

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

A Form 11 must also be completed to fulfil the requirements prescribed in section 104 of the *Building Act 1975* for an Interim Certificate of Occupancy.

<p>1. Type of certificate</p> <p>Indicate the type of Certificate of Occupancy being issued.</p> <p>Interim Certificate: Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.</p>	<p><input checked="" type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Interim Certificate of Classification</p> <p>Date Interim Certificate of Occupancy Will Expire: <i>(if applicable)</i></p> <p>N/A</p>					
<p>2. Owner details</p> <p>If the applicant is a company, a contact person must be shown.</p>	<p>Name: <i>(natural person or company)</i></p> <p>Strzelecki Pty Ltd C/- Morris Property Group</p>					
<p>3. Property description</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street Address: <i>(include number, street, suburb/locality and postcode)</i></p> <p>8 Jubilee Ave Broadbeach State: QLD Postcode: 4218</p> <p>Lot and Plan Details: <i>(attach list if necessary)</i></p> <p>8 SP304483</p> <p>Local Government Area the Land is Situated In:</p> <p>Council of the City of Gold Coast</p>					
<p>4. Classification</p> <p>The building or part thereof described is classified as follows in accordance with Part A6 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part, state the part to which each classification relates.</p>	<table border="1"> <thead> <tr> <th>Part of building/description</th> <th>Class of building/part</th> </tr> </thead> <tbody> <tr> <td>Construction of Multi-unit residential building</td> <td>Class 2, 7a, 10b</td> </tr> </tbody> </table>	Part of building/description	Class of building/part	Construction of Multi-unit residential building	Class 2, 7a, 10b	
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<p>5. Maximum numbers of people permitted</p> <p>If applicable, state the maximum number of people permitted in the building and the portion it applies to.</p>	<table border="1"> <thead> <tr> <th>Maximum population</th> <th>Part of building</th> </tr> </thead> <tbody> <tr> <td>100 per floor</td> <td>Per level, including basement</td> </tr> </tbody> </table>	Maximum population	Part of building	100 per floor	Per level, including basement	
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<p>6. Restrictions on the use or occupation of the building</p> <p>If the building work uses a performance solution and or a deem-to-satisfy solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.</p> <p>For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.</p>	<p style="text-align: center;">Restrictions</p> <p>The following restrictions apply to the use or occupation of the building:</p> <p>Building to be in accordance with the requirements of Fire Engineering Report reference 22242 Issue 01 dated 12/09/2023</p> <p>All other requirements to be in accordance with the Deemed-to-Satisfy provisions of the Building Code of Australia, Volume One 2019.1</p> <p>Compliance with relevant statutory Permits and Development Approvals.</p> <p>Compliance with the Queensland Development Code MP 6.1 — Commissioning and maintenance of fire safety installations.</p> <p>The use of the building listed on this certificate or any portion thereof for purpose in contravention of this certificate is an offence under the <i>Queensland Building Act 1975</i>.</p> <p>It is the Owner’s responsibility to ensure a copy of this certificate is conspicuously displayed as near as practicable to the building’s main entrance pursuant to Section 108A of the <i>Queensland Building Act 1975</i>.</p>
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7. Performance solutions

If the building work uses a performance solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.

This will provide building owners and occupiers with a concise and practical explanation of performance solutions that may have some operational implications on the use of the building.


This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.

Performance solution requirements

The following systems and procedures from part of the performance solution:
Provided by Spectra Fire Engineer's Report Issue 01 dated 12/09/2023

Item	Section of Report	NCC Dts Clause	Performance Requirements	Description of Departure
1	8.1	C1.1, Specification C1.1, C2.8, C2.9	CP1, CP2	The fire resistance level (FRL) for Class 7a parts on the ground level will be reduced from 120 minutes to 90 minutes (i.e., not less than 90/90/90 minutes for loadbearing and -/90/90 minutes for non-loadbearing building elements). There will be no fire separation required between Class 7a and Class 2 parts on the ground level.
2	8.2	Specification C1.10	CP2	(U)PVC ducting is permitted to be provided within the SOUs.
3	8.3	C1.9	CP2	Timber noggins are to be provided in fire separating and external walls.
4	8.4	C3.15	CP2, CP8	No fire collars are required to the downpipe penetrations at the balcony floor slab.
5	8.5	C3.15	CP2, CP8	Permit a multiple-service penetration detail above SOU doors on Class 2 (residential) levels, comprising penetrations for fire sprinkler pipework, hydraulics services, mechanical services including (refrigerant pipework and cabling) and electrical conduits and cabling, each of which are not strictly in accordance with a tested system.
6	8.6	C3.15, Specification C3.15	CP2, CP8	Permit uninsulated fire-rated sprinkler pipe penetrations be permitted to pass through construction which achieves up to a 90 minute fire rating, bounding Class 2 sole-occupancy units (SOUs) and associated Public Corridors on residential levels of the building.
7	8.7	C3.2, C3.4	CP2, CP8	Permit Ground Level external wall openings within 3m of the allotment boundaries to be protected differently from NCC C3.4.
8	8.8	C3.2, C3.4	CP2, CP8	Openings within the SOUs on Levels 2 to 9 are permitted to be located within 3m from the North and South allotment boundaries with protection that differs from NCC Clause C3.4
9	8.9	D1.4	DP4, EP2.2	Travel distance up to 28m to a Point of Choice (POC), in lieu of 20m maximum is permitted within Level 1 (Ground) recreational area.
10	8.10	D1.5	DP4, EP2.2	The distance between alternative exits is permitted to be not less than 4.8 m within Basement levels B1, B2 and B3, in lieu of not less than 9 m.
11	8.11	D1.7, D1.5, D1.6	DP4, DP5, EP2.2	Permit Fire-isolated Stairs FS1 and FS2 to discharge within confines of the building which is: <ul style="list-style-type: none"> i. not open for 1/3 of its perimeter, and ii. has an unobstructed clear height throughout, including the perimeter openings, of less than 3 m, and iii. more than 6m from open space or road. Permit Fire-isolated Stair FS3 to discharge within confines of the building that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter. Permit Ground level, Fire Stair 1 & 2, discharge doors are less than 6.0m apart. Permit Ground level, Fire Stair 1 & 2, discharge doors path of travel to the street converges into a single exit.

12	8.12	E1.3 inter alia AS2419.1	EP1.3	The Fire Pump room is permitted to be located within the building on Ground level and be provided a door opening to a fire-isolated stair that does not lead to a road or open space.
13	8.13	E1.3, E1.5 inter alia AS2941-2013	EP1.3, EP1.4	Clearance around fire pump sets within the fire pump room to be less than 1 m (0.6m) to two sides of each of the pumps, in lieu of 1 m around the perimeter of the pump sets in accordance with AS2941-2013
14	8.14	E1.5	EP1.4	Fire sprinklers are to be obviated from the following areas: <ul style="list-style-type: none"> - Refuse chute (other than the top and the refuse room) - Top of the lift shaft - Narrow balconies - Electrical cupboards - Bathrooms not containing laundry facilities - Above the pool and within the void beneath the pool - Vehicle ramps
15	8.15	E1.10	CP9	Parking and charging of Electric Vehicles (EV) within the building is required to be considered under NCC E1.10 (provision of Special hazards)
16	8.16	E1.5, E2.2, AS1668.2:2012, AS1668.1 Clause 5.5, AS1670 Clause 7.6.8.5.	EP1.4, EP2.2, DP4, DP5 and DP6	More than a single jet fan is provided in a series configuration within the basement carpark, which does not comply with the requirements of AS1668.2 and AS 1668.1 Clause 5.5. Built in Jet fan duct probes and the smoke detectors provided within the vehicle circulation areas are utilised to shut down the jet fans in lieu of aspirating detectors, which does not comply with the requirements of AS 1670.1 Clause 7.6.8.5.
17	8.17	C3.15(a)	CP2, CP8	The proposed modification involves varying the penetration sealing system of CPVC BlazeMaster pipework. The test report specifies the use of a stitching plate around the penetration, with a minimum overlap of 100 mm around the penetration aperture. However, it is proposed to reduce the overlap to 40 mm in certain instances.

8. Building certifier If the certifier is a company, a contact person must be shown.	Name of building certifier (<i>in full</i>)		Licence number
	Mark McDonald		A15044566
	Signature	Date	Building Approval Reference Number
		22/10/2024	QLD220365