
Expert Type:	Civil Engineer	0
Expert Consultant 2 Details		
Name	s47F	5
Company Name:	Bruce Gardener & Asscoiates Pty Ltd	1
Registration Number:	s47F	Ĵ
Building Activity Type:	Building	
Expert Type:	Civil Engineer	DIN
Expert Consultant 3 Details		D
Name	s47F	5
Company Name:	Watson Young Architects Pty Ltd	DDD
Registration Number:	s47F	Ó
Building Activity Type:	Building	2
Expert Type:	Architect	



on behalf of Moorabbin Airport Corporation;

Infrastructure, Transport, Cities and Regional Development;

of Moorabbin Airport Corporation;

Bruce Gardner & Associates Ptv Ltd:

behalf of Bruce Gardner & Associates Pty Ltd;

Department of Infrastructure, Transport, Regional Development and Communications

•	er/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
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;	
Architectural: Structural:	A501(B), A510(A), A520(A) & A530(A) prepared by Watson Young Pty Ltd; Project No. 19129, Drawing No. OS301(02), OS302(02), OS303(02), OS304(02), OS500(03), OS501(02), OS210(01), OS522(02), OS525(02),	
Structural.		S527(01), OS532(02), OS533(02) & OS524(02) prepared by Partners 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

Airport Lessee Company Consent Number 20-043, dated 24<sup>th</sup> August 2020, prepared by s47F

Certification Design Form (Structural) dated 16<sup>th</sup> September 2020, prepared by s47F

Certification Design Form (Structural) dated 16<sup>th</sup> September 2020, prepared by s47F

AEO Referral Advice dated 7<sup>th</sup> July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of

- Structural Computation Office D, Project No. 19129, dated July-September 2020 prepared by Bruce Young Partners Pty Ltd;
- Advice Letter No 119996B, dated 30<sup>th</sup> September 2020 prepared by <sup>\$47F</sup> on behalf of A.S James Pty Ltd;
- Fire hazard properties data for 'Glasswool & Rockwool Insulation', Test Report No.FCO-2805, dated 25<sup>th</sup> July 2018, Revision D, prepared by CSIRO;
- Fire hazard properties data for 'Bradford Thermoseal Medium Dry Facing (730)', Test Report No.NR-17210, dated 17<sup>th</sup> July 2017 prepared by CSR Product Testing;
- Fire hazard properties data for 'Bradford Thermoseal Medium Dry Facing (733MD)', Test Report No.NR-17211, dated 17<sup>th</sup> July 2017 prepared by CSR Product Testing;
- Certificate of Conformity for "Vitracore G2", Certificate No.CM30110 Rev0, dated 7<sup>th</sup> 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 28<sup>th</sup> September 2020, prepare by s47F or behalf of Watson Young Architects Pty Ltd;

on behalf

on behalf of

on



Department of Infrastructure, Transport, Regional Development and Communications

## 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

Page 4 of 7



Department of Infrastructure, Transport, Regional Development and Communications

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;
- 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 \$22(1)(a)(ii) or the Moorabbin AE
- 3. A letter from the RegisteredBuilder stating that the building/works have been constructed in accordance with free 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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.



Department of Infrastructure, Transport, Regional Development and Communications



# **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 Nort	hern Avenue, Moorabbin Airport.
Building Activity Descript	ion
Construction of Warehouses A, C Nature of Stage 4: Northern Aven	& D and associated offices. ue 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:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>
Building Classification(s)	
BCA Classification 1 Details	
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport
Classification:	7b

## FOI 24-373 - Document 29 Document ID: 20-MOO-0000003103



### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Warehouse (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:	
Secondary Phone:	s47F (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 & Asscoiates 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	
	re energifications and documents listed below:

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

	Australian Government
5	

Department of Infrastructure, Transport, Regional Development and Communications Civil: Drawing No. 12514284-C001 & 12514284-C002 prepared by GHD Pty Ltd; Job No. P-20399, Drawing No. S001(B), S002(C), S003(B) & S004(B) prepared Structural: 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; Drawing No. 20023-01(C4), 20023-02(C5) & 20023-03(C1) prepared by Poynter Fire Engineering Services Pty Ltd; Services: Job No. SRD780, Drawing No. 01(0), 02(0) & 03(0) prepared by Omnii Sprinkler: 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 15<sup>th</sup> June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; Airport Lessee Company Consent Number 20-043, dated 24<sup>th</sup> August 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; AEO Referral Advice dated 7<sup>th</sup> 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 8<sup>th</sup> July 2020, prepared by s47F on behalf of GHD Pty Ltd; Certification Design Form (Civil) dated 8<sup>th</sup> July 2020, prepared by s47F on behalf of GHD Pty Ltd: Certification Design Form (Structural) dated 28<sup>th</sup> September 2020, prepared by s47F on behalf of Prascon Australia Pty Ltd; Certification Design Form (Electrical) dated 3<sup>rd</sup> July 2020, prepared by s47F on behalf of Tridec Services Pty Ltd; Certification Design Form (Fire Services) dated 21<sup>st</sup> September 2020, prepared by s47F on behalf of PBH Design Solutions; Certification Design Form (Fire) dated 23<sup>rd</sup> September 2020, prepared by s47F on behalf of Omnii Consulting Fire Engineers Pty Ltd; Hydraulic Calculations, Job No. SRD780-C780-01, dated 21<sup>st</sup> September 2020 prepared by PBH Design Solutions Pty Ltd; Hydraulic Calculations, Job No. SRD780-C780-05, dated 21<sup>st</sup> September 2020 prepared by PBH Design Solutions Pty Ltd; Hydraulic Calculations, Ref No. HCFS 20023 HYDSPEC 20023, Rev. B, dated 21<sup>st</sup> September 2020 prepared by Poynter Engineering Services Pty Ltd; and

• Dramix Pro Slab Calculations, dated 28<sup>th</sup> September 2020 prepared by BOSFA Pty Ltd;



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.



Department of Infrastructure, Transport, Regional Development and Communications

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;
- 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)
- 3. A letter from the RegisteredBuilder stating that the building/works have been constructed in accordance with free 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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 Nort	hern Avenue, Moorabbin Airport.	
Building Activity Descript	ion	
Construction of Warehouses A, C Nature of Stage 5: All Remaining	& D and associated offices. Works - Architectural and Services	of T
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	19,230	
Total Site Area (sq. m):	38,213	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>	a de la compañía
Building Classification(s)		
BCA Classification 1 Details		
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moc	orabbin Airport
Classification:	7b	Page 1 of 11

Page 1 of 11

## FOI 24-373 - Document 30 Document ID: 20-MOO-0000004425



Email:

## Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

- 100 -	
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 9 12 Croppe Dood 9 2 Northern Avenue Manuchtin Aimart
Classification:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport 5
Description:	5 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
Contractore	
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)

@cmw.net.au

s47F



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 & Asscoiates 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: Building Activity Type:	s47F



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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 1:	
Town/Suburb:	- atherton
State/Territory:	
Postcode:	
	3202

## **Endorsed Documents**

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



Department of Infrastructure, Transport, Regional Development and Communications

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;
	Drawing No. 20023-01(C7), 20023-02(C8) & 20023-03(C3) prepared by Poynter Engineering Services Pty Ltd;
Fire Services:	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;
	Project No. 50258L Pages 1 to 6 prepared by Shotton Lifts;
Lift:	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:
	npany Consent Number 20-004 Variation 1, dated 15 <sup>th</sup> June 2020, prepared by s47F
<ul> <li>AEO Referral Advid Infrastructure, Trans</li> <li>Application for App of CMW Pty Ltd;</li> </ul>	ce dated 7 <sup>th</sup> July 2020, prepared by s22(1)(a)(ii) on behalf of the Department of sport, Cities and Regional Development; roval of Alternative Solution dated 17th December 2020, prepared by s47F on behalf erpretation, dated 17th December 2020;
Certification Design	n Form (Electrical) dated 29 <sup>th</sup> October 2020, prepared by s47F on behalf of
<ul> <li>Certification Design behalf of Cliff Gould</li> <li>Certification Design</li> </ul>	Consultants Pty Ltd; n Form (Mechanical) dated 17 <sup>th</sup> September 2020, prepared by <sup>\$47F</sup> on ding and Associates Pty Ltd; n Form (Mechanical) dated 17th December 2020, prepared by <sup>\$47F</sup> on Engineering Services Pty Ltd;
Certification Design behalf of SPP Group	n Form (Hydraulic) dated 16 <sup>th</sup> December 2020, prepared by <sup>s47F</sup> on up Vic Pty Ltd;
<ul> <li>Certification Design Omnii Pty Ltd;</li> </ul>	n Form (Fire) dated 14 <sup>th</sup> December 2020, prepared by s47F on behalf of
Door Schodulo Dra	alast No. 20122. Roy, D. dated 7 <sup>th</sup> October 2020 propared by Watson Young Architecto Phy

• Door Schedule, Project No. 20123, Rev. D, dated 7<sup>th</sup> October 2020 prepared by Watson Young Architects Pty

Document ID: 20-MOO-0000004425



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Department of Infrastructure, Transport, Regional Development and Communications

Ltd;

- Colour and Finishes Schedule-External, Project No. 20123, Rev. B, dated 2<sup>nd</sup> October 2020 prepared by Watson Young Architects Pty Ltd;
- Colour and Finishes Schedule-Internal, Project No. 20123, Rev. B, dated 2<sup>nd</sup> October 2020 prepared by Watson Young Architects Pty Ltd;
- Section J Energy Efficiency Report, Unit C & D- Warehouse, Ref No. SH118873, Rev. A, dated 4<sup>th</sup> September 2020 prepared by SUHO;
- Section J Energy Efficiency Report, Unit A -Office (Drawing A-210(P3)), Ref No. SH118873, Rev. A, dated 8<sup>th</sup> September 2020 prepared by SUHO;
- Section J Energy Efficiency Report, Unit A (Drawing A-110(A)), Ref No. SH118873, Rev. A, dated 8<sup>th</sup> 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 8<sup>th</sup> September 2020 prepared by SUHO;
- Fire hazard properties data for 'Aerial AE313', Test Report No. D11-17-022, dated 16<sup>th</sup> May 2017 prepared by NATA – Sydney Carpet Laboratory;
- Fire hazard properties data for 'USG Radar ClimaPlus (Firecode basemat)', Test Report No. FH 3625, dated 15<sup>th</sup> 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 15<sup>th</sup> December 2016 prepared by AWTA Product Testing;
- Fire hazard properties data for "12'/300mm Metalized Duct R1 6mt', Test Report No. 16-006338, dated 15<sup>th</sup> December 2016 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Kenzie', Test Report No. 19-000403, dated 10<sup>th</sup> April 2019 prepared by AWTA Product Testing;
- Fire hazard properties data for 'OSLO', Test Report No. 18-006775, dated 28<sup>th</sup> February 2019 prepared by AWTA Product Testing;
- Fire hazard properties data for 'Granit Safe T', Test Report No. 148262, dated 1<sup>st</sup> 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 4<sup>th</sup> April 2016 prepared by s47F 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 21<sup>st</sup> September 2020 prepared by SRD Fire Protection Pty Ltd;
- Hyena Calculations, Job No. SRD780-04, dated 2<sup>nd</sup> December 2020 prepared by SRD Fire Protection Pty Ltd;
- Hyena Calculations, Job No. SRD780-05, dated 21<sup>st</sup> September 2020 prepared by SRD Fire Protection Pty Ltd;
- Hyena Calculations, Job No. SRD780-07, dated 21<sup>st</sup> September 2020 prepared by SRD Fire Protection Pty Ltd;
- Hydraulic Calculations, Ref No., HCFS 20023 HYDSPEC 20023(B), dated 21<sup>st</sup> August 2020, prepared by Poynter Engineering Services Pty Ltd;
- Fire Engineering Report, Ref No. 200 403, Rev. 2, dated 4<sup>th</sup> December 2020 prepared by JP Fire;
- NCC Section J Report, Report No. S#152003, dated 29<sup>th</sup> October 2020 prepared by Intrax Engineering Consultants Pty Ltd;
- NCC Section J5 Statement, dated 25<sup>th</sup> November 2020, prepared by s47F on behalf of AC Goulding Pty Ltd;
- Pressure and Flow Information, dated 7<sup>th</sup> July 2020, prepared by South West Water;
- Hydrant Pressure Statement, File No. 20023, dated 3<sup>rd</sup> December 2020, prepared by s47F
- MFB Reg. 129 Report & Consent, Report No. 2002944, dated 1<sup>st</sup> December 2020 prepared by s47F 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.

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## 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;
- 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:



Department of Infrastructure, Transport, Regional Development and Communications

- 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:

- 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 Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on \$22(1)(a)(ii) or the Moorabbin AE
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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	To permit the travel distance to the nearest exit exceeds 40m in all Warehouses. - 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. To permit the distance to a single exit on the first floor offices exceeds 20m.	
	<ul> <li>The maximum distance in Office A is approximately 23m.</li> <li>The maximum distance in Office D is approximately 26m.</li> </ul>	
DP4, EP2.2 - D1.5	To permit the distance between exits exceeds 60m in all Warehouses. - 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 singe 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 prepared by JP Fire	ect to engineering design requirements as noted in Report No. 200403 dated 4th December 2020, e 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 Page 10 of 11



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	Ŭ.
State/Territory:	VIC	ent
Postcode:	3205	rtm
Attention of		)epa
Name	s47F	9
	s47F	V th
Primary Phone:		2 b
Secondary Phone: Email:	(Not Provided)	198
Email:	s47F @cmw.net.au	_t
Location of Activity		on
8, 10 & 12 Grange Road & 2 North	nern Avenue, Moorabbin Airport.	nati
		for
Building Activity Descripti		i In
Construction of Warehouses A, C	& D and associated offices. echanical services to include ventilation outlet over battery area and Totem Signs	U U
Total Estimated Value (\$):	s47(1)(b)	o pe
Total Floor Area (sq. m):	19,230	Free
Total Site Area (sq. m):	38,213	
Mandatory Inspection Stages:	Prior to pouring footing/ reinforcement;	
	Structural Framework; and	nde
	Final, upon completion of the works.	n p
Building Classification(s)		
Building Classification(s)		ele

BCA	Classification 1 Detail	s

Part of Building:

<sup>8,10 &</sup>amp; 12 Grange Road & 2 Northern Avenue, Moorabbin Airport

## FOI 24-373 - Document 31 Document ID: 21-MOO-000000906



Australian Government	

Department of Infrastructure, Transport, Regional Development and Communications

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		

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)



预给

Department of Infrastructure, Transport, Regional Development and Communications

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 & Asscoiates 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	

Page 3 of 9



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:		
Registration Number:	Cliff Goulding and Associates Pty Ltd 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: Project No. 20151-07, Drawing S1, S2, S3 & S4 prepared by SureSign Pty Ltd; Structural: Project No. 21035, Drawing 01(A) prepared by Elegant Engineering Pty Ltd; Project No. 8667, Drawing NO. M01-1(C), M01-2(E), M01-3(D), M02-1(C), Mechanical: 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 28<sup>th</sup> February 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; Airport Lessee Company Consent Number 20-004 Variation 1, dated 15<sup>th</sup> June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; AEO Referral Advice dated 7<sup>th</sup> 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 24<sup>th</sup> February 2021, prepared by s47F on behalf of Elegant Engineering Pty Ltd; and Certification Design Form (Mechanical) dated 24<sup>th</sup> 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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:



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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)
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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;
- 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:



Department of Infrastructure, Transport, Regional Development and Communications

- 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 Sc	blutions	
	ulation 2.13(2)(b) of the Airports (Building Control) Regulations 1996, the following design departures 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	<ul> <li>To permit the travel distance to the nearest exit exceeds 40m in all Warehouses.</li> <li>The maximum travel distance in WH A is approximately 55m.</li> <li>The maximum travel distance in WH C is approximately 56m.</li> <li>The maximum travel distance in WH D is approximately 45m.</li> <li>To permit the distance to a single exit on the first floor offices exceeds 20m.</li> <li>The maximum distance in Office A is approximately 23m.</li> <li>The maximum distance in Office D is approximately 26m.</li> </ul>	
DP4, EP2.2 - D1.5	To permit the distance between exits exceeds 60m in all Warehouses. - 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 singe 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 sul prepared by JP F	oject to engineering design requirements as noted in Report No. 200403 dated 4th December 2020,	



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:		
rosicoue.	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 Nort	hern Avenue, Moorabbin Airport.	
	•	
Building Activity Descript		
Construction of Warehouses A, C		
Nature of Variation: Construction <b>Total Estimated Value (\$):</b>		
( )	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	
	<ul> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>	
Building Classification(s)		
BCA Classification 1 Details		
BCA Classification 1 Details Part of Building: Classification:	8,10 & 12 Grange Road & 2 Northern Avenue, Moo	orabbin Airport

## FOI 24-373 - Document 32 Document ID: 21-MOO-0000002841



State/Territory:

**Contact Person:** 

**Primary Phone:** 

Secondary Phone:

Postcode:

Email:

Department of Infrastructure, Transport, Regional Development and Communications

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		0 2 0
Part of Building:	8,10 & 12 Grange Road & 2 Northern Avenue, Moorabbin Airport	
Classification:	5	
Description:	Office D	
Number of Occupants:	15	
Contractors		∆ c†
Contractor 1 Details		ti D
Legal Name:	CMW Design & Construct (VIC) Pty Ltd	Ę
ABN:	98106098471	
Building Activity Type:	Building	
Registration/Licence/Accreditation	CCB-L 58066	
Number:		
Address Line 1:	Suite 19 Level 5, 150 Albert Road	
Address Line 2:	(Not Provided)	
Town/Suburb:	South Melbourne	

Infrastructure, Transport, Regional Development, Communications and the Arts

@cmw.net.au

VIC

3205

s47F

s47F

s47F

(Not Provided)



•		
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 & Asscoiates 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	
Registration Number.		



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		4
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		4
Name	s47F	2
Company Name:	Elegant Engineering Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
		2
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	
		Page 4 of 9



State/Territory:	VIC
Postcode:	3202

### **Endorsed Documents**

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

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 15<sup>th</sup> June 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; and
- AEO Referral Advice dated 7<sup>th</sup> 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 18<sup>th</sup> May 2021, prepared by s47F on behalf of Fire Rescue Victoria.

## Conditions

Architectural:

- 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;
- 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

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



Department of Infrastructure, Transport, Regional Development and Communications

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;
- 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



# Australian Government Department of Infrastructure, Transport, Regional Development and Communications

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	To permit the travel distance to the nearest exit exceeds 40m in all Warehouses. - 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. To permit the distance to a single exit on the first floor offices exceeds 20m.
	<ul> <li>The maximum distance in Office A is approximately 23m.</li> <li>The maximum distance in Office D is approximately 26m.</li> </ul>
DP4, EP2.2 - D1.5	To permit the distance between exits exceeds 60m in all Warehouses. - 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 singe 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,



\*\* Department of Infrastructure, Transport, Regional Development and Communications

- 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 Complia	nce
Document ID:	24-MOO-000000281
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 Itd
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		)e D
Name	s47F	6
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @cmw.net.au	198

## **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

Document ID: 24-MOO-000000281



#### Australian Government

\* Department of Infrastructure, Transport, Regional Development and Communications

#### 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.



# **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 Compli	ance
Document ID:	21-MOO-000002629
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		e De
Name	s47F	Ŭ
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	\$)	0 1
BCA Classification 1 Details		( 
Part of Building:	8,10 Grange Road & 2 Northern Avenue Moorabbin Airport	2
Classification:	7b	
Description:	Warehouse A	
Number of Occupants:	10	
<b>BCA Classification 2 Details</b>		C D
Part of Building:	8,10 Grange Road & 2 Northern Avenue Moorabbin Airport	

#### FOI 24-373 - Document 34 Document ID: 21-MOO-0000002629



	Australian Government Department of Infrastructure, Transport, Regional Development and Communications
E.	Department of Infrastructure, Transport, Regional Development and Communications

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 2
Description:	Office D
Number of Occupants:	15

# Conditions

• 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

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.

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.

# **Essential Services Applicable**



\* Department of Infrastructure, Transport, Regional Development and Communications

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 Complia	ance
Document ID:	21-MOO-000002856
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

Name s47F	
Primary Phone: s47F	
Secondary Phone: (Not Provided)	
Email: s47F @cmw.net.au	198

# 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	1	
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		

# FOI 24-373 - Document 35

Document ID: 21-MOO-0000002856



Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Dout of Duildings	9.10 Orange Deed 9.2 Northern Avenue Meershhip Airport
Part of Building: Classification:	8,10 Grange Road & 2 Northern Avenue Moorabbin Airport
	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

- 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

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.

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.



# Document ID: 21-MOO-0000002856

FOI 24-373 - Document 35

# **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 (E	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	ι Ε
State/Territory:	VIC	
Postcode:	3205	
Contact Person:	s47F	
Primary Phone:	s47F	60 1
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)	

 Location of Activity
 Moorabbin

 Airport:
 Moorabbin

 Location of Activity:
 8,10 Grange Road & 2 Northern Avenue Moorabbin Airport

Heatherton

VIC

3202

Town/Suburb:

State/Territory:

Postcode:



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
rinted at 08 Aug 2020 08:53 AM	Page 5

Australian Government	
Department of Infrastructure, Transport, Regional	
Company Name:	Bruce Gardener & Asscoiates 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**

	0	
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 cla	idding)
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	2 0 2
Attention of		
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @floreancigsmith.com.au	
Location of Activity		t <
Part Lot 1, Volume 08753 Folio 86	64 to be 10-12 Northern Avenue, Moorabbin Airport	
Building Activity Descript	ion	
	and a two storey office for McCormick.	<u>1</u> 4
-	s 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:	<ul> <li>before placing a footing;</li> <li>before pouring an insitu reinforced concrete more</li> </ul>	nhor:
	<ul> <li>before pouring an insitu reinforced concrete mer</li> <li>completion of framework; and</li> </ul>	
	Final, upon completion of the works.	
Building Classification(s)		
BCA Classification 1 Details		

10-12 Northern Avenue, Moorabbin Airport

#### FOI 24-373 - Document 37 Document ID: 20-MOO-0000003663



#### Australian Government

The partment of Infrastructure, Transport, Regional Development and Communications

Classification: Description: Number of Occupants:	7b Warehouse -
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 Consultant 1 Details		
Name	s47F	0
Company Name:	SGE	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 2 Details		
Name	s47F	2
Company Name:	SGE	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 3 Details		2
Name	Watson Young Architects Pty Ltd	
Company Name:	Watson Young Architects Pty Ltd	
Registration Number:	50860	
Building Activity Type:	Building	



Australian Governme	Document ID: 20-MOO-0	0000036
	are, Transport, Regional Development and Communications	
Expert Type:	Architect	
Expert Consultant 4 Det		
Name	s47F	
Company Name:	Floreancig Smith Building Surveyors	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Other	
Other Description:	Consultant Building Surveyor	
Sublesses/Ossumia	'on ont	
Sublessee/Occupie		
Address Line 1:		
Address Line 1:	(Not Provided)	
own/Suburb:	(Not Provided)	
State/Territory:	(Not Provided)	
Postcode:	(Not Provided) (Not Provided)	
Endorsed Documer		
	he drawings, specifications and documents listed below: No. 19255, Drawing No. A030(P3) & A100(P5) prepared by Watson Young	
	itects Pty Ltd;	
	No. 5606, Drawing No. C100(P3) prepared by Spencer Group Engineering _td;	
S Structural: Si Si S	No. 5606, Drawing No. S001(B), S002(A), S003(A), S004(A), S101(A), 1(A), S121(A), S131(A), S201(B), S202(B), S205(A), S206(A), S215(A), 1(A), S222(A), S301(A), S401(A), S402(A), S411(A), S501(A), S502(A), 1(A), S602(A), S701(A), S702(A), S703(A), S711(A), S712(A), S713(A), 4(A), S720(A), S721(A), S722(A), S723(A), S724(A), S725(A), S726(A) & 8(A) prepared by Spencer Group Engineering Pty Ltd.	
In issuing this permit, re	erence has been made to the following documents:	
behalf of Moorabbin		on
Infrastructure, Transp	ated 2 <sup>nd</sup> November 2020, prepared by <mark>s22(1)(a)(ii)</mark> on behalf of the Departn t, Cities and Regional Development;	nent of
<ul> <li>Cortification Design I</li> </ul>	rm (Structural) dated 29 <sup>th</sup> October 2020, prepared by s47F	on behalf

- Certification Design Form (Building Surveyor) dated 2<sup>nd</sup> 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 1<sup>st</sup> October 2020, prepared by s47F on behalf of Fire Rescue Victoria;
- Site Investigation Report, Ref No. 121161, dated August 2020 prepared by Meinhardt Infrastructure &



Department of Infrastructure, Transport, Regional Development and Communications

Environment Pty Ltd;

- · Flood Risk Assessment, dated September 2020 prepared by GHD Pty Ltd; and
- Waste Categorisation Letter, dated 27<sup>th</sup> August 2020 prepared by Meinhardt Infrastructure & Environment Pty Ltd;
- Geotechnical Investigation, Report No.120581,dated 20<sup>th</sup> 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;
- 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;
- 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)
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with me 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**

	U	
Airports Act 1996	Airports (Building Control) Regulations 1996	Regulation 2.11
Building Activity Number (BAN)	BAN-20-MOO-0086	
Airport Name:	Moorabbin	
	Woolabbill	
Approval		
Effective Until:	05-Nov-2023	
Stage:	2 - All civil works, in-ground fire ring main, mechani	cal 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	Ē
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @floreancigsmith.com.au	
Location of Activity		****
Part Lot 1, Volume 08753 Folio 8	64 to be 10-12 Northern Avenue, Moorabbin Airport.	2
Building Activity Descript	ion	
	and a two storey office for McCormick.	<u>1</u> 4
•	, 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:	<ul> <li>before placing a footing;</li> <li>before pouring an insitu reinforced concrete mem</li> </ul>	ber:
	<ul> <li>completion of framework; and</li> </ul>	юст,
	Final, upon completion of the works.	
Building Classification(s)		
BCA Classification 1 Details		Ĺ

Part of Building:

10-12 Northern Avenue, Moorabbin Airport

### FOI 24-373 - Document 38 Document ID: 21-MOO-0000000511



#### Australian Government

Topartment of Infrastructure, Transport, Regional Development and Communications

Classification: Description: Number of Occupants:	7b Warehouse 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:	Building 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)
	(Not Flovided)
Endorsed Documents	
This permit incorporates the drawin	gs, specifications and documents listed below:



Australian Government
 Department of Infrastructure, Transport, Regional Development and Communications

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 8<sup>th</sup> September 2020, prepared by s47F or behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 2<sup>nd</sup> 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 9<sup>th</sup> February 2021, prepared by s47F
   on behalf of Floreancig Smith Building Surveyors;
- Certification Design Form (Civil) dated 18<sup>th</sup> December 2020, prepared by s47F of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Mechanical) dated 10<sup>th</sup> December 2020, prepared by s47F 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 30<sup>th</sup> 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 16<sup>th</sup> December 2020, prepared by s47F on behalf of GHD Pty Ltd;
- Lift Specification, dated 7<sup>th</sup> 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 29<sup>th</sup> 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

on behalf

on behalf



Department of Infrastructure, Transport, Regional Development and Communications

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;

- 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 Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on \$22(1)(a)(ii) or the Moorabbin AE
- 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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	o,
Postcode:	3123	tinen
Attention of		
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @floreancigsmith.com.au	00 00
Location of Activity		Act
Part Lot 1, Volume 08753 Folio 86	64 to be 10-12 Northern Avenue, Moorabbin Airport.	
Building Activity Descript	ion	
Construction of a new warehouse Nature of Stage 3: Sprinklers, Roo	and a two storey office for McCormick. of and Wall Cladding.	of T
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	22,600	
Total Site Area (sq. m):	31,545	
Mandatory Inspection Stages:	<ul> <li>Before placing a footing;</li> <li>Before pouring an insitu reinforced concrete member</li> <li>Completion of framework; and</li> <li>Final, upon completion of the works.</li> </ul>	, teoretaria (
Building Classification(s)		
BCA Classification 1 Details		ŰĹ

### FOI 24-373 - Document 39 Document ID: 21-MOO-0000001353



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Classification: Description: Number of Occupants:	7b Warehouse 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)	



Department of Infrastructure, Transport, Regional Development and Communications

Registration Number: Building Activity Type:	s47F 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: Job No. 19133, Drawing No. A000(A), A001(A), A055(A), A300(A), A301(A), A320(A), Architectural: A400(A), A401(A), A500(A), A501(A), A520(A) prepared by Watson Young Architects Pty Ltd: Job No. AZ1722, Drawing No. FA01(A) prepared by Dyer Fire Engineering; **Fire Services:** 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: Airport Lessee Company Consent Number 20-029, dated 8<sup>th</sup> September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation; AEO Referral Advice dated 2<sup>nd</sup> November 2020, prepared by \$22(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 22<sup>nd</sup> March 2021, prepared by s47F on behalf of Floreancig Smith Building Surveyors Pty Ltd; Certification Design Form (Fire Services) dated 19<sup>th</sup> February 2021, prepared by s47F on behalf of Dyer Fire Engineering; • Certificate of Conformity for 'Vitracore G2', Cert No. CM30110, Rev. 0, dated 7<sup>th</sup> 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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 23<sup>rd</sup> January 2019 prepared by AWTA Product Testing;
- AS 1530.2 Test report for 'Firesark FS', Test Report No. 19-001823, dated 18<sup>th</sup> April 2019 prepared by AWTA Product Testing;
- Water Supply Curve & System Requirements, dated 8<sup>th</sup> February 2021 prepared by Dyer Fire Engineering;
- Hyena Calculations, Job No. Most Remote-K25, dated 10<sup>th</sup> 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;
- 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;
- 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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;
- 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)
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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.



**BCA Classification 1 Details** 

Department of Infrastructure, Transport, Regional Development and Communications

# **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 Innovation Centre	ng to the Technical
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	- U
State/Territory:	VIC	ent
Postcode:	3123	arti
Attention of		Dep D
Name	s47F	the
Primary Phone:	s47F	DV V
Secondary Phone:	(Not Provided)	082
Email:	s47F @floreancigsmith.com.au	et 19
Location of Activity		on A
Part Lot 1, Volume 08753 Folio 86	64 to be 10-12 Northern Avenue, Moorabbin Airport.	mat
Building Activity Descript	ion	ioju I
	and a two storey office for McCormick. aulic services and ground slab relating to the Technical Innov	ation Centre
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	22,600	Ŭ.
Total Site Area (sq. m):	31,545	
Mandatory Inspection Stages:	Before placing a footing;	
	Before pouring an insitu reinforced concrete member	; pu
	<ul> <li>Completion of framework; and</li> </ul>	
	<ul> <li>Final, upon completion of the works.</li> </ul>	C N
Building Classification(s)		0 0 0
<b>–</b> (-/		

# FOI 24-373 - Document 40

#### Document ID: 21-MOO-000003489



# Australian Government

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) Ptv I td

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 88
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s4 @texco.net.au

Expert Consultants		orm
Expert Consultant 1 Details		- L
Name	s47F	E
Company Name:	SGE	00
Registration Number:	s47F	ree
Building Activity Type:	Building	Ð
Expert Type:	Civil Engineer	er th
Expert Consultant 2 Details		und
Name	s47F	eq
Company Name:	SGE	asi
Registration Number:	s47F	Sele
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	

#### FOI 24-373 - Document 40 Document ID: 21-MOO-0000003489

Australian Government

**Endorsed Documents** 

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
•	63-71 Fairbank Road
Address Line 1:	
Address Line 1: Address Line 2:	
Address Line 2:	- Clautan Sauth
Address Line 2: Town/Suburb:	- Clayton South
Address Line 2:	- Clayton South VIC 3169



Department of Infrastructure, Transport, Regional Development and Communications

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 8<sup>th</sup> September 2020, prepared by s47F or 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 2<sup>nd</sup> November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Regional Development and Communications;
- Certification Design Form (Civil), dated 8<sup>th</sup> July 2021, prepared by s47F on behalf of Spencer Group Engineering Pty Ltd;
- Certification Design Form (Mechanical) dated 8<sup>th</sup> July 2021, prepared by s47F
   on behalf of Stantec Australia Pty Ltd; and
   Certification Design Form (Building Surgius) dated 15th, but 2021, prepared by
- 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;
- 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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				
	64 to be 10-12 Northern Avenue, Moorabbin Airport.			
<b>Building Activity Descript</b>	ion			
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:	<ul> <li>Before placing a footing;</li> <li>Before pouring an insitu reinforced concrete member;</li> <li>Completion of framework; and</li> <li>Final, upon completion of the works.</li> </ul>			
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	1
ABN:	89626365071	_
Building Activity Type:	Building	2
Registration/Licence/Accreditation	CCB-L 58051	D
Address Line 1:	Suite 2.02	D
Address Line 2:	785 Toorak Road	ב D
Town/Suburb:	Hawthorn East	3
State/Territory:	VIC	2
Postcode:	3123	202
Contact Person:	s47F	3
Primary Phone:	s47F	Ź
Secondary Phone:	(Not Provided)	2
Email:	s4 @texco.net.au	

Expert Consultants		e l
Expert Consultant 1 Details		8
Name	s47F	
Company Name:	SGE	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 2 Details		000
Name	s47F	Q
Company Name:	SGE	
Registration Number:	s47F	

## FOI 24-373 - Document 41 Document ID: 21-MOO-0000003718

# Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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	
		Page 3 of

Infrastructure, Transport, Regional Developme



Company Name:	Dyer Fire Engineering s47F	
Registration Number:		
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:	Otner Fire Safety Engineer	



\* Department of Infrastructure, Transport, Regional Development and Communications

Name Company Name:	s47F 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	<u> </u>
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: Address Line 1:	McCormicks Foods
Address Line 1: Address Line 2:	63-71 Fairbank Road
Town/Suburb:	Clayton South
State/Territory:	
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 pe	In issuing this permit, reference has been made to the following documents:				
<ul> <li>Airport Lessee Company Consent Number 20-029, dated 8<sup>th</sup> September 2020, prepared by \$47F on behalf of Moorabbin Airport Corporation;</li> <li>Airport Lessee Company Consent Number 20-029 Variation 2, dated 16<sup>th</sup> April 2020, prepared by \$47F on behalf of Moorabbin Airport Corporation;</li> <li>AEO Referral Advice dated 2<sup>nd</sup> November 2020, prepared by \$22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications;</li> <li>Application for Approval of Performance Solution, dated 8<sup>th</sup> July 2021, prepared by \$47F on behalf of Goodman Property Services (Aust) Pty Ltd;</li> <li>ABC Record of Interpretation, dated 5<sup>th</sup> August 2021;</li> <li>Application for Regulation 1.04(4), 2.13(2) Declaration, dated 23<sup>rd</sup> July 2021, prepared by \$47F on behalf of Texco Constructions (VIC) Pty Ltd;</li> </ul>					

on behalf of

on behalf of

on behalf of

on behalf



#### Australian Government

- Certification Design Form (Civil) dated 26<sup>th</sup> July 2021, prepared by s47F Spencer Group Engineering Pty Ltd;
- Certification Design Form (Structural), dated 8<sup>th</sup> July 2021, prepared by s47F
   Spencer Group Engineering Pty Ltd;
- Certification Design Form (Electrical), dated 26<sup>th</sup> July 2021, prepared by s47F Inrax Engineering Consultants Pty Ltd;
- Certification Design Form (Mechanical), dated 8<sup>th</sup> July 2021, prepared by s47F on behalf of Edison Consultants Pty Ltd;
- Certification Design Form (Fire Services) dated 23<sup>rd</sup> July 2021 prepared by s47F on behalf of PBH Design Solutions Pty Ltd;
- Certification Design Form (Fire Services), dated 8<sup>th</sup> July 2021, prepared by s47F on behalf of Dyer Fire Engineering;
- Certification Design Form (Hydraulics), dated 7<sup>th</sup> July 2021, prepared by s47F of SPP Group Pty Ltd;
- Certification Design Form (Building Surveyor), dated 2<sup>nd</sup> August 2021, prepared by s47F
   on Floreancig Smith Building Surveyors;
- Colour and Finishes Schedule-External, Project No. 19133, Rev. A, dated 6<sup>th</sup> July 2021, prepared by Watson Young Architects Pty Ltd;
- Colour and Finishes Schedule-Internal, Project No. 19133, Revision A, dated 8<sup>th</sup> 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 on behalf of Sustainable Development Consultants;
- Part J5 Compliance Review, Project No. 3564, Revision 1, dated 17<sup>th</sup> March 2021, prepared by Edison Consultants Pty Ltd; and
- NCC Section J Report (J6, J8), Revision B, dated 13<sup>th</sup> July 2021, prepared by Intrax Projects;
- Fire Safety Engineering Report, Ref No. 260220, Revision 5.0, dated 19<sup>th</sup> March 2021, prepared by s47F
   on behalf of Scientific Fire Services;
- FRV Reg. 129 Report & Consent, Report No. 2101127 dated 24th May 2021, prepared by s47F on behalf of the Fire Rescue Commissioner;
- Fire hazard properties data for 'Accolade Plus/Accolade Safe Plus', Test Report No. 7-573538-CV, dated 2<sup>nd</sup> July 2010, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Forbo Allura Flex Modular', Test Report No. 17-004111, dated 17<sup>th</sup> August 2017, prepared by AWTA Product Testing;
- Fire hazard properties data for 'GTEK 16mm Fire', Test Report No. CV160913, dated 6<sup>th</sup> October 2016, prepared by CETEC Pty Ltd;
- Fire hazard properties data for 'Como', Test Report No. 137998A, dated 30<sup>th</sup> May 2015, prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'Firebreak Plus', Test Report No. 7-548849, dated 26<sup>th</sup> 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 2<sup>nd</sup> 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 17<sup>th</sup> May 2019, prepared by Warringtonfire Australia Pty Ltd;
- Certificate of Conformity for 'Vitracore G2', Certificate No. CM30125, Revision 0, dated 12<sup>th</sup> October 2020, prepared by Global-Mark Pty Ltd;
- Hydraulic Calculations, Reference No. HCFS 20057 HYDSPEC 20057, dated 30<sup>th</sup> September 2020, prepared by Poynter Engineering Services Pty Ltd;
- Hyena Calculations, Job No. MOST REMOTE-K25, dated 10<sup>th</sup> February 2021, prepared by Dyer Fire Engineering;
- Water Supply Curve & System Requirements, dated 8<sup>th</sup> 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 10<sup>th</sup> June 2021, prepared by SPP Group Pty Ltd;
- Geotechnical Investigation Report, Report No. 120581, dated 20<sup>th</sup> August 2020, prepared by A.S. James Pty Ltd; and
- West Boundary Consent letter, dated 23<sup>rd</sup> April, prepared by s47F 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;



Department of Infrastructure, Transport, Regional Development and Communications

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 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, 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;



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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:

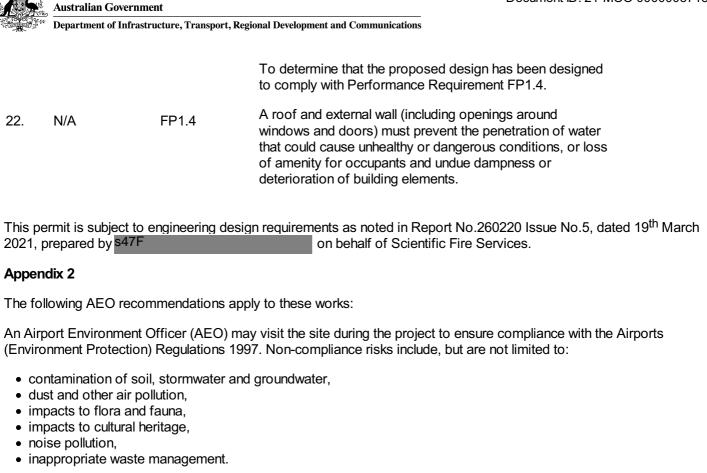
No	BCA Clause	Performance Requirement(s	) Description
1.	C1.1 interalia Specification C1.1 (Table 5)	CP2 & CP2	To permit the south and west elevations of the building to be located within 1.5m of the lease boundary line without achieving an FRL of 90/90/90.
		CP9	To permit the following variations with regard to the perimeter vehicular access:-
			<ul> <li>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);</li> </ul>
	C2 2(h) interalia		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)		<li>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);</li>
			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.



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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
21.	E4.8 interalia AS 2293.1	EP4.2	circuit (ie. all speakers/horns adjacent to one another are connected to alternating circuits). 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.



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						
	Woordbbin						
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 8	64 to be 10-12 Northern Avenue, Moorabbin Airport.						
Building Activity Descript	ion						
<u> </u>	and a two storey office for McCormick.						
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     Singly upon completion of the uponto						
L	<ul> <li>Final, upon completion of the works.</li> </ul>						
Building Classification(s)		U D D					
DUA Classification T Details	BCA Classification 1 Details						

## FOI 24-373 - Document 42 Document ID: 21-MOO-0000004332



### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Classification: Description:	7b 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	



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			

## FOI 24-373 - Document 42 Document ID: 21-MOO-0000004332

11. Friting	Australian	Government
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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	



Department of Infrastructure, Transport, Regional Development and Communications

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 1:	

# **Endorsed Documents**

Town/Suburb:

State/Territory:

Postcode:

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

Clayton South

VIC

3169



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), A9.34(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:					
<ul> <li>Airport Lessee Company Consent Number 20-029, dated 8<sup>th</sup> September 2020, prepared by s47F on behalf of Moorabbin Airport Corporation;</li> </ul>					
<ul> <li>Airport Lessee Company Consent Number 20-029 Variation 2, dated 16<sup>th</sup> April 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;</li> </ul>					
Infrastructure, Trans	<ul> <li>AEO Referral Advice dated 2<sup>nd</sup> November 2020, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Regional Development and Communications;</li> </ul>				
Spencer Group Eng					
of Furr consulting P					
5	<ul> <li>Certification Design Form (Mechanical) dated 8<sup>th</sup> July 2021, prepared by s47F on behalf of Stantec Australia Pty Ltd;</li> </ul>				

## FOI 24-373 - Document 42

on

on

on behalf



#### Australian Government

- Certification Design Form (Fire Services) dated 21<sup>st</sup> July 2021, prepared by s47F behalf of Stantec Australia Pty Ltd;
- Certification Design Form (Hydraulic) dated 8<sup>th</sup> July 2021, prepared by s47F behalf of Stantec Australia Pty Ltd;
- Certification Design Form (Electrical) dated 8th July 2021, prepared by s47F of Stantec Australia Pty Ltd;
- Certification Design Form (Fire Engineer) dated 23<sup>rd</sup> July 2021, prepared by s47F behalf of Scientific Fire Services Pty Ltd;
- Certification Design Form (Fire Engineer Peer Review) dated 23<sup>rd</sup> July 2021, prepared by s47F
   on behalf of Intuitive Consulting Pty Ltd;
- Certification Design Form (Building Surveyor) dated 2<sup>nd</sup> 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 27<sup>th</sup> August 2021, prepared by s47F
   on behalf of the Fire Rescue Commissioner;
- ABC Record of Interpretation, dated 13<sup>th</sup> September 2021;
- Fire hazard properties data for 'Atkar Au.Dislat FR MDF', Test Report No. FC12168-001, dated 9<sup>th</sup> 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 2<sup>nd</sup> 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 24<sup>th</sup> 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 17<sup>th</sup> May 2019, prepared by Warringtonfire Australia Pty Ltd;
- Fire hazard properties data for 'Cut & Loop pile carpet tile', Test Number: 7-598559-AN, dated 22<sup>nd</sup> July 2014, prepared by AWTA Product Testing Pty Ltd;
- Fire hazard properties data for Au.diPanel, Report No. FAR 10761, dated 5<sup>th</sup> October 2018, prepared by BRANZ Pty Ltd;
- Fire hazard properties data of Atkar Timber Composite panels, EWFA Report No. 53221400.2, dated 15<sup>th</sup> 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 26<sup>th</sup> October 2006, prepared by AWTA Product Testing Pty Ltd;
- Fire hazard properties test data for "Armstrong Mineral Fibre Ceiling Panels", Report No. FH6011, dated 11<sup>th</sup> March 2020, prepared by BRANZ Pty Ltd;
- Electrical Specification Reference No. 301148254 Revision 003, dated 30<sup>th</sup> June 2021, prepared by Stantec Australia Pty Ltd;
- Mechanical Services Specification Reference No. 301148254, dated 30<sup>th</sup> June 2021, prepared by Stantec Australia Pty Ltd;
- Fire Protection Specification Reference No. 301148254 Rev. B, dated 30<sup>th</sup> June 2021, prepared Stantec Australia Pty Ltd;
- Hydraulic Specification Reference No. 301148254, dated 20<sup>th</sup> June 2021, prepared by Stantec Australia Pty Ltd;
- Laboratory & Kitchen Construction Requirements, Report No. 1128\_18-MTIM-A-SPEC-219, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Epoxy Finishes Specifications, Report No. 1128\_17-MTIM-A-SPEC-217 Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Cold Room Specifications, Report No. 1128\_16-MTIM-A-SPEC-218 Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Ceramic Tiling Specifications, Report No. 1128\_15-MTIM-A-SPEC-215 Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2d Architects Pty Ltd;



Department of Infrastructure, Transport, Regional Development and Communications

- Stainless Sinks & Joinery Specifications, Report No. 1128\_14-MTIM-A-SPEC-214, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Carpet Specifications, Report No. 1128\_13-MTIM-A-SPEC-213, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Sealants Specifications, Report No. 1128\_12-MTIM-A-SPEC-212, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Painting Specifications, Report No. 1128\_11-MTIM-A-SPEC-211, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Resilient Finishes Specifications, Report No. 1128\_10-MTIM-A-SPEC-210, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Metalwork Specifications, Report No. 1128\_9-MTIM-A-SPEC-209, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Joinery Specifications, Report No. 1128\_8-MTIM-A-SPEC-208, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Suspended Ceilings Specifications, Report No. 1128\_7-MTIM-A-SPEC-207, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Internal Lining & Façade Cladding Specifications, Report No. 1128\_6-MTIM-A-SPEC-206, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Doors Specifications, Report No. 1128\_5-MTIM-A-SPEC-205, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Windows Specifications, Report No. 1128\_4-MTIM-A-SPEC-204, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Glazing Specifications, Report No. 1128\_3-MTIM-A-SPEC-203, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Light Steel Framing & Insulation Specifications, Report No. 1128\_2-MTIM-A-SPEC-202, Revision C1, dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Equipment Schedule for Construction (C1), dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Interior Fittings and Finishes Schedule for Construction (C1), dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- Door Hardware Schedule for Construction (C1), dated 25<sup>th</sup> June 2021, prepared by L2D Architects Pty Ltd;
- BCA Part J6 Lighting Calculation dated 20<sup>th</sup> July 2021, prepared by Stantec Australia Pty Ltd;
- Section J5 Report for Mechanical Services Items, Project No. 301148254, dated 20<sup>th</sup> 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.



Department of Infrastructure, Transport, Regional Development and Communications

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:-
			<ul> <li>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);</li> </ul>
	C2.3(b) interalia	<sup>1</sup> CP9	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.	C2.4(́b)́		<li>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);</li>
			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	
	E1.5 interalia AS 2118.1:2017		development, to be not within site of the building's main entrance.	
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).	
	E2.2a interalia AS		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:-	
21.	1670.1:2018, Clause 2.3 & 2.6	EP4.3	- 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.	



Department of Infrastructure, Transport, Regional Development and Communications

To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.

23. 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 Fire Engineering Report No.260220 Issue No.6dated 29th June 2021, prepared by \$47Fon 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	

<b>Certificate of Compli</b>	ance
Document ID:	22-MOO-000001574
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	ų
State/Territory:	VIC	o tr
Postcode:	3123	mer

Attention of		)ep
Name	s47F	0
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @floreancigsmith.com.au	198

# 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	



Department of Infrastructure, Transport, Regional Development and Communications

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

- 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**

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 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 Complia	ance
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	nt o
Postcode:	3123	mer

Attention of		Jeb
Name	s47F	9
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	
Email:	s47F @floreancigsmith.com.au	198

# 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	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	

### FOI 24-373 - Document 44 Document ID: 21-MOO-0000004793



#### 🛓 Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Classification: Description: Number of Occupants:	5 Office 54
BCA Classification 3 Details	
Part of Building:	10-12 Northern Avenue, Moorabbin Airport
Classification:	8
Description:	Processes
Number of Occupants:	n/a

## Conditions

- 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

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 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	4
State/Territory:	VIC	nt o
Postcode:	3123	mer

Attention of		
Name	s47F	Ű
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

Document ID: 21-MOO-0000005693



#### Australian Government

\* Department of Infrastructure, Transport, Regional Development and Communications

#### 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 (B	BAN): BAN-20-MOO-0086	
Application ID:	20-MOO-000003146	
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

Location of Activity	
Airport:	Moorabbin
Location of Activity:	Part Lot 1, Volume 08753 Folio 864 to be 10-12 Northern Avenue, Moorabbin Airport

(Not Provided)

**Clayton South** 

VIC

3169

Address Line 2:

Town/Suburb:

State/Territory:

Postcode:



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

Printed at 29 Jul 2021 09:52 AM

Australian Government Department of Infrastructure, Transport, Regiona	al Development and Communications
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

Printed at 29 Jul 2021 09:52 AM

Other Expert Type Description:       (Not Provided)         Expert Consultant 8 Details       #7E         Name:       #7E         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$#7F         Building Activity Type:       Building         Expert Type       ElectricalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 9 Details       #47F         Name:       #47F         Company Name:       (Not Provided)         Expert Consultant 9 Details       #47F         Name:       #47F         Building Activity Type:       Building         Registration/Licence/Accreditation       #47F         Supert Consultant 9 Details       Building         Expert Type:       Building         Building Activity Type:       Building         Building Activity Type:       Building         Expert Type Description:       (Not Provided)         Expert Consultant 10 Details       #47F         Name:       #47F         Company Name:       (Not Provided)         Expert Type Description:       (Not Provided)         Expert Type Description:       (Not Provided)         Registration/L	Expert Type:	Architect
Sepert Consultant 8 Details         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Building Activity Type:       Building         Expert Type:       ElectricalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 9 Details       \$47F         Name:       \$47F         Company Name:       (Not Provided)         Expert Type Description:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Suilding Activity Type:       Building         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 10 Details       \$47F         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Suilding Activity Type:       Building         Building Activity Type:       Building         Expert Type Description:       (Not Provided)         Registration/Licence/Accreditation       \$47F	схренттуре.	
Company Name:(Not Provided)Registration/Licence/Accreditation Number:947FBuilding Activity Type:BuildingExpert Type Description:(Not Provided)Expert Type Description:(Not Provided)Expert Consultant 9 Details947FName:947FCompany Name:(Not Provided)Registration/Licence/Accreditation Number:947FBuilding Activity Type:BuildingBuilding Activity Type:BuildingExpert Type Description:(Not Provided)Expert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)Expert Type:MechanicalEngineerOther Expert Type Description:947FCompany Name:(Not Provided)Expert Consultant 10 Details947FName:947FBuilding Activity Type:BuildingExpert Type Description:(Not Provided)Expert Type:Mother Expert SecreditationBuilding Activity Type:BuildingBuilding Activity Type:BuildingBuilding Activity Type:BuildingBuilding Activity Type:BuildingBuilding Activity Type:MechanicalEngineerBuilding Activity Type:BuildingBuilding Activity Type:MechanicalEngineerBuilding Activity Type:MechanicalEngineerBuilding Activity Type Description:(Not Provided)	Other Expert Type Description:	(Not Provided)
Company Name:(Not Provided)Registration/Licence/Accreditation Number:\$47FBuilding Activity Type:BuildingExpert TypeElectricalEngineerOther Expert Type Description:(Not Provided)Expert Consultant 9 Details\$47FName:\$47FCompany Name:(Not Provided)Building Activity Type:BuildingBuilding Activity Type:BuildingBuilding Activity Type:BuildingBuilding Activity Type:BuildingBuilding Activity Type:MechanicalEngineerOther Expert Type Description:(Not Provided)Expert Consultant 10 Details\$47FName:\$47FCompany Name:(Not Provided)Expert Consultant 10 Details\$47FName:\$47FCompany Name:(Not Provided)Expert Type:BuildingBuilding Activity Type:\$47FBuilding Activity Type:BuildingBuilding Activity Type:MechanicalEngineerBuilding Activity Type:MechanicalEngineerBuilding Activity Type Description:(Not Provided)Expert Type:MechanicalEngineerBuilding Activity Type Description:(Not Provided)Building Activity Type Description:(	Expert Consultant 8 Details	
Registration/Licence/Accreditation       \$47F         Building Activity Type:       Building         Expert Type:       ElectricalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 9 Details       \$47F         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Building Activity Type:       Building         Building Activity Type:       Building         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 10 Details       \$47F         Name:       \$47F         Company Name:       (Not Provided)         Expert Consultant 10 Details       \$47F         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Building Activity Type:       Building         Building Activity Type:       Building         Building Activity Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provi	Name:	s47F
Number:       Building         Building Activity Type:       Building         Expert Type:       ElectricalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 9 Details       \$47F         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Building Activity Type:       Building         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)         Expert Consultant 10 Details       \$47F         Name:       \$47F         Other Expert Type Description:       (Not Provided)         Expert Consultant 10 Details       (Not Provided)         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Suilding Activity Type:       Building         Building Activity Type:       Building         Building Activity Type:       Building         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)	Company Name:	(Not Provided)
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Number:Building Activity Type:BuildingExpert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)Expert Consultant 10 Details\$47FName:\$47FCompany Name:(Not Provided)Registration/Licence/Accreditation\$47FNumber:BuildingBuilding Activity Type:BuildingCompany Name:(Not Provided)Keepistration/Licence/Accreditation\$47FCompany Name:(Not Provided)Keepistration/Licence/Accreditation\$47FKeepistrati	Company Name:	(Not Provided)
Expert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)Expert Consultant 10 Details\$47FName:\$47FCompany Name:(Not Provided)Registration/Licence/Accreditation\$47FNumber:BuildingBuilding Activity Type:BuildingExpert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)	Registration/Licence/Accreditation Number:	s47F
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Expert Consultant 10 Details         Name:       \$47F         Company Name:       (Not Provided)         Registration/Licence/Accreditation       \$47F         Building Activity Type:       Building         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)	Expert Type:	MechanicalEngineer
Name:s47FCompany Name:(Not Provided)Registration/Licence/Accreditation Number:s47FBuilding Activity Type:BuildingExpert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)	Other Expert Type Description:	(Not Provided)
Company Name:(Not Provided)Registration/Licence/Accreditations47FNumber:BuildingBuilding Activity Type:BuildingExpert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)	Expert Consultant 10 Details	
Registration/Licence/Accreditation Number:\$47FBuilding Activity Type:BuildingExpert Type:MechanicalEngineerOther Expert Type Description:(Not Provided)	Name:	s47F
Number:       Building         Building Activity Type:       Building         Expert Type:       MechanicalEngineer         Other Expert Type Description:       (Not Provided)	Company Name:	(Not Provided)
Expert Type:     MechanicalEngineer       Other Expert Type Description:     (Not Provided)		s47F
Other Expert Type Description: (Not Provided)	Building Activity Type:	Building
	Expert Type:	MechanicalEngineer
Expert Consultant 11 Details	Other Expert Type Description:	(Not Provided)
	Expert Consultant 11 Details	
Name: s47F		s47F

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Australian Government Department of Infrastructure, Transport, Regional Development and Communications		
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	

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Australian Government Department of Infrastructure, Transport, Regiona	al Development and Communications	
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	

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FOI 24-373 -	Document 46
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Australian Government	
Department of Infrastructure, Transport, Region	-
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



#### **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:		
ABN:	Qanstruct (AUST) Pty Ltd	
Address Line 1:	88765907859	
Address Line 1:	500 Burwood Road	
Town/Suburb:	-	
State/Territory:	Hawthorn	j.
Postcode:	VIC	Dt.
Fosicode.	3122	ti
Attention of		epgi
Name	s47F	□ te
Primary Phone:	s47F	/ th
Secondary Phone:	s47F	ja L
Email:	s47F @qanstruct.com.au	88
Location of Activity		Lot
4 Duigan Drive, Moorabbin Airpor	t	
		10 11
<b>Building Activity Descript</b>	ion	form
	a two storey office for Avery Dennison.	<u>۲</u>
Nature of Stage 1: Site Establishn	nent	o E
Total Estimated Value (\$):	s47(1)(b)	eqo
Total Floor Area (sq. m):	6,700	ц Ц
Total Site Area (sq. m):	11,271	je
Mandatory Inspection Stages:	<ul> <li>before placing a footing;</li> </ul>	ert
	<ul> <li>before pouring an insitu reinforced concrete meml</li> </ul>	ber;
	<ul> <li>completion of framework;</li> <li>final on completion of all building work</li> </ul>	
	<ul> <li>final, on completion of all building work.</li> </ul>	S

Building Classification(s)	ů L
BCA Classification 1 Details	



Department of Infrastructure, Transport, Regional Development and Communications

Part of Building: Classification: Description: Number of Occupants:	4 Duigan Drive, Moorabbin Airport 5 Office -
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:	
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	3122 s47F s47F (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		960
Sublessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd	L.
Address Line 1:	Level 6, 60 Martin Place	
Address Line 2:	-	
Town/Suburb:	Sydney	
State/Territory:	NSW	
Postcode:	2000	
		0

# **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 22<sup>nd</sup> January 2021, prepared by s47F or behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076-Variation 1, dated 26<sup>th</sup> February 2021, prepared by <sup>547</sup> on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9<sup>th</sup> 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 5<sup>th</sup> February 2020 prepared by s47F
   on behalf of M & K Building Consultants Pty Ltd;
- Builders Letter of Endorsement, dated 11<sup>th</sup> March 2021, prepared by s47F on behalf of Qanstruct Pty Ltd;
- Regulation 2.05(1)(c) Statement, dated 11<sup>th</sup> March 2021, prepared by Qanstruct Pty Ltd;
- Regulation 2.05(1)(d) Statement. dated 11<sup>th</sup> March 2021, prepared by Qanstruct Pty Ltd;
- Regulation 2.06(c) Statement, dated 10<sup>th</sup> March 2021, prepared by Qanstruct Pty Ltd; and
- Regulation 2.06(d) Statement. dated 10<sup>th</sup> 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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)
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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	, J
Postcode:	3122	
Attention of		LI CO
Name	s47F	
Primary Phone:	s47F	the
Secondary Phone:	s47F	Nd V
Email:	s47F @qanstruct.com.au	982
Location of Activity		∆ot 1
4 Duigan Drive, Moorabbin Airpor	t	
	L.	
Building Activity Descript	ion	for
	a two storey office for Avery Dennison.	1
Nature of Stage 2: Civil and Storm	nwater Infrastructure.	o E
Total Estimated Value (\$):	s47(1)(b)	o eq
Total Floor Area (sq. m):	6,700	
Total Site Area (sq. m):	11,271	e L
Mandatory Inspection Stages:	<ul> <li>before placing a footing;</li> </ul>	
	<ul> <li>before pouring an insitu reinforced concrete member</li> </ul>	ir, og
	<ul> <li>completion of framework;</li> <li>final, on completion of all building work.</li> </ul>	0

Building Classification(s)	Re
BCA Classification 1 Details	



Department of Infrastructure, Transport, Regional Development and Communications

Part of Building: Classification: Description: Number of Occupants:	4 Duigan Drive, Moorabbin Airport 5 Office -
BCA Classification 2 Details	
Part of Building: Classification:	4 Duigan Drive, Moorabbin Airport 7b
Description:	Warehouse
Number of Occupants:	-

#### Contractors **Contractor 1 Details** Legal Name: s47F ABN: (Not Provided) **Building Activity Type:** Building **Registration/Licence/Accreditation** s47F Number: 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		0.
Name	s47F	Act
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	Le Le
Company Name:	Cosentino Group Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Sublessee/Occupier/Tena	nt	

Su	iblessee/Occupier/Tenant		
Su	blessee/Occupier/Tenant Name:	Avery Dennison Materials Pty Ltd	Ŕ
Ad	dress 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 22<sup>nd</sup> January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 1, dated 26<sup>th</sup> February 2021, prepared by s47 on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9<sup>th</sup> 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 26<sup>th</sup> March 2021, prepared by s47F
   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;

on behalf of



Department of Infrastructure, Transport, Regional Development and Communications

- 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;

- 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 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)
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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;
- 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;
- 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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	, i o
Postcode:	3122	neni
Attention of		
Name	s47F	
Primary Phone:	s47F	the
Secondary Phone:	s47F	∧d
Email:	s47F @qanstruct.com.au	982
Location of Activity		Aqt
4 Duigan Drive, Moorabbin Airpor	t.	u O
		nat
<b>Building Activity Descript</b>	ion	forr
	a two storey office for Avery Dennison.	j. T
Nature of Stage 3: Structural Foot	ings only	0 E
Total Estimated Value (\$):	s47(1)(b)	eqo
Total Floor Area (sq. m):	6,700	E E
Total Site Area (sq. m):	11,271	th C
Mandatory Inspection Stages:	<ul> <li>before placing a footing;</li> </ul>	U U
	<ul> <li>before pouring an insitu reinforced concrete member</li> </ul>	; un
	<ul> <li>completion of framework;</li> <li>final, on completion of all building work.</li> </ul>	eo-
		N.

Building Classification(s)	e Y
BCA Classification 1 Details	



Department of Infrastructure, Transport, Regional Development and Communications

Part of Building: Classification: Description: Number of Occupants:	4 Duigan Drive, Moorabbin Airport 5 Office -
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 s47F Number: Address Line 1: 500 Burwood Rd Address Line 2: \_ Town/Suburb Howthorn

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**

		0.
Expert Consultant 1 Details		10
Name	s47F	ΔC
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	Ē
Company Name:	Cosentino Group Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 3 Details		000
Name	s47F	D C
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:

- Airport Lessee Company Consent Number 20-076, dated 22<sup>nd</sup> January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 1, dated 26<sup>th</sup> January 2021, prepared by s47 on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9<sup>th</sup> 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 15<sup>th</sup> March 2021, prepared by s47F on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Structural) dated 15<sup>th</sup> April 2021, prepared by s47F on behalf of Eric C Engineering;
- Certification Design Form (Structural) dated 1<sup>st</sup> March 2021, prepared by <sup>s47F</sup> on behalf of s<sup>47F</sup>
   Group Pty Ltd;
- Structural Computations, Job No. 18190, dated 1<sup>st</sup> 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

- 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



Department of Infrastructure, Transport, Regional Development and Communications

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;

- 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 Airport Environment Officer stating that an inspection of the site has revealed no environmental infringement. Please contact the Melbourne & Essendon AEO on \$22(1)(a)(ii) or the Moorabbin AE
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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,





\* Department of Infrastructure, Transport, Regional Development and Communications

- 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	o
Postcode:	3122	nent
Attention of		th Tt
Name	s47F	
Primary Phone:	s47F	the
Secondary Phone:	s47F	No.
Email:	s47F @qanstruct.com.au	982
Location of Activity		Agt
		140
4 Duigan Drive, Moorabbin Airpor		latio
Building Activity Descript	ion	lo Tr
Construction of a warehouse and a Nature of Stage 4: Balance of Strage 4: Balance 0: Ba	a two storey office for Avery Dennison.	of In
Tractice of Grage 4. Datalice of Still		E
Total Estimated Value (\$):	s47(1)(b)	edo
Total Floor Area (sq. m):	6,700	це Ц
Total Site Area (sq. m):	11,271	e
Mandatory Inspection Stages:	<ul> <li>before placing a footing;</li> </ul>	ert
	<ul> <li>before pouring an insitu reinforced concrete member</li> </ul>	; pur
	<ul> <li>completion of framework;</li> <li>final, on completion of all building work.</li> </ul>	
		S (

Building Classification(s)	e K
BCA Classification 1 Details	



Department of Infrastructure, Transport, Regional Development and Communications

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** s47F Number: 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		C
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	5
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	



Department of Infrastructure, Transport, Regional Development and Communications

Registration Number: Building Activity Type: Expert Type:	s47F Building 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		
	Project No. P-20413, Drawing No. S001(A) & S002(A) prepared by Prasco Australia Pty Ltd;		
In issuing this per	In issuing this permit, reference has been made to the following documents:		
<ul> <li>Airport Lessee Company Consent Number 20-076, dated 22<sup>nd</sup> January 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;</li> </ul>			
<ul> <li>AEO Referral Advice dated 9<sup>th</sup> March 2021, prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;</li> </ul>			
	esign Form (Building Surveyor) dated 27 <sup>th</sup> April 2021, prepared by <mark>s47F &amp; Consultants Pty Ltd;</mark>		
	esign Form (Structural) dated 23 <sup>rd</sup> April 2021, prepared by <mark>\$47F</mark> on behalf of g Consultants Pty Ltd;		
Certification D     Eric C Engineer	esign Form (Structural) dated 23 <sup>rd</sup> April 2021 prepared by s47F on behalf of ering Pty Ltd;		
	esign Form (Structural) dated 26 <sup>th</sup> April 2021, prepared by s47F on behalf stralia Pty Ltd; and		
Dramix Pro Sla	ab on Ground Jointless Floor Computation, dated 12 <sup>th</sup> 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



Department of Infrastructure, Transport, Regional Development and Communications

specified in the Airport Lessee Company Consent and relevant Airport Legislation;

- 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)
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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	J.
State/Territory:	VIC	nt o
Postcode:	3122	in e
Attention of		eber
Name	s47F	
Primary Phone:	s47F	the
Secondary Phone:	s47F	bV
Email:	s47F @qanstruct.com.au	000
		t t
Location of Activity		- U ∧
4 Duigan Drive, Moorabbin Airport	•	atic
<b>Building Activity Descripti</b>	on	form
	a two storey office for Avery Dennison.	of In
Nature of Stage 5: Construction of	-	U E
Total Estimated Value (\$):	s47(1)(b)	o pa
Total Floor Area (sq. m):	6,700	- re(
Total Site Area (sq. m):	11,271	je F
Mandatory Inspection Stages:	<ul> <li>before placing a footing;</li> <li>before pouring an insitu reinforced concrete membrance</li> </ul>	per:
	<ul> <li>completion of framework;</li> </ul>	
	<ul> <li>final, on completion of all building work.</li> </ul>	n n
Building Classification(s)		09 S G

BCA Classification 1 Details	

# FOI 24-373 - Document 51 Document ID: 21-MOO-0000003191



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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:	<u>-</u>	

# 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	0
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		e E
Name	s47F	
Company Name:	Cosentino Group Pty Ltd	
<b>Registration Number:</b>	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 3 Details		
Name	s47F	
Company Name:	s47F	
Registration Number:	s47F	



Department of Infrastructure, Transport, Regional Development and Communications

Building Activity Type: Expert Type:	Building 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
	5

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:

- Airport Lessee Company Consent Number 20-076, dated 22<sup>nd</sup> January 2021, prepared by s47F or behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 1, dated 26<sup>th</sup> January 2021, prepared by s47 on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9<sup>th</sup> 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 16<sup>th</sup> June 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Weatherproofing of External Walls Performance Solution Design, dated the 2<sup>nd</sup> June 2021, prepared by s47F
   on behalf of Qanstruct (Aust) Pty Ltd;
- ABC Record of Interpretation, dated 17<sup>th</sup> June 2021;
- Certification Design Form (Building Surveyor) dated 7<sup>th</sup> June 2021, prepared by s47F 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 8<sup>th</sup> January 2020, prepared by Global-Mark Pty Ltd;
- Vitracire G2 Technical Specification, Revision 1.2, dated 2<sup>nd</sup> 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, preparede by Lysaght;
- Estimated Optical and Solar Performance Data Sheet, Ref No. TAS 1418/21, prepared by Viridian;

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Department of Infrastructure, Transport, Regional Development and Communications

- Fire hazard properties data for 'Bradford Insulated Material, Test Report No.FE 2668 & FCO-03029, Rev. 1, dated 6<sup>th</sup> 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 12<sup>th</sup> February 2012 prepared by CSIRO Materials Science and Engineering;
- Fire hazard properties data for 'FireSark Micro Perforated', Test Report No. 20003, dated 18<sup>th</sup> November 2020
  prepared by Amalgamated Metal Industries Pty Ltd;
- Fire hazard properties data for 'Coolite 6c, SR76, Test Report 7-586147-CV dated 19<sup>th</sup> July 2012, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Faced glasswool and rockwool', Test Report No. FCO-2805, Rev. D, dated 25<sup>th</sup> July 2018, prepared by AWTA Product Testing;
- Regulation 2.05(1)(c), dated 15<sup>th</sup> February 2021, prepared by \$47F
  Regulation 2.05(1)(d), dated 11<sup>th</sup> February 2021, prepared by \$47F
- Regulation 2.06(c), dated 10<sup>th</sup> March 2021, prepared by \$47F
- Regulation 2.05(1)(d), dated 15<sup>th</sup> February 2021, prepared by <sup>\$47F</sup>
- on behalf of Qanstruct (Aust) Pty Ltd; and on behalf of Qanstruct (Aust) Pty Ltd.

on behalf of Qanstruct (Aust) Pty Ltd;

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;
- 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;
- 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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)(ii) or the Moorabbin AEO on s22(1)(a)(ii) or the Moorabbin AEO o
- 3. A letter from the Registered Builder stating that the building/works have been constructed in accordance with (m) 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;
- 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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.



**BCA Classification 1 Details** 

Part of Building:

# **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	Ę
State/Territory:	VIC	nt o
Postcode:	3122	the
Attention of		9991
Name	s47F	
Primary Phone:	s47F	/ th
Secondary Phone:	s47F	982 by the
Email:	s47F @qanstruct.com.au	080
Location of Activity		Agt ,
Location of Activity		A no
4 Duigan Drive, Moorabbin Airpor	l.	atic
<b>Building Activity Descript</b>	ion	form
Construction of a warehouse and Nature of Stage 6: Fire and Hydra	a two storey office for Avery Dennison. ulic Services.	of Ir
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	6,700	000000000000000000000000000000000000000
Total Site Area (sq. m):	11,271	
Mandatory Inspection Stages:	<ul> <li>before placing a footing;</li> </ul>	er; Freed
	<ul> <li>before pouring an insitu reinforced concrete member</li> </ul>	er; j
	<ul> <li>completion of framework;</li> <li>final on completion of all building work</li> </ul>	nno
	<ul> <li>final, on completion of all building work.</li> </ul>	d M
Building Classification(s)		ee 66

## FOI 24-373 - Document 52 Document ID: 21-MOO-0000005103



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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:	<u>-</u>	

## 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:	
Primary Phone:	s47F S47F GG (Not Provided)
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

## Expert Consultants

Expert Consultant 1 Details		
Name	s47F	0
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		e E
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	



Department of Infrastructure, Transport, Regional Development and Communications

Building Activity Type:		Building
Expert Type:		Civil Engineer
Expert Consultar	nt 4 Details	
Name		s47F
Company Name:		Prascon Australia Pty Ltd
Registration Nun	nber:	s47F
<b>Building Activity</b>	Туре:	Building
Expert Type:		Civil Engineer
Expert Consultar	nt 5 Details	
Name		s47F
Company Name:		Dyer Fire Engineering
Registration Nun	nber:	s47F
<b>Building Activity</b>	Туре:	Building
Expert Type:		Other
Other Description	n:	Fire Services
Expert Consultar	nt 6 Details	
Name		s47F
Company Name:		Thomas Consulting Group
Registration Nun	nber:	s47F
Building Activity Type:		Building
Expert Type:		Mechanical Engineer
Sublessee/Oc	cupier/Tenant	
	pier/Tenant Name:	Avery Dennison Materials Pty Ltd
Address Line 1:	pien i enant Name.	Level 6, 60 Martin Place
Address Line 1:		
Town/Suburb:		- Sudaou
State/Territory:		Sydney NSW
Postcode:		2000
		2000
Endorsed Doo	cuments	
This parmit inco	rooratos the drawin	gs, specifications and documents listed below:
	porates the drawing	ys, specifications and documents listed below.
	Job No DE-386 [	Drawing No. FS-01(C), FS-02(C) & FS-03(C) prepared by Dyer Fire
Fire Services:	Engineering;	
File Services.		Drowing No. EA01(A) & EA02(A) proported by Dyor Fire Engineering:
	JUD NU. AZT738, I	Drawing No. FA01(A) & FA02(A) prepared by Dyer Fire Engineering;
	Joh No. 1000 D.	
		wing No. H1(C1), H2(C1), H3(C2), H4(C1), H5(C1) & H6(C1) prepared by a Group Pty Ltd:
Hydraulics:	Thomas Consultin	

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

FOI 24-373 - Document 52

on

on behalf of

on

Document ID: 21-MOO-0000005103



Department of Infrastructure, Transport, Regional Development and Communications

- Airport Lessee Company Consent Number 20-076, dated 22<sup>nd</sup> January 2021, prepared by s47F behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 1, dated 26<sup>th</sup> February 2021, prepared by s47 on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9<sup>th</sup> 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 6<sup>th</sup> September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- ABC Record of Interpretation, dated 26<sup>th</sup> October 2021;
- Application for Regulation 1.04(4), 2.13(2) Declaration, dated 6<sup>th</sup> September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Certification Design Form (Building Surveyor) dated 26<sup>th</sup> October 2021, prepared by s47F
   on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Fire Services) dated 19<sup>th</sup> July 2021, prepared by s47F
   Dyer Fire Engineering;
- Certification Design Form (Hydraulic) dated 24<sup>th</sup> August 2021, prepared by s47F behalf of Thomas Consulting Group Pty Ltd;
- FRV Reg. 129 Report & Consent, Report No. 2101251 dated 28<sup>th</sup> May 2021, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- FRV Reg. 129 Report & Consent, Report No. 2103124 dated 30<sup>th</sup> September 2021, prepared by s47F on behalf of the Metropolitan Fire and Emergency Services Board;
- Fire Hydrant Flow Test Report, Report No. 210099, dated 11<sup>th</sup> February 2021, prepared by Fire Concepts;
- Fire Engineering Report, Project No. 6832, dated 13<sup>th</sup> October 2021, prepared by NJM Design;
- Fire Engineering Report Addendum 01, Project No. 6832, dated 26<sup>th</sup> October 2021, prepared by NJM Design;
- Hyena Calculations, Job No. 4293, dated 18<sup>th</sup> February 2021, prepared by Thomas Consulting Group Pty Ltd;
- Hyena Calculations, Job No. DF-386, dated 29<sup>th</sup> April 2021, prepared by s47F on behalf of Dyer Fire Engineering;
- Regulation Statement 2.05(1)(c), dated 15<sup>th</sup> February 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Regulation Statement 2.05(1)(d), dated 10<sup>th</sup> March 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Regulation Statement 2.06(c), dated 11<sup>th</sup> January 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd; and
- Regulation Statement 2.06(d), dated 10<sup>th</sup> 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;



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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 soleoccupancy 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:



ltem	DTS	Performance Requiremer	nt 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.
	D1.4	DP4	To permit the extended travel distance within the warehouse of
4.	D1.5	EP2.2	70m in lieu of the required 40m.
5.	D1.4	DP4	To permit the extended distance between alternative exits within
	D1.5	EP2.2	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**

A'		
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	0
Location of Activity		t. <
4 Duigan Drive, Moorabbin Airpo	rt.	
Building Activity Descrip	tion	
	l a two storey office for Avery Dennison.	
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;	
	<ul> <li>before pouring an insitu reinforced concrete member</li> </ul>	r;
	<ul> <li>completion of framework;</li> <li>final, on completion of all building work.</li> </ul>	
Building Classification(s)		

BCA Classification 1 Details

Part of Building:

4 Duigan Drive, Moorabbin Airport

## FOI 24-373 - Document 53 Document ID: 21-MOO-0000005592



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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:	
Primary Phone:	s47F s47F (Not Provided)
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

## Expert Consultants

		Ē
Expert Consultant 1 Details		0
Name	s47F	0
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		2
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	

## FOI 24-373 - Document 53 Document ID: 21-MOO-0000005592

## Australian Government

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	

#### FOI 24-373 - Document 53 Document ID: 21-MOO-0000005592



Department of Infrastructure, Transport, Regional Development and Communications

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), E300(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 22<sup>nd</sup> January 2021, prepared by s47F behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 20-076 Variation 3, dated 23<sup>rd</sup> July 2021, prepared by s47 on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 9<sup>th</sup> 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 30<sup>th</sup> 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 30<sup>th</sup> November 2021, prepared by s47F
   on behalf of M & K Building Consultants Pty Ltd;
- Certification Design Form (Structural) dated 22<sup>nd</sup> September 2021, prepared by s47F on behalf of Wirrawonga Consulting Pty Ltd;
- Certification Design Form (Electrical) dated 14<sup>th</sup> September 2021, prepared by s47F

on

on

#### FOI 24-373 - Document 53



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

behalf of Intrax Engineering Consultants;

- Certification Design Form (Mechanical) dated 13<sup>th</sup> September 2021, prepared by s47F behalf of Building Services Engineering & Design;
- NCC Section J Report, Report No. P644116, Rev. A, dated 6<sup>th</sup> August 2021, prepared by Intrax Engineering Consultants;
- Exempt Areas (NCC D3.4) Report, Project No. 12764, dated 10<sup>th</sup> August 2021, prepared by Architecture & Access (Aust) Pty Ltd;
- Population Statement. dated 25<sup>th</sup> August 2021, prepared by s47F on behalf of Goodman Pty Ltd;
- Performance Solution 01 Access from Property Boundary, Ref No. 12764, Rev. A, dated 4<sup>th</sup> November 2021, prepared by Architecture & Access (Aust) Pty Ltd;
- Performance Based Design Brief 01 Access from Property Boundary, Ref No. 12764, Rev. A, dated 15<sup>th</sup> 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 16<sup>th</sup> 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 22<sup>nd</sup> August 2019, prepared by Branz Ltd;
- Fire hazard properties data for 'Polybatts', Test Report No. 17-005704, dated 24<sup>th</sup> October 2017, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Flexible Duct', Test Report No. 7-566387-CV, dated 15<sup>th</sup> May 2009, prepared by AWTA Product Testing;
- Fire hazard properties data for '3RT Designer Hardwood-Blackbutt', Test Report No. 20-004589, dated 24<sup>th</sup> September 2020, prepared by AWTA Product Testing;
- Fire hazard properties data for 'iQ Optima', Test Report No. 0148277, dated 9<sup>th</sup> August 2014, prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'iQ Granit SD', Test Report No. 0148276, dated 9<sup>th</sup> August 2014, prepared by APL Australia Pty Ltd;
- Fire hazard properties data for 'Cosmos', Test Report No. 12578c, dated 17<sup>th</sup> 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 28<sup>th</sup> February 2018, prepared by AWTA Product Testing;
- Slip Resistance Test Report for 'Kone Grey Matt 45 x 90', Test Report No. 15176a, dated 14<sup>th</sup> 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



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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:



\* Department of Infrastructure, Transport, Regional Development and Communications

- 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 soleoccupancy 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:



ltem	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
	D1.5	EP2.2	70m in lieu of the required 40m.
_	D1.4	DP4	To permit the extended distance between alternative exits within
5.	D1.5	EP2.2	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.



Department of Infrastructure, Transport, Regional Development and Communications

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 DP1(a)(i) D3.2(a) DP1(a)(iii) (i)(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.
	endix 2 building approval is subject to the fo	llowing 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 Compli	ance
Document ID:	21-MOO-000005795
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		)e
Name	s47F	10 1
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	198

Location of Building	
1 Duigen Drive Meershhip Airport	

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		



\*\* Department of Infrastructure, Transport, Regional Development and Communications

- 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 Compli	ance
Document ID:	21-MOO-000005656
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

Name     s47F       Primary Phone:     s47F       Secondary Phone:     s47F       Email:     s47F @ganstruct.com.au	Attention of		)e p
Secondary Phone: s47F	Name	s47F	0
	Primary Phone:	s47F	
Email: s47F @ganstruct.com.au	Secondary Phone:	s47F	
	Email:	s47F @qanstruct.com.au	108

Location of Building
4 Duises Drive Meanship Aimant

4 Duigan Drive, Moorabbin Airport.

## **Building Details**

Construction of a warehouse and a two storey office for Avery Dennison.

s)	
4 Duigan Drive, Moorabbin Airport	2
7b	
Warehouse	
40	
	4 Duigan Drive, Moorabbin Airport 7b Warehouse

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 (BA	N): BAN-21-MOO-0006	
Application ID:	21-MOO-000000464	
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	1 
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 6,700m2 Warehouse on Duigan drive, Moorabbin airport. of the 6,700m2, 5,500m2 is warehouse space with 1,200m2 of office space. The warehouse also has 61 parking bays. Total site area 11,271m2
	Total Building footprint 5,907m2
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	

Department of Infrastructure, Transport, Regio	onal Development and Communications
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

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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:	Archtectur & 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	t of
Postcode:	3122	nen
Attention of		
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	
Leastion of Activity		ot ot
Location of Activity	1	
6 Duigan Drive, Moorabbin Airpor	ι.	latic
<b>Building Activity Descript</b>	ion	form
Construction of new warehouse an Nature of Stage 1 - Site Establish		n of Ir
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	8,833	
Total Site Area (sq. m):	16,143	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> </ul>	
	Final, upon completion of the works	
Building Classification(s)		
BCA Classification 1 Details		0
Part of Building:	6 Duigan Drive, Moorabbin Airport.	
Classification:	5	



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn
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		5
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		ť
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	



	FOI 24-373 - Document 57
Australian Government	Document ID: 21-MOO-000003210
	Regional Development and Communications
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
	5100
Endorsed Documents	
This permit incorporates the drawing	gs, specifications and documents listed below:
	rawing 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:
Airport Lessee Company Consent	Number 21-010, dated 19 <sup>th</sup> March 2021, prepared by s47F on behalf
of Moorabbin Airport Corporation;	
Airport Lessee Company Consent	Number 21-010 Amendment, dated 24 <sup>th</sup> May 2021, prepared by s47F
on behalf of Moorabbin Airport Co	
	Airport Corporation dated 1st June 2021;
<ul> <li>AEO Referral Advice dated 19<sup>th</sup> M Infrastructure, Transport, Cities an</li> </ul>	
-	ated 21 <sup>st</sup> May 2021prepared by s47F on behalf of
Cosentino Group Pty Ltd;	
<ul> <li>Certification Design Form (Building behalf of M &amp; K Building Consultar</li> </ul>	g Surveyor) dated 9 <sup>th</sup> June 2021, prepared by <mark>s47F on Statements Pty Ltd; Statements</mark>
• Builders Letter of Endorsement, Jo	bb No. 4293/001, dated 5 <sup>th</sup> May2021, prepared by Qanstruct (Aust) Pty Ltd; 1, dated February 2021, prepared by Cosentino Group Pty Ltd;
	gement Plan, Rev. 1, dated 26 <sup>th</sup> March 2020, prepared by Qanstruct (Aust) Pty
Ltd;	$\frac{1}{2}$

- Geotechnical Investigation Report, Report No. 120736, dated 9th April 2021, prepared by A.S.James Pty Ltd;
- Temporary Fence Approval Statement, dated 12<sup>th</sup> March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Temporary Fence Specification prepared by 1300Temp Fence;
- Regulation 2.05(1)(d), dated 8<sup>th</sup> April 2021, prepared by s47F on behalf of Qanstrct Pty Ltd;
- Regulation 2.06(d), dated 8<sup>th</sup> April 2021, prepared by s47F on behalf of Qanstrct Pty Ltd; •
- Regulation 2.06(c), dated 8<sup>th</sup> April 2021, prepared by s47F on behalf of Qanstrct Pty Ltd;
- Preliminary Report 120736/B, dated 24<sup>th</sup> November 2020, prepared by y A.S.James Pty Ltd; and •
- Soil Assessment, Reference No. 1193337-L-05, dated 20<sup>th</sup> January 2020, prepared by Meinhardt Infrastructure • 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

Page 3 of 7



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;
- 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;
- 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:
  - 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.
- 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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	Ċ
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	
Location of Activity		
6 Duigan Drive, Moorabbin Airpor	t	
<b>Building Activity Descript</b>	ion	
Construction of new warehouse a		
Nature of Variation - Minor change		
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m): Total Site Area (sq. m):	8,833	
Mandatory Inspection Stages:	16,143	
manualory inspection stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> </ul>	
	Final, upon completion of the works	
Building Classification(s)		
• • • • • • • • • • • • • • • • • • • •		
BCA Classification 1 Details Part of Building:	6 Duigon Drivo Magraphia Aimant	
raitui Dullulliy.	6 Duigan Drive, Moorabbin Airport.	

Classification:



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	0 
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. A100(P6) prepared by Qanstruct (Aust) Pty Ltd;

Civil:

Drawing No. 18191-C0(C), 18191-C3(G), 18191-C1(K) & 18191-C2(H) prepared by Cosentino Group Pty Ltd;

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

- Airport Lessee Company Consent Number 21-010, dated 19<sup>th</sup> March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Airport Lessee Company Consent Number 21-010(Amended), dated 29<sup>th</sup> October 2021, prepared by s47 on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice, dated 19<sup>th</sup> 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 19<sup>th</sup> October 2021, prepared by s47F of 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 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;

on behalf



- 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:
  - 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.
  - $\circ\,$  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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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
		To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
1 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.

# 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	o t
Postcode:	3122	uen Men
Attention of		epart
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	800
Location of Activity		Act
6 Duigan Drive, Moorabbin Airpor	t.	
Building Activity Descript	ion	j.
Construction of new warehouse an Nature of Stage 2: All structural wa		of Ir
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	8,833	
Total Site Area (sq. m):	16,143	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> <li>Final, upon completion of the works</li> </ul>	under the
Building Classification(s)		
BCA Classification 1 Details		
Part of Building:	6 Duigan Drive, Moorabbin Airport.	
Classification:	5	



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn
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 I td
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 Builder
Expert Type:	Builder
Expert Consultant 3 Details	
Name	s47F
Company Name:	Cosentino Group
Registration Number:	s47F
Building Activity Type:	Building



Department of Infrastructure, Transport, Regional Development and Communications

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

NGK Spark Plugs
6 Kingston Park Court
-
Knoxfield
VIC
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 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), S S8.0(C), S9.0(B), S10.0(B) & S11.0(B) prepared by Cosentino Group Pty Ltd.	
In issuing this per	mit, reference has been made to the following documents:	ment
<ul> <li>Moorabbin Airr</li> <li>AEO Referral A Infrastructure T</li> <li>Certification De on behalf of M</li> <li>Certification De of Cosentino G</li> <li>Certification De Eric Cho Engin</li> <li>Structural Com Consentino Gre</li> <li>ALC condition</li> </ul>	Company Consent Number 21-010, dated 24 <sup>th</sup> May 2021, prepared by <sup>s47F</sup> bort Corporation; Advice, dated 19 <sup>th</sup> May 2021, prepared by <sup>s22(1)(a)(ii)</sup> on behalf of the Depar ransport Cities and Regional Development; esign Form (Building Surveyor), dated 16 <sup>th</sup> June 2021, prepared by <sup>s47F</sup> & K Building Consultants Pty Ltd; esign Form (Structural) dated 7 <sup>th</sup> June 2021, prepared by <sup>s47F</sup> Group Pty Ltd; esign Form (Structural) dated 7 <sup>th</sup> June 2021 prepared by <sup>s47F</sup> eering Pty Ltd; putations, Job Number 18191, dated 7 <sup>th</sup> June 2021, prepared by <sup>s47F</sup> oup Pty Ltd; and 12 confirmation correspondence, dated 11 <sup>th</sup> June 2021, prepared by <sup>s47F</sup> bort Corporation.	on behalf of tment of on behalf on behalf of on behalf of on behalf of

# 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:
  - 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.
- 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;

- 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;
- 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

Page 5 of 7



Department of Infrastructure, Transport, Regional Development and Communications

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;
- 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:



Department of Infrastructure, Transport, Regional Development and Communications

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:	Oppetrupt (ALIST) Pty Ltd	
ABN:	Qanstruct (AUST) Pty Ltd 88765907859	
Address Line 1:	500 Burwood Road	
Address Line 2:	500 Bulwood Road	
Town/Suburb:	-	
State/Territory:	hawthorn	
Postcode:	VIC	
Postcode:	3122	u E
Attention of		
Name	s47F	ă
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @ganstruct.com.au	
Location of Activity		Ac
6 Duigan Drive, Moorabbin Airpor	t.	tion
Building Activity Descript	ion	
Construction of new warehouse a		
Nature of Stage 3: External Walls	-	
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	
	<ul><li>Structural Framework; and</li><li>Final, upon completion of the works</li></ul>	
Building Classification(s)		9 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
BCA Classification 1 Details		m G
Part of Building:	6 Duigan Drive, Moorabbin Airport.	02
Classification:	5	
	J.	



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	۵ ــــــــــــــــــــــــــــــــــــ
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 <sup>.</sup>	-

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:

- Airport Lessee Company Consent Number 21-010, dated 24<sup>th</sup> May 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice, dated 19<sup>th</sup> 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 20<sup>th</sup> September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- ABC Record of Interpretation, dated 22<sup>th</sup> September 2021;
- Weather Proofing of External Walls Performance Solution- Design, dated 14<sup>th</sup> September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Application for Regulation 1.04(4) & 2.13(2) Declaration, dated 17<sup>th</sup> September 2021, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;
- Certification Design Form (Building Surveyor), dated 6<sup>th</sup> 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 19<sup>th</sup> July 2012, prepared by AWTA Product Testing;
- Fire hazard properties data for 'CSR Bradford Insulation Materials', Test Report No. NR-17211, dated 6<sup>th</sup> February 2015, prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'CSR Bradford Insulation Materials', Test Report No. NR-2179 Revision 1, dated 6<sup>th</sup> February 2015, prepared by CSIRO Infrastructure Technologies;
- Fire hazard properties data for 'Faced glasswool and rockwool', Test Report No. FCO4552, Rev. D, dated 25<sup>th</sup> 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 30<sup>th</sup> March 2015, prepared by Exova Warringtonfire Aus Pty Ltd;



Department of Infrastructure, Transport, Regional Development and Communications

- Fire hazard properties data for 'Knotwood Aluminum', Test Report No. EWFA 414179-02.1, dated 31<sup>st</sup> August 2016, prepared by Exova Warringtonfire Aus Pty Ltd;
- Fire hazard properties data for 'Aluminium, used as foil', Test Report No. RTF190396, dated 5<sup>th</sup> 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 17<sup>th</sup> July 2017, prepared by CSR Technical Centre;
- Fire hazard properties data for 'Permastop Building Blanket', Test Report No. FNE10392, dated 14<sup>th</sup> 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 29<sup>th</sup> 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 12<sup>th</sup> 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 20<sup>th</sup> May 2021, prepared by Virdian Glass;
- Ecowool Acoustic Batts, dated 1<sup>st</sup> 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;
- 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

Page 4 of 8



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:
  - 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.
- 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;

- 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;
- 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;
- 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;
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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:



Department of Infrastructure, Transport, Regional Development and Communications

No.	BCA Clause	Performance Requirement(s)	Description
			To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
1	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.
Δnn	endix 2		

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.



Classification:

# **Building Permit**

	•			
Airports Act 1996	Airports (Building Control) Regulations 1996	Regulation 2.11		
Building Activity Number (BAN)	BAN-21-MOO-0029			
Airport Name:	Moorabbin			
	moorabbin			
Approval				
Effective Until:	18-Jun-2024			
Stage:	3 - Variation: Amendment to fire tank structural sla	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 Airpor	t.	(		
	-			
Building Activity Descript		4		
Construction of new warehouse a				
Nature of Variation: Amendment t Total Estimated Value (\$):	s47(1)(b)			
Total Floor Area (sq. m):	8,833			
Total Site Area (sq. m):	0,000 16,143			
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>			
manager y moportion orages.	Structural Framework; and			
	Final, upon completion of the works			
Building Classification(s)				
BCA Classification 1 Details				
Part of Building:	6 Duigan Drive, Moorabbin Airport.	6		

Infrastructure, Transport, Regional Development, Com

5



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn	
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

ublessee/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:

- Airport Lessee Company Consent Number 21-010, dated 24<sup>th</sup> May 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice, dated 19<sup>th</sup> 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 20<sup>th</sup> July 2021, prepared by s47F of Cosentino Group Pty Ltd; and
- Site Instruction Ref. CM01, Job No. 18191, dated 20<sup>th</sup> July 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 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;
- 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

on behalf



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:
  - 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.
  - $\circ~$  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;

- 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)(iii);
- 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;



Department of Infrastructure, Transport, Regional Development and Communications

- 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;
- 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;
- 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



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	men M
Attention of		
Name	s47F	C e
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	80
Location of Activity		Act
6 Duigan Drive, Moorabbin Airpor	t.	
Building Activity Descript	ion	le l
Construction of new warehouse an Stage 4 - Fibre Slab for Warehous		n of Ir
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	8,833	
Total Site Area (sq. m):	16,143	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>	
	<ul><li>Structural Framework; and</li><li>Final, upon completion of the works</li></ul>	Inder
Building Classification(s)		
BCA Classification 1 Details		0 (0) (0)
Part of Building:	6 Duigan Drive, Moorabbin Airport.	
Classification:	5	



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	0 
Expert Consultant 1 Details	Š P
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	0
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	
I his permit incorporates the drawin	ngs, specifications and documents listed below:
Job No. P-20413-1, Draw	ving No. S001(C),
	ving No. S001(C),
Job No. P-20413-1, Drav Structural: S002(C) & S003(B) prepa	ving No. S001(C),
Job No. P-20413-1, Draw Structural: S002(C) & S003(B) prepa Australia Pty Ltd;	ving No. S001(C),
Job No. P-20413-1, Drav Structural: S002(C) & S003(B) prepa Australia Pty Ltd; In issuing this permit, reference has	ving No. S001(C), ared by Prascon
Job No. P-20413-1, Draw Structural: S002(C) & S003(B) prepa Australia Pty Ltd; In issuing this permit, reference has • Airport Lessee Company Conser of Moorabbin Airport Corporation	ving No. S001(C), ared by Prascon <b>5 been made to the following documents:</b> nt Number 21-010, dated 19 <sup>th</sup> March 2021, prepared by <mark>\$47F on behalf n;</mark>
Job No. P-20413-1, Draw Structural: S002(C) & S003(B) prepa Australia Pty Ltd; In issuing this permit, reference has • Airport Lessee Company Conser of Moorabbin Airport Corporation • AEO Referral Advice dated 19 <sup>th</sup> I	ving No. S001(C), ared by Prascon <b>s been made to the following documents:</b> nt Number 21-010, dated 19 <sup>th</sup> March 2021, prepared by <mark>\$47F on behalf n; May 2021 prepared by <mark>\$22(1)(a)(ii) on behalf of the Department of</mark></mark>
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Job No. P-20413-1, Draw Structural: S002(C) & S003(B) preparation Australia Pty Ltd; In issuing this permit, reference has • Airport Lessee Company Conser of Moorabbin Airport Corporation • AEO Referral Advice dated 19 <sup>th</sup> I Infrastructure, Transport, Cities an • Certification Design Form (Structure) behalf of Prascon Australia Pty Lt	ving No. S001(C), ared by Prascon <b>5 been made to the following documents:</b> at Number 21-010, dated 19 <sup>th</sup> March 2021, prepared by \$47F on behalf n; May 2021 prepared by \$22(1)(a)(ii) on behalf of the Department of nd Regional Development; ural) dated 31st January 2022, prepared by \$47F on
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Job No. P-20413-1, Draw Structural: S002(C) & S003(B) preparation Australia Pty Ltd; In issuing this permit, reference has Airport Lessee Company Conser of Moorabbin Airport Corporation AEO Referral Advice dated 19 <sup>th</sup> I Infrastructure, Transport, Cities an Certification Design Form (Structur behalf of Prascon Australia Pty Lt Structural Computations, dated 2	ving No. S001(C), ared by Prascon <b>5 been made to the following documents:</b> Int Number 21-010, dated 19 <sup>th</sup> March 2021, prepared by <mark>\$47F on behalf n; May 2021 prepared by <u>\$22(1)(a)(ii)</u> on behalf of the Department of nd Regional Development; ural) dated 31st January 2022, prepared by <u>\$47F</u> on td; and</mark>

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

Page 3 of 7



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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
		To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
1 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.

## 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	
	Woorabbin	
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:	Opportunit (ALIST) Dtv/Ltd	
ABN:	Qanstruct (AUST) Pty Ltd 88765907859	
Address Line 1:	500 Burwood Road	
Address Line 1:		
Town/Suburb:	- hawthorn	
State/Territory:	VIC	
Postcode:		
r Usicoue.	3122	
Attention of		
Name	s47F	
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	
Location of Activity		
6 Duigan Drive, Moorabbin Airpor	t.	
<b>Building Activity Descript</b>	ion	
Construction of new warehouse and Stage 5 - Electrical and Fire Servi		 
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	8,833	
Total Site Area (sq. m):	16,143	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>	
	<ul> <li>Structural Framework; and</li> </ul>	
	<ul> <li>Final, upon completion of the works</li> </ul>	2
Building Classification(s)		
• • • • • • • • • • • • • • • • • • • •		
BCA Classification 1 Details		
Part of Building:	6 Duigan Drive, Moorabbin Airport.	

5

Classification:



Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office (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:	Hawothorn
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:	NCK Spork Pluge
Address Line 1:	NGK Spark Plugs
Address Line 1.	6 Kingston Park Court
Town/Suburb:	
	Knoxfield
State/Territory:	VIC
Postcode:	3180

# **Endorsed Documents**

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



Department of Infrastructure, Transport, Regional Development and Communications

Job No. P666754, Drawing No. E0000(1), E0001(1), E0002(1), E1000(1), E2001(1), E2002(1), Electrical: 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; Job No. AZ1738, Drawing No. FA03(D) prepared by Alarming Solutions; Fire 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 19<sup>th</sup> March 2021, prepared by s47F on behalf of Moorabbin Airport Corporation; AEO Referral Advice dated 19<sup>th</sup> 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 24<sup>th</sup> February 2022, prepared by s47F on behalf of Intrax Consulting Engineers Pty Ltd; Certification Design Form (Hydraulic) dated 14<sup>th</sup> December 2021, prepared by s47F on behalf of Thomas Consulting Group; Certification Design Form (Fire Services) dated 17<sup>th</sup> December 2021, prepared by s47F on behalf of Dyer Fire Engineering; NCC Section J Report, Job No. P666754, Rev. A, dated 12<sup>th</sup> November 2021, prepared by Intrax Consulting Engineers Pty Ltd; • Fire Engineering Report, Ref No. 6832, Rev. 3, dated 13<sup>th</sup> September 2021, prepared by NJM Design Pty Ltd; Performance Based Design Brief, Ref No. 6832, Rev. 3, dated 3<sup>rd</sup> May 2021, prepared by NJM Design Pty Ltd; and Hyena Calculations, Job No. Most Remote-K22, dated 1<sup>st</sup> July 2021, prepared by s47F Will Fire Sprinkler Design; • Water Supply Curve & System Requirements, dated 30<sup>th</sup> June 2021, prepared by Dyer Fire Engineering; FRV Reg. 129 Report & Consent, Report No. 2103539 dated 12<sup>th</sup> 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,



Department of Infrastructure, Transport, Regional Development and Communications

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

Page 6 of 10

Document ID: 22-MOO-0000000570



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

### 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
			To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
1	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.
			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



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Nor an				

4 C2.4	CP9	To permit perimeter road greater than 18m removed. 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: • 2 x hung gates where the perimeter road crosses onto air-side of the
		<ul> <li>1 x sliding gate at the front boundary southwest corner of the site.</li> <li>To permit hydrants within 10m without shielding.</li> </ul>
		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> <li>One located under the warehouse canopy;</li> </ul>
		<ul> <li>One located under the under croft of the first-floor office</li> </ul>
		level (Within gated, fenced staff area)
		<ul> <li>Western side adjacent to the building dado panel wall.</li> </ul>
8 E1.3	EP1.3	<ul> <li>Northern wall adjacent to the pump house</li> <li>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</li> </ul>
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 architect panels and external signs.	tural, mechanical, solar
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	0 
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	0
		Act
Location of Activity		0
6 Duigan Drive, Moorabbin Airpor		
Building Activity Description	on	<u>و</u> 
Construction of new warehouse ar	nd two storey office. ding architectural, mechanical, solar panels and external s	sians
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	8,833	
Total Site Area (sq. m):	16,143	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> </ul>	
	Structural Framework; and	
	<ul> <li>Final, upon completion of the works</li> </ul>	
Building Classification(s)		SC E
		4 11

# **BCA Classification 1 Details**

Part of Building:

6 Duigan Drive, Moorabbin Airport.

# FOI 24-373 - Document 64 Document ID: 22-MOO-0000000761



# Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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:	Hawothorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	s4/F s47F (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	



<sup>50</sup> Department of Infrastructure, Transport, Regional Development and Communications

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	

# FOI 24-373 - Document 64 Document ID: 22-MOO-0000000761

#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Building Civil Engineer
s47F
Lovell Structural Engineering Consultancy
s47F
Building
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 ir	ncorporates 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;		
	Solar, Job No. PM5581, Drawing No. EA-PM5581-LOCL-01.A(A), EA-PM5581-MODL-		
Structural:	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	s permit, reference has been made to the following documents:		
	ssee Company Consent Number 21-010, dated 19 <sup>th</sup> March 2021, prepared by s47F on behalf boin Airport Corporation;		
<ul> <li>AEO Referral Advice dated 19<sup>th</sup> May 2021 prepared by s22(1)(a)(ii) on behalf of the Department of Infrastructure, Transport, Cities and Regional Development;</li> </ul>			
<ul> <li>Application for Approval of Performance Solutions, dated 24<sup>th</sup> February 2022, prepared by s47F on behalf of Qanstruct (Aust) Pty Ltd;</li> </ul>			
<ul> <li>ABC Record of Interpretation, dated 11th March 2022;</li> <li>Certification Design Form (Building Surveyor) dated 2<sup>nd</sup> March 2022, prepared by s47F</li> </ul>			
	on Design Form (Dunuing Surveyor) dated 2 * Warch 2022, prepared by Serve		

### FOI 24-373 - Document 64

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Document ID: 22-MOO-0000000761



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

on behalf of M & K Building Consultants Pty Ltd;

- Certification Design Form (Structural) dated 17<sup>th</sup> February 2022, prepared by s47F behalf of FMG Engineering Pty Ltd;
- Certification Design Form (Structural) dated 11<sup>th</sup> February 2022, prepared by s47F behalf of Primis Engineering Group;
- Certification Design Form (Structural) dated 22<sup>nd</sup> February 2022, prepared by s47F behalf of Lovell Structural Engineering Consultancy;
- Certification Design Form (Structural) dated 15<sup>th</sup> February 2022, prepared by s47F behalf of Elegant Engineering;
- Certification Design Form (Mechanical) dated 15<sup>th</sup> December 2021, prepared by s47F behalf of Essential Airconditioning;
- Performance Based Design Brief, Ref No. S4354.01, dated 21<sup>st</sup> February 2022, prepared by Sustainable Development Consultants Pty Ltd;
- Access Report, Ref No. S4354.01, dated 21<sup>st</sup> 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 25<sup>th</sup> January 2022, prepared by Lovell Structural Engineering Consultancy;
- Engineering Design Report, Ref No. 22-017-EC-01, Rev. A, dated 11<sup>th</sup> 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 3<sup>rd</sup> June 2021, prepared by Qanstruct (Aust) Pty Ltd;
- Exempt Areas (NCC D3.4) Report, Rev. 01, dated 2<sup>nd</sup> 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 2<sup>nd</sup> February 2022, prepared by Gerard Lighting Pty Ltd;
- Slip Resistance Test Report for 'Kone Grey Matt 45x90', Test Report No. R15176a, dated 14<sup>th</sup> 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 6<sup>th</sup> April 2016, prepared by Safe Environments Pty Ltd;
- Camel Computations, prepared by Essential Airconditioning;
- NGK D3 Brief Acknowledgement Letter, dated 25<sup>th</sup> 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 22<sup>nd</sup> February 2022, prepared by Architecture & Access (Aust) Pty Ltd;
- Fire hazard properties data for 'WW860', Report No. D11-16-016, dated 17<sup>th</sup> March 2016, prepared by Sydney Carpet Laboratory;
- Fire hazard properties data for 'Everoll(R) Rubber Flooring, Intensity, Active, Shape', Report No. 18-000646, dated 28<sup>th</sup> February 2018, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Evenex', Report No. 17-001704, dated 10<sup>th</sup> March 2017, prepared by AWTA Product Testing;
- Fire hazard properties data for 'Flexible Duct', Report No. 7-566387-CV, dated 15<sup>th</sup> May 2009, prepared by AWTA Product Testing;
- Fire hazard properties data for '3RT Designer Hardwood-Blackbutt', Report No. 20-004589, dated 24<sup>th</sup> September 2020, prepared by AWTA Product Testing;
- Fire hazard properties data for 'iQ Granit SD', Report No. 148276, dated 9<sup>th</sup> August 2014, prepared by APL Australia Pty Ltd;
- Solar Panel Layout for office & warehouse roof Statement, Ref No. 18191, dated 23rd February 2022, prepared

Page 5 of 11



Department of Infrastructure, Transport, Regional Development and Communications

by Cosentino Group Pty Ltd;

- Solar Reflectivity Assessment Report, Project Ref. 15019, dated 18<sup>th</sup> January 2021, prepared by CPP Cermak Peterka Petersen;
- Shotton Lifts Declaration of Compliance, Job No. 50718L, dated 29<sup>th</sup> 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

Page 6 of 11



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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;



Department of Infrastructure, Transport, Regional Development and Communications

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
			To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
1	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.

|--|

	Australian Government Department of Infrastructure. Transport, Regional Development and Communications		
a kee	Department of Infrastructure, Transport, Regional Development and Communications		
	To permit the following agrees prov		

			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.
4	C2.4	CP9	from the building in parts (e.g., recess docks and at both the south-west
4	C2.4 C2.4	СР9 СР9	from the building in parts (e.g., recess docks and at both the south-west and north-west corners of the allotment.
			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 Perimeter emergency vehicle access road is not wholly contained
5	C2.4	CP9	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 Perimeter emergency vehicle access road is not wholly contained within the property – requires entry and re-entry from Duigan Drive
			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 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. Security gates are to be constructed across the perimeter access road
5	C2.4	CP9	<ul> <li>from the building in parts (e.g., recess docks and at both the south-west and north-west corners of the allotment.</li> <li>To permit perimeter road not entirely within allotment</li> <li>Perimeter emergency vehicle access road is not wholly contained within the property – requires entry and re-entry from Duigan Drive</li> <li>To permit security gates obstruct the perimeter road.</li> <li>Security gates are to be constructed across the perimeter access road at two locations:</li> <li>2 x hung gates where the perimeter road crosses onto air-side of the</li> </ul>



1			
			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> <li>One located under the warehouse canopy;</li> </ul>
			<ul> <li>One located under the under croft of the first-floor office</li> </ul>
			level (Within gated, fenced staff area)
			<ul> <li>Western side adjacent to the building dado panel wall.</li> </ul>
			<ul> <li>Northern wall adjacent to the pump house</li> </ul>
8	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
1	0 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.
1	1 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.
1	2 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-MOC-0029         Airport Name:       Moorabbin         Approval       Effective Until:       18-Jun-2024         Stage:       9 - Stage 6 Variation - Installation of an external sign       Approval         Approval Date:       29-Mar-2022       Issued By:       Stage:         Issued to       Qanstruct (AUST) Pty Ltd       Afront Building Controller         Address Line 1:       S00 Burwood Road       Address Line 1:         Address Line 2:       -       -         Town/Suburb:       hawthorn       State/Territory:       VIC         Postcode:       3122       Attention of       State/Territory:       VIC         Name       S47F       Secondary Phone:       S47F         Email:       S47F       Qanstruct com.au       Email:         Iocation of Activity       6 Jugan struct com.au       Email:       Stage of Variation: Installation of the warehouse only.         Total Estimated Value (\$):       \$333       Construction of an external sign on the Western facade of the warehouse only.       Total Estimated Value (\$):         Attention of Area (sq. m):       16,143       Stage 1 Variation: Installation of an external sign on the W			
Airport Name:       Moorabbin         Approval       18-Jun-2024         Stage:       9 - Stage 6 Variation - Installation of an external sign         Approval Date:       29-Mar-2022         Issued By:       Stage (Variation - Installation of an external sign         Approval Date:       29-Mar-2022         Issued By:       Stage (Variation - Installation of an external sign         Approval Date:       29-Mar-2022         Issued to       Legal Entity Name:         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       Staff         Name       S47F         Secondary Phone:       S47F         Email:       S47F         Email:       S47F         Outgan Drive, Moorabbin Airport.       Stage 6 Variation: Installation of an external sign on the Western facade of the warehouse only.         Total Foor Area (sq. m):       16,143         Mandatory Inspection Stages:       - Prior to pouring footing/ reinforcement;         - Structural Fr	Airports Act 1996	Airports (Building Control) Regulations 1996	Regulation 2.11
Airport Name:       Moorabbin         Approval       18-Jun-2024         Stage:       9 - Stage 6 Variation - Installation of an external sign         Approval Date:       29-Mar-2022         Issued By:       Stage (1) (a) (a) (a) (a) (a) (a) (a) (a) (a) (a	Building Activity Number (BAN):	BAN-21-MOO-0029	
Approval  Approval  Effective Until:  18-Jun-2024  Stage:  9 - Stage 6 Variation - Installation of an external sign  Approval Date:  29-Mar-2022  Issued By:  22-(1)(a)(0)  Arport Building Controller  Issued to  Legal Entity Name:  Qanstruct (AUST) Pty Ltd  ARN:  88765907859  Address Line 1:  500 Burwood Road  Address Line 2:  - Town/Suburb: hawthorn  State/Territory: VIC Postcode:  3122  Attention of  Name  947F Primary Phone:  947F Primary Phone: Phimary Phone: Phim	• • • • •		
Effective Until:       18-Jun-2024         Stage:       9 - Stage 6 Variation - Installation of an external sign         Approval Date:       29-Mar-2022         Issued By:       222(1)(a)(0)         Arport Building Controller       Arport Building Controller         Issued to       Canstruct (AUST) Pty Ltd         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       State/Territory:         Name       \$47F         Primary Phone:       \$47F         Secondary Phone:       \$47F         @ Outgan Drive, Moorabbin Airport.       Email:         Building Activity Description       Construction of new warehouse and two storey office.         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 Site Area (sq. m):       6,833         Total Site Area (sq. m):       6,833         Total Site Area (sq. m):       16,143         Mandatory Inspection Stages:		Woorabbin	
Stage:       9 - Stage 6 Variation - Installation of an external sign         Approval Date:       29-Mar-2022         Issued By:       SZ2(1)(a)(i)         Arport 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:         9:122       Attention of         Name       \$47F         Primary Phone:       \$47F         Secondary Phone:       \$47F         Secondary Phone:       \$47F         Building Activity Description       Construction 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 Site Area (sq. m):       16,143         Mandatory Inspection Stages:       • Prior to pouring footing/ reinforcement;         Total Site Area (sq. m):       16,143         Mandatory Inspection Stages:       • Prior to pouring footing/ reinforcement; <th>• •</th> <th></th> <th></th>	• •		
Approval Date:       29-Mar-2022         Issued By:       522(1)(3)(i)         Airport Building Controller         Issued to         Legal Entity Name:       Qanstruct (AUST) Pty Ltd         ABN:       88765907859         Address Line 1:       500 Burwood Road         Address Line 2:       -         -       -         Cown/Suburb:       hawthorn         State/Territory:       VIC         Postcode:       3122         Attention of       547F         Name       547F         Primary Phone:       547F         Secondary Phone:       547F         Secondary Phone:       547F         Building Activity Description       Construction of Activity         6 Duigan Drive, Moorabbin Airport.       547F         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 Ste Area (sq. m):         6 Duigan Drive, Moorabbin Airport.       6,143         Mandatory Inspection Stages:       • Prior to pouring footing/ reinforcement; • Structural Framework; and • Final, upon completion of the works         Building Classification(s)       Building Classification(s)       B	Effective Until:	18-Jun-2024	
Issued By: Airport Building Controller 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 \$47F Primary Phone: \$47F Secondary Phone: \$47F Email: \$47F @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 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.	-	9 - Stage 6 Variation - Installation of an external sign	
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:     hawthom       State/Territory:     VIC       Postcode:     3122       Attention of     \$47F       Name     \$47F       Primary Phone:     \$47F       Secondary Phone:     \$47F       Email:     \$47F       Email:     \$47F       Organstruct.com.au     Construction of Activity       Construction of Activity     Secondary Phone:       Stage 6 Variation: Installation of an external sign on the Western facade of the warehouse only.       Total Floor Area (sq. m):     8,833       Total Floor Area (sq. m):     16,143       Mandatory Inspection Stages:     Prior pouring footing/ reinforcement; · Structural Framework; and · Final, upon completion of the works       Building Classification(s)     BAC Classification 1 Details	••	29-Mar-2022	
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	Issued By:		
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       \$47F         Primary Phone:       \$47F         Secondary Phone:       \$47F         Bemail:       \$47F         Optimizer       \$47F         Optimizer       \$47F         Construction of Activity       6         6 Duigan Drive, Moorabbin Airport.       .         Building Activity Description		Airport Building Controller	
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       \$47F         Primary Phone:       \$47F         Secondary Phone:       \$47F         Bemail:       \$47F         Optimizer       \$47F         Optimizer       \$47F         Construction of Activity       6         6 Duigan Drive, Moorabbin Airport.       .         Building Activity Description	lesued to		
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Address Line 1: 500 Burwood Road Address Line 2: - Town/Suburb: hawthorn State/Territory: VIC Postcode: 3122 Attention of Name <u>\$47F</u> Primary Phone: 547F Secondary Phone: 547F Email: 547F @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 (\$): \$47(1)(b) Total Estimated Value (\$): \$43(1)(b) Total Site 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.			
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Postcode:       3122         Attention of			
Attention of         Name       \$47F         Primary Phone:       \$47F         Secondary Phone:       \$47F         Secondary Phone:       \$47F         Email:       \$47F         @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 (\$):       \$47(1)(b)         Total Estimated Value (\$):       \$47(1)(b)         Total Site 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.	-		
Name       \$47F         Primary Phone:       \$47F         Secondary Phone:       \$47F         Email:       \$47F         @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 (\$):       \$47(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.		0122	
Primary Phone:       \$47F         Secondary Phone:       \$47F         Email:       \$47F @qanstruct.com.au         Location of Activity       6         6 Duigan Drive, Moorabbin Airport.       6         Building Activity Description       6         Construction of new warehouse and two storey office.       5         Stage 6 Variation: Installation of an external sign on the Western facade of the warehouse only.       6         Total Estimated Value (\$):       \$47(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)       8CA Classification 1 Details         Part of Building:       6 Duigan Drive, Moorabbin Airport.	Attention of		
Secondary Phone:       \$47F         Email:       \$47F         @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 (\$):       \$47(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.	Name	s47F	
Email:       s47F @qanstruct.com.au         Location of Activity       6         6 Duigan Drive, Moorabbin Airport.       6         Building Activity Description       6         Construction of new warehouse and two storey office.       5         Stage 6 Variation: Installation of an external sign on the Western facade of the warehouse only.       6         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)       8         BCA Classification 1 Details       9         Part of Building:       6 Duigan Drive, Moorabbin Airport.	Primary Phone:	s47F	
Generation 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 (\$):         Sta7(1)(b)         Total Floor 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.	Secondary Phone:	s47F	
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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 (\$):       \$47(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)       6 Duigan Drive, Moorabbin Airport.	• = = =		t C
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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:       •         • <t< th=""><th></th><th></th><th></th></t<>			
Structural Framework; and     Final, upon completion of the works  Building Classification(s)  BCA Classification 1 Details  Part of Building: 6 Duigan Drive, Moorabbin Airport.	•••		
Building Classification(s)         BCA Classification 1 Details         Part of Building:       6 Duigan Drive, Moorabbin Airport.		<ul> <li>Structural Framework; and</li> </ul>	
BCA Classification 1 Details Part of Building: 6 Duigan Drive, Moorabbin Airport.		<ul> <li>Final, upon completion of the works</li> </ul>	2
Part of Building:       6 Duigan Drive, Moorabbin Airport.	Building Classification(s)		
Part of Building:       6 Duigan Drive, Moorabbin Airport.	BCA Classification 1 Details		
		6 Duigan Drive, Moorabbin Airport.	0
	Classification:		

# FOI 24-373 - Document 65 Document ID: 22-MOO-0000000971



### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Description: Number of Occupants:	Office 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:	Hawothorn
State/Territory:	VIC
Postcode:	3122
Contact Person:	s47F
Primary Phone:	
Secondary Phone:	s47F (Not Provided)
Email:	s47F @qanstruct.com.au

Expert Consultants	0 
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	
	Primis Engineering Group	
Company Name:		
Company Name: Registration Number:	s47F	



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 Engieers
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Civil Engineer
Sublessee/Occupier/Tenant	

Sublessee/Occupiel/Tellant	
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:

- Airport Lessee Company Consent Number 21-010 Variation 2, dated 23<sup>rd</sup> July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 19<sup>th</sup> 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 15<sup>th</sup> March 2022, prepared by s47F of Robust Consulting Engineers Pty Ltd; and
- Structural Computations, Project No. BEG095(0), dated 15<sup>th</sup> March 2022, prepared by Robust Consulting Engineers 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;

on behalf



Department of Infrastructure, Transport, Regional Development and Communications

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; &



Department of Infrastructure, Transport, Regional Development and Communications

• 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 Performance Clause Requirement(	s)
	To determine that the proposed design has been designed to comply with Performance Requirement FP1.4.
1 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.



Department of Infrastructure, Transport, Regional Development and Communications

ſ	1			
				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:
	Ū	02.7		<ul> <li>2 x hung gates where the perimeter road crosses onto air-side of the airport</li> </ul>
				<ul> <li>1 x sliding gate at the front boundary southwest corner of the site.</li> </ul>



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) E1.3 EP1.3 One located under the warehouse canopy; 7 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 To permit external hydrant system to provide a 20 l/sec flow with a reduced pressure of E1.3 EP1.3 not less than 300kPa (Circa 320kPa) rather than providing a pressure of not less than 8 350kPa 9 E1.3 EP1.3 To allow In-line magnetic flow meter to be installed at the water supply connection point To permit the use of an onsite test in lieu of authority pressures and flow which is 10 E1.3 EP1.3 maintained for 95% of the time. To permit the sprinkler booster assembly to not be within sight of the main entry to the 11 E1.5 EP1.4 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	

nce
22-MOO-000000999
(Not Provided)
01-Apr-2022
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		e
Name	s47F	0
Primary Phone:	s47F	
Secondary Phone:	s47F	
Email:	s47F @qanstruct.com.au	198

	Location of Building
(	6 Duigan Drive, Moorabbin Airport.

### **Building Details**

Construction of new office and warehouse.

Building Classification(s)		9 1 1 1
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.	

### FOI 24-373 - Document 66 Document ID: 22-MOO-0000000999



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Classification:	7b
Description:	Warehouse
Number of Occupants:	N/A

### 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.

### **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 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 (E	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	



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:	Hawothorn	
State/Territory:	VIC	
Postcode:	3122	1020
Contact Person:	s47F	11212
Primary Phone:	s47F	
Secondary Phone:	(Not Provided)	100
Email:	s47F @qanstruct.com.au	Į



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	
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Australian Government Department of Infrastructure, Transport, Regio	onal Development and Communications
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

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FOI 24-373 -	Document 67
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Australian Government		
Department of Infrastructure, Transport, Region	al Development and Communications	
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		
Attention of	s47F	
Name Primary Phone:	s47F	
Secondary Phone:	>	
Email:	(Not Provided)	
Linai.	s47F @ccamatil.com	
Location of Activity		
3 Federation Way, Moorabbin Air	port.	
Building Activity Descript	ion	
<u> </u>	prage 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 sim	hilar fashion (Walkway)	
Stage 1: Structural elements of the	e 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	

### FOI 24-373 - Document 68 Document ID: 21-MOO-0000005326

#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Building Activity Type:	Works
Registration/Licence/Accreditation	(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		2 
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;



Department of Infrastructure, Transport, Regional Development and Communications

# Structural: Drawing No. SQ008760-010C (Plan Layout), SQ008760-010C (Side Elevation 1) & SQ008760-010C (Side Elevation 2) prepared by Swisslog Pty Ltd;

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; Services:

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 30<sup>th</sup> July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Certification Design Form (Structural) dated 26<sup>th</sup> October 2021, prepared by s47F behalf of FMG Engineering Pty Ltd;
- Certification Design Form (Structural) dated 14<sup>th</sup> November 2021, prepared by s47F behalf of FMG Engineering Pty Ltd;
- Structural Data Overview, Report No. SC 203 598, Rev. 01, dated 11<sup>th</sup> October 2021, prepared by Dexion;
- Structural Computations, Job No. 277624, dated 17<sup>th</sup> September 2021, prepared by FMG Engineering Pty Ltd; and
- Letter of Declaration Site Rehabilitation & Waste Cleanup, dated 1<sup>st</sup> 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;
- 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;

on

on



- 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	Act
3 Federation Way, Moorabbin Air	port.
Building Activity Descript	ion
<i>,</i> ,	
	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading
steel walkway constructed in a sim	
Stage 2: Conveyors and Electrica	
Total Estimated Value (\$):	s47(1)(b)
Mandatory Inspection Stages:	Structural Framework; and
manuatory inspection otages.	• Final, upon completion of the works.
Contractors	
Contractor 1 Details	
Legal Name:	SWISSLOG Australia Pty Ltd
ABN:	24072185016
I	

### FOI 24-373 - Document 69 Document ID: 21-MOO-0000005845

#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Building Activity Type:	Works
Registration/Licence/Accreditation	(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		  2
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:



Department of Infrastructure, Transport, Regional Development and Communications

 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 30<sup>th</sup> July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Certification Design Form (Electrical) dated 14t<sup>th</sup> 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;
- 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;
- 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;
- 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;
- 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



Department of Infrastructure, Transport, Regional Development and Communications

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:	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:	•
Postcode:	VIC 3194
Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F (Not Provided) s47F @ccamatil.com
Email:	s47F @ccamatil.com
Location of Activity	Act
3 Federation Way, Moorabbin Air	port.
-	
Building Activity Descript	
	brage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. If the construction of the elevated walkway and new external exit door.
Stage 3: All remaining works being	g 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.
O and the at	
Contractors	
Contractor 1 Details	
Legal Name:	GEORGE RYDELL CONSTRUCTIONS PTY. LTD.
ABN:	35005338616
Building Activity Type:	Building



Department of Infrastructure, Transport, Regional Development and Communications

Department of Infrastructure, Transport	, Regional Development and Communications
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
Deviaturation Number	

Registration Number:

s47F



Department of Infrastructure, Transport, Regional Development and Communications

Building Activity Type: Expert Type:	Works 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 inco	rporates 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 p	ermit, reference has been made to the following documents:
	ee Company Consent Number 21-047, dated 30 <sup>th</sup> July 2021, prepared by s47F on behalf of irport Corporation;
	Design Form (Structural) dated 17 <sup>th</sup> March 2022, prepared by s47F on the Engineers Pty Ltd;
	Design Form (Structural) dated 26 <sup>th</sup> October 2021, prepared by s47F on E G Engineering Pty Ltd;
of Octagon E	Design Form (Structural) dated 15 <sup>th</sup> March 2021, prepared by s47F on behalf Engineering Pty Ltd;
<ul> <li>Structural Co</li> <li>Structural Co</li> <li>Slip resistant</li> <li>10<sup>th</sup> April 20<sup>th</sup></li> </ul>	Computation, Job No. 277624, dated 17 <sup>th</sup> September 2021, prepared by FMG Engineering Pty Ltd; mputations, Job No. 277624, dated 17 <sup>th</sup> September 2021, prepared by FMG Engineering Pty Ltd; mputations, Job No. 22-036, dated 21 <sup>st</sup> February 2022, prepare by 4Site Engineers Pty Ltd; ce data for 'FRP Safety Nosing 70mm Strip – Wet Slip Test', Test Report No. KO100481-2, dated 18, prepared by Slip Test Australia Pty Ltd;
Mesh Floorin	g 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;
- 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;

- 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;
- 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



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 2104
Postcode:	3194
Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	s47F s47F (Not Provided)
Email:	s47F @ccamatil.com
Location of Activity	
3 Federation Way, Moorabbin Air	port.
Building Activity Descript	ion I
Building Activity Descript	orage and Retrieval System (ASRS) pallet conveyors, automatic trailer loading
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to	orage and Retrieval System (ASRS) pallet conveyors, automatic trailer loading
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to alteration and cable tray route adju	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. o the roof structure to allow an extension of the ASRS, conveyor placement ustment
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to alteration and cable tray route adju <b>Total Estimated Value (\$):</b>	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. o the roof structure to allow an extension of the ASRS, conveyor placement ustment
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to alteration and cable tray route adju	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. o the roof structure to allow an extension of the ASRS, conveyor placement ustment
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to alteration and cable tray route adju <b>Total Estimated Value (\$):</b>	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. o the roof structure to allow an extension of the ASRS, conveyor placement ustment \$47(1)(b) • Structural Framework; and
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to alteration and cable tray route adju <b>Total Estimated Value (\$):</b> <b>Mandatory Inspection Stages:</b>	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. o the roof structure to allow an extension of the ASRS, conveyor placement ustment \$47(1)(b) • Structural Framework; and
Installation of a new Automatic St docks and various other warehous Stage 4: Variation to Alterations to alteration and cable tray route adju <b>Total Estimated Value (\$):</b> <b>Mandatory Inspection Stages:</b>	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading sing related equipment and an extension of the existing elevated steel walkway. o the roof structure to allow an extension of the ASRS, conveyor placement ustment \$47(1)(b) • Structural Framework; and



Building Activity Type:	Building
Registration/Licence/Accreditation	CCB-U 54399
Number: Address Line 1:	5/64 Bridge Road
Address Line 1:	(Not Provided)
Town/Suburb:	
State/Territory:	Keysborough VIC
Postcode:	3173
Contact Person:	s47F
	s47F
Primary Phone:	
Secondary Phone:	(Not Provided)
Email:	s47F @georgerydell.com
Contractor 2 Details	
Legal Name:	SWISSLOG Australia Pty Ltd
ABN:	24072185016
Building Activity Type:	Works
<b>Registration/Licence/Accreditation</b>	(Not Provided)
Number:	
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Address Line 2:	Sydney Olympic Park
Town/Suburb:	Olympic Park
State/Territory:	NSW
Postcode:	2127 5
Contact Person:	s47F
Primary Phone:	s47F
Secondary Phone:	NSW 2127 547F @swisslog.com
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

### FOI 24-373 - Document 71 Document ID: 22-MOO-0000001412

Australian Government

Department of	f Infrastructure, Transport	Regional Development and Communications	
Building Activity 1	Гуре:	Works	
Expert Type:		Electrical Engineer	
Expert Consultan	t 4 Details		
Name		s47F	
Company Name:		4 Site Engineers Pty Ltd	
<b>Registration Num</b>	ber:	s47F	
Building Activity	Гуре:	Building	
Expert Type:		Civil Engineer	
Expert Consultan	t 5 Details		
Name		s47F	
Company Name:		Octagon Engineering Pty Ltd	
<b>Registration Num</b>	ber:	s47F	
Building Activity	Гуре:	Works	
Expert Type:		Civil Engineer	
Sublessee/Occ	cupier/Tenant		
Sublessee/Occup	oier/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 Doc	uments		
This permit incorp	porates the drawing	gs, specifications and documents listed below:	
Architectural:	Drawing No. SQ Pty Ltd;	008760-010C(A) & SC203598(E) prepared by Safer Storage Systems	
	Drawing No. 21.	PO16721.26.S2_PC1(B) sheet 1 of 3 prepared by Swisslog Pty Ltd;	

Rack Drawing No. RUNOUT ASSEMBLY & RUN OUT WELDING(A), prepared by Unimond Pty Ltd; Structural: Warehouse Roof Job No. 80706, Drawing No. WD0(1), WD1(1) & WD2(1), prepared by Octagon Engineer Pty Ltd;

Job No., 1124, Drawing No. E01(C1), E02(C1), E03(C1), E04(C3) & E05(C2) prepared **Electrical:** 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 30<sup>th</sup> July 2021, prepared by s47F on behalf of Moorabbin Airport Corporation;
- Certification Design Form (Structural) dated 15<sup>th</sup> March 2022, prepared by s47F behalf of Unimond Pty Ltd;
- Certification Design Form (Structural) dated 2<sup>nd</sup> May 2022, prepared by s47F •

on

on Page 3 of 5

### FOI 24-373 - Document 71

on

on



Department of Infrastructure, Transport, Regional Development and Communications

behalf of Octagon Engineering Pty Ltd;

- Certification Design Form (Electrical) dated 10<sup>th</sup> May 2022, prepared by s47F behalf of LNO Consulting Pty Ltd;
- Structural Computations, Project No. SC 203 598(03), dated 2<sup>nd</sup> March 2022 prepared by Gonvarri Material Handling; and
- Structural Statement 'Validating Racking and Roof Design', dated 7<sup>th</sup> May 2022, prepared by s47F 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;
- 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;
- 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

Page 4 of 5



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 2.1	11
Building Activity Number (BAN):		
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	Ļ
State/Territory:	VIC	ent c
Postcode:	3194	e u
Attention of		D a d
Name	s47F	De
Primary Phone:	s47F	the
Secondary Phone:	(Not Provided)	by
Email:	s47F @ccamatil.com	982 by the
		t
Location of Activity		i Ac
3 Federation Way, Moorabbin Airp	port.	ation
Building Activity Descript	ion	orma
<u> </u>	orage and Retrieval System (ASRS), pallet conveyors, automatic trailer loading	Info
	sing related equipment and an extension of the existing elevated steel walkway.	Freedom of Ir
Stage 5: Variation - Alterations to		lom
Total Estimated Value (\$):	s47(1)(b)	eec
Mandatory Inspection Stages:	Final, upon completion of the works.	L E
Contractors		er ih
Contractor 1 Details		- U
Legal Name:	GEORGE RYDELL CONSTRUCTIONS PTY. LTD.	
ABN:	35005338616	ase
Building Activity Type:	Building	Rele
Registration/Licence/Accreditation	•	LY.
Number:		



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	(Not Provided)
Number: Address Line 1:	Lovel 7, 10 Harb Ellight Avenue
Address Line 1:	Level 7, 10 Herb Elliott Avenue
Town/Suburb:	Sydney Olympic Park
	Olympic Park
State/Territory:	NSW
Postcode:	2127
Contact Person:	s47F
Primary Phone:	s47F 0
Secondary Phone:	s47F (Not Provided) s47F @swisslog.com
Email:	s47F @swisslog.com
Expert Consultants	<u></u>
Expert Consultant 1 Details	

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:	LNO Consulting Pty Ltd s47F 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
Sublesses/Ossumiar/Tonant	
Sublessee/Occupier/Tenant	
Sublessee/Occupier/Tenant Name: Address Line 1:	Coca Cola Amatil (Aust) Pty Ltd
	3 Federation Way
Address Line 2:	-
Town/Suburb:	Moorabbin Airport
State/Territory:	VIC
Postcode:	3194
Endorsed Documents	
This permit incorporates the drawing	gs, specifications and documents listed below:
Architectural: 21.P016721.34.CO.SV	21.34.CO.SV(C)(Sheet 1), 21.P016721.34.CO.SV(C)(Sheet 2), (C)(Sheet 3), 21.P016721.34.CO.SV(C)(Sheet 5), 21.P016721.34.CO- 016721.34.CO.VL(C)(Site Plan) prepared by Swisslog Australia Pty Ltd;
In issuing this permit, reference has	been made to the following documents:
Airport Lessee Company Consent	Number 21-047, dated 30 <sup>th</sup> July 2021, prepared by s47F on behalf of
Moorabbin Airport Corporation;	
<ul> <li>Email correspondence for variatio Airport Corporation;</li> </ul>	n request from <sup>\$47F</sup> and <sup>\$47F</sup> on behalf of Moorabbin
Conditions	
	permit shall comply with the Airports Act 1996 and Airport (Building Control) nditions or requirements imposed by the Airport Building Controller;
	rict accordance with the endorsed plans, one copy of which must be kept on the ble for inspection while the work is in progress;
	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

464 of 509

Page 3 of 4



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 Compli	ance
Document ID:	22-MOO-000002823
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	ent of
Postcode:	3194	
		Ē

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.



\*\* Department of Infrastructure, Transport, Regional Development and Communications

- 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 (B	uilding Control) Regulations 1996	Regulation 2.02
Building Activity Number (BAN):	BAN-21-MOO-0056	
Application ID:	21-MOO-000003360	
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	93 13 13
Secondary Phone:	(Not Provided)	7 0 1
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)	ant of
Email:	s47F @ccamatil.com	a miner
Sublessee/Occupier/Tenant		ļ
Sublessee/Occupier/Tenant Name:	Coca Cola Amatil (Aust) Pty Ltd	1989 h

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)

**3 Federation Way** 

Moorabbin Airport

(Not Provided)

VIC

3194

Address Line 1:

Address Line 2:

Town/Suburb:

State/Territory:

Postcode:





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)	0
Email:	s47F @swisslog.com	0
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)	0
nted at 18 Mar 2022 04:07 PM	Page 5	5 of 1

Australian Government	
Department of Infrastructure, Transport,	Regional Development and Communications
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	
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Australian Government Department of Infrastructure, Transport, Region	nal Development and Communications
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

Department of Infrastructure, Transport, Regional Development and Communications		
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)	

Australian Government

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#### **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 (B	AN): BAN-21-MOO-0061	
Application ID:	21-MOO-000003509	
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	982 bv
Address Line 1:	63-71 Fairbank Road	Åct 1
Address Line 2:	(Not Provided)	10 I STOL
Town/Suburb:	Clayton South	
State/Territory:	VIC	on of
Postcode:	3169	1660(

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): Airport Name:	BAN-23-MOO-0055 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	80
Location of Activity		
15A-D Chifley Drive, Moorabbin A	Airport.	
Building Activity Descript	ion	
Construction of a multiple tenant r Nature of Stage 1: Construction of	nass timber structure (MTS) warehouses, offices and retail. f Bulk Earthworks.	, J
Total Estimated Value (\$):	s47(1)(b)	
Total Floor Area (sq. m):	15,578	
Total Site Area (sq. m):	26,560	
Mandatory Inspection Stages:	<ul> <li>Prior to pouring footing/ reinforcement;</li> <li>Structural Framework; and</li> <li>Final, upon completion of the works.</li> </ul>	nder the
Building Classification(s)		
BCA Classification 1 Details		
Part of Building:	Ground Floor and Level 1	
Classification:	5	

Page 1 of 8

#### FOI 24-373 - Document 76 Document ID: 23-MOO-0000002237



#### Australian Government

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:	Klopfer 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	



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

Name Company Name:	s47F McKenzie Group Consulting (Vic) Pty Ltd
Registration Number:	s47F
Building Activity Type:	Building
Expert Type:	Other
Other Description:	Building Surveyor - Unlimted

#### 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. 18787-E1(C) & E2(C), prepared by KD Engineering Pty Ltd.

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

- Airport Lessee Company Consent Number 22-056, dated, 2<sup>nd</sup> February 2023, prepared by Building Approvals Leader, s47F
   on behalf of Moorabbin Airport Corporation;
- AEO Referral Advice dated 22<sup>nd</sup> 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 16<sup>th</sup> November 2023, prepared by s47F on behalf of Klopfer Dobos Pty Ltd;
- Certification Design Form (Building Surveyor), dated 16<sup>th</sup> November 2023, prepared by s47F
   on behalf of Mckenzie Group Pty Ltd;
- Geotechnical Investigation Report, Report No. 121999, dated 25<sup>th</sup> October 2022, prepared by A.S.James Pty Ltd;
- Regulation 2.05(1)(b), 2.05(1)(c) & 2.05(1)(d) Statement, dated 5<sup>th</sup> October 2023, prepared by s47F behalf of Goodman Pty Ltd;
- Regulation 2.06(c), dated 20<sup>th</sup> October 2023, prepared by s47F
- Regulation 2.06(d), dated 20<sup>th</sup> October 2023, prepared by s47F

on behalf of HTroon Pty Ltd; and on behalf of HTroon Pty Ltd.

### Conditions

ltem	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;

on



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: 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 complian 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.

ltem Requirement



I	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;
1	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;



32	Any other letters or certificates as requested.
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;
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;
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;
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;
27	A letter from the Access Consultant confirming that the works have been completed in accordance with their Report and relevent Australian Standards;
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;
25	Weatherproofing of External Walls Performance Solution – Completion letter from the Facade Engineer or relevant practitioner;
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;
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;
22	A letter or certificate from the Contractor stating that portable fire extinguishers have been installed in accordance with AS 2444-2001;
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;
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;

#### **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.



**BCA Classification 1 Details** 

Department of Infrastructure, Transport, Regional Development and Communications

## **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: Address Line 1:	73120422755
Address Line 1: Address Line 2:	833 Creswick Road
Town/Suburb:	-
State/Territory:	Ballarat
Postcode:	VIC 3355
r usicoue.	3355
Attention of	
Name	s47F
Primary Phone:	s47F
Secondary Phone:	(Not Provided)
Email:	s47F @htroon.com.au
Email: Location of Activity	s47F @htroon.com.au
<b>Location of Activity</b> 15A-D Chifley Drive, Moorabbin A	sirport.
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript	sirport.
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m	sirport.
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m Nature of Stage 2: Civil works, stru	irport.
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m Nature of Stage 2: Civil works, stru- slab and fire services).	introom.com.ad
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m Nature of Stage 2: Civil works, stru- slab and fire services). Total Estimated Value (\$):	introom.com.ad
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m Nature of Stage 2: Civil works, stru- slab and fire services). Total Estimated Value (\$): Total Floor Area (sq. m):	introom.com.ad
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m Nature of Stage 2: Civil works, stru- slab and fire services). Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m):	inimitian initial init
Location of Activity 15A-D Chifley Drive, Moorabbin A Building Activity Descript Construction of a multiple tenant m Nature of Stage 2: Civil works, stru- slab and fire services). Total Estimated Value (\$): Total Floor Area (sq. m): Total Site Area (sq. m):	inirport.



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

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** s47F Number: 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		iorn
Expert Consultant 1 Details		je je
Name	s47F	E
Company Name:	Klopfer Dobos Pty Ltd	
Registration Number:	s47F	
Building Activity Type:	Building	
Expert Type:	Civil Engineer	
Expert Consultant 2 Details		
Name	s47F	0
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 - Unlimted
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)
Town/Suburb: State/Territory:	(Not Provided) (Not Provided)

### **Endorsed Documents**

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



Architectura	l: 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), H203(C3), H204(C5), H205(C5), & H206(C3), prepared by Edison Consultants Pty Ltd;
In issuing thi	s permit, reference has been made to the following documents:
Leader, s	
	erral Advice dated 22 <sup>nd</sup> September 2023, prepared by s22(1)(a)(ii) on behalf of the Department ructure, Transport, Regional Development, Communication and the Arts;
	tion Design Form (Civil), dated 8 <sup>th</sup> February 2024, prepared by <sup>s47F</sup>
. Cortificat	on behalf of Klopfer Dobos Pty Ltd; tion Design Form (Electrical), dated 12 <sup>th</sup> December 2023, prepared by <sup>\$47F</sup>
• Certificat	on behalf of BCS Aust Engineering Pty Ltd;
	tion Design Form (Hydraulic), dated 7 <sup>th</sup> February 2024, prepared by <sup>s47F</sup> on Edison Consultants Pty Ltd;
Certificat	tion Design Form (Structural), dated 20 <sup>th</sup> December 2023, prepared by <sup>s47F</sup> on behalf of ICC Engineering Consultancy Pty Ltd;
Certificat	tion Design Form (Structural), dated 20 <sup>th</sup> December 2023, prepared by <sup>S47F</sup> on behalf of Klopfer Dobos Pty Ltd;
	tion Design Form (Building Surveyor), dated 9 <sup>th</sup> February 2024, prepared by <sup>s47F</sup> n behalf of Mckenzie Group Pty Ltd;
• Civil Drai	inage Calculations, Project No. 18787, dated 5 <sup>th</sup> December 2023, prepared by Klopfer Dobos Pty
• Hydraulio	c Canopy Roof East Calculations, dated 15 <sup>th</sup> August 2023, prepared by Edison Consultants Pty
• Hydraulio	c Canopy Roof West Calculations, dated 12 <sup>th</sup> December 2023, prepared by Edison Consultants Pty
	al Computations, Job No. 18787, dated 12 <sup>th</sup> December 2023, prepared by KD Engineering Pty Ltd;
Geotech Pty Ltd;	nical Investigation Report, Report No. 121999, dated 25 <sup>th</sup> October 2022, prepared by A.S.James
Regulation	on 2.05(1)(b), 2.05(1)(c) & 2.05(1)(d) Statement, dated 5 <sup>th</sup> October 2023, prepared by <sup>S47F</sup> f of Goodman Pty Ltd;
Regulation	on 2.06(c), dated 20 <sup>th</sup> October 2023, prepared by <sup>s47F</sup> on behalf of HTroon Pty Ltd;
	on 2.06(d), dated 20 <sup>th</sup> October 2023, prepared by <sup>s47F</sup> on behalf of HTroon Pty Ltd;
	-Reg. 129 Report & Consent, Report No. BRT412 dated 24 <sup>th</sup> November 2023, prepared by $^{s47}$ on behalf of the Fire Rescue Victoria Pty Ltd; and
	Page 4 of 9



### Memorandum for 'FRV Confirmation re Pre-129 / PBDB Application', dated 8<sup>th</sup> February 2023, prepared by Paul Jurkovsky on behalf of Fire Rescue Victoria Pty Ltd.

em	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;
1	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: 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;



	Services or equipment such as electricity meters, distribution boards, ducts, electrical motors or
16	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; and
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.

tem	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 $s22(1)(a)(ii)$ ;		
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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		
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9	Certificate of Electrical Safety;		
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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;
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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 relevent 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



#### Australian Government

Department of Infrastructure, Transport, Regional Development and Communications

(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,
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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.



## **Building and/or Works Permit Application**

Airports Act 1996 Air	ports (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	



Legal Entity Name:H TROON PTY LTDABN:73120422755ACN:(Not Provided)Address Line 1:Unit 10, 8-12 Natalia CressAddress Line 2:(Not Provided)Town/Suburb:Oakleigh SouthState/Territory:VICPostcode:3167Contact Person:847FPrimary Phone:(Not Provided)Manual Manual	Submitter Information		
ACN:(Not Provided)Address Line 1:Unit 10, 8-12 Natalia CressAddress Line 2:(Not Provided)Town/Suburb:Oakleigh SouthState/Territory:VICPostcode:3167Contact Person:S47FPrimary Phone:S47F	Legal Entity Name:	H TROON PTY LTD	
Address Line 1:Unit 10, 8-12 Natalia CresAddress Line 2:(Not Provided)Town/Suburb:Oakleigh SouthState/Territory:VICPostcode:3167Contact Person:\$47FPrimary Phone:\$47F	ABN:	73120422755	
Address Line 2:(Not Provided)Town/Suburb:Oakleigh SouthState/Territory:VICPostcode:3167Contact Person:S47FPrimary Phone:S47F	ACN:	(Not Provided)	
Town/Suburb:Oakleigh SouthState/Territory:VICPostcode:3167Contact Person:\$47FPrimary Phone:\$47F	Address Line 1:	Unit 10, 8-12 Natalia Cres	
State/Territory:VICPostcode:3167Contact Person:s47FPrimary Phone:s47F	Address Line 2:	(Not Provided)	
Postcode:3167Contact Person:s47FPrimary Phone:s47F	Town/Suburb:	Oakleigh South	
Contact Person:s47FPrimary Phone:s47F	State/Territory:	VIC	
Primary Phone: s47F	Postcode:	3167	
	Contact Person:	s47F	
Secondary Phone: (Not Provided)	Primary Phone:	s47F	
	Secondary Phone:	(Not Provided)	1
Email: s47F @htroon.com.au	Email:	s47F @htroon.com.au	

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

Airport:	Moorabbin
Location of Activity:	Zone 4 off Chifley Drive. 15A-D Chifley Drive

Printed at 13 Dec 2023 08:28 AM





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

Australian Government Department of Infrastructure, Transport, Region	al Development and Communications
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

Australian Government Department of Infrastructure, Transport, Regional Development and Communications		
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)