

**Form 16**

Regulation 192

**Building Act 1993**

Building Regulations 2018

**OCCUPANCY PERMIT**

**This occupancy permit must be displayed in the following approved location:**

***Centre Manager Office & Entry Foyer***

**Property Details**

Number: **123-125** Street/Road: **Greythorn road** Suburb: **Balwyn** Postcode: **3103**  
 Lot/s: **1** LP/PS: **LP069186** Volume: **08597** Folio: **298**  
 Crown: allotment -- Section: No -- Parish: **Boroondara** County: **Bourke**  
 Municipal District: **City of Boroondara**

**Building permit details**

Building permit number: **BS-L47129/9695564648271**

Version of BCA applicable to building permit: **NCC 2019 Volume 1 (Amdt 1)**

**Building Details**

| Part of building to which permit applies:    | Ground & First Floor            |
|----------------------------------------------|---------------------------------|
| Permitted use:                               | <b>Educational - Child Care</b> |
| BCA Class of building:                       | <b>9b</b>                       |
| Maximum permissible floor live load:         | <b>3.0kPa</b>                   |
| Maximum number of people to be accommodated: | <b>132 Children</b>             |
| Storeys contained:                           | <b>3</b>                        |
| Rise in storeys (for Class 2-9 buildings):   | <b>2</b>                        |
| Effective height:                            | <b>4.6m</b>                     |
| Type of construction:                        | <b>B</b>                        |

| Part of building to which permit applies:    | Part - Carparking          |
|----------------------------------------------|----------------------------|
| Permitted use:                               | <b>Basement Carparking</b> |
| BCA Class of building:                       | <b>7a</b>                  |
| Maximum permissible floor live load:         | <b>3.0kPa</b>              |
| Maximum number of people to be accommodated: |                            |
| Storeys contained:                           | <b>3</b>                   |
| Rise in storeys (for Class 2-9 buildings):   | <b>2</b>                   |
| Effective height:                            | <b>4.6m</b>                |
| Type of construction:                        | <b>B</b>                   |

**Inspection approval dates for mandatory inspections that have been carried out are as follows:**

| Inspection Type                                                   | Approved Date |
|-------------------------------------------------------------------|---------------|
| Prior to placing a footing (Bored Piers)                          | 04/04/2025    |
| Capping Beams                                                     | 29/04/2025    |
| Installation of Bored Retention, Foundation Piles and Ancors      | 22/07/2025    |
| Frame - Installation of Structural Steel, Light Gauge Steel Frame | 28/11/2025    |
| Final, upon completion of all building work                       | 24/06/2026    |

### Performance solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building or place of public entertainment to which this permit applies:

| Relevant performance requirement | Details of performance solution                                                                                               |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| FP1.4                            | To justify the weatherproofing of the proposed external wall and cladding systems for the proposed Childcare Centre building. |
| DP2 & DP4                        | To permit door hardware to be located between 1.5 m – 1.65 m above the finished floor level in lieu of 0.9 m – 1.2 m          |
| DP5                              | To permit the internal stairs to be smoke isolated in lieu of fire isolated.                                                  |
| DP4, EP2.2                       | To permit the internal stairs to be smoke isolated in lieu of fire isolated.                                                  |
| DP2                              | To permit the internal stairs to be smoke isolated in lieu of fire isolated.                                                  |
| EP1.1                            | To permit the omission of fire hose reels throughout the building.                                                            |

### Conditions to which this permit is subject

Occupation is subject to the following conditions—

#### 1. Essential safety measures

The following essential safety measures must be inspected, tested and maintained in accordance with the maintenance requirements set out in the following table—

| Essential safety measures required to be provided in the building or place of public entertainment                                                                                                                                                                              | Provision of the Building Regulations 2018 applicable to installation and operation of essential safety measure | The level of performance that each essential safety measure must achieve to fulfil its purpose | The frequency and type of maintenance required for each essential safety measure | The frequency and type of testing and inspections required for each essential safety measure |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Materials and assemblies required to satisfy prescribed fire hazard properties                                                                                                                                                                                                  | C2D11                                                                                                           |                                                                                                |                                                                                  | Annual Inspection for damage, deterioration, or unauthorised alteration                      |
| Elements required to be non-combustible, provide fire protection, compartmentation or separation (including fire walls, smoke walls, fire resistant exits, and fire resistant elements such as walls, floors, ceilings, protective coverings, access panels and control joints) | C2D10, C2D14 to C2D15, C3D6 to C3D15, C4D4, C4D12, D2D12 to D2D13, E1D2, G3D4, Specification 21                 |                                                                                                |                                                                                  | early As per AS 1851-2012 (Amendment 1)                                                      |
| Fire doors (including sliding fire doors and their associated warning systems) and associated self-closing,                                                                                                                                                                     | C3D13 to C3D14, C4D5 to C4D9, C4D11 to C4D12, D2D12 to D2D13, D3D17                                             |                                                                                                |                                                                                  | As per AS1851 – 2012 (Amendment 1)                                                           |

|                                                                                                                                                                                         |                                                                                                                                     |  |  |                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--|--|---------------------------------------------------------------------------------------------|
| automatic closing and latching mechanisms                                                                                                                                               |                                                                                                                                     |  |  |                                                                                             |
| Fire-protection at service penetrations through elements required to be fire-resisting with respect to integrity or insulation, or to have a resistance to the incipient spread of fire | C4D13, C4D14, C3D15                                                                                                                 |  |  | As per AS1851 – 2012 (Amendment 1)                                                          |
| Fire protection associated with construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation        | C4D16                                                                                                                               |  |  | As per AS1851 – 2012 (Amendment 1)                                                          |
| Building elements required to satisfy prescribed fire resistance levels, (including walls, columns, beams, floors, ceilings and shafts etc)                                             | NCC Section C, D2D17                                                                                                                |  |  | Yearly As per AS1851.1-2012                                                                 |
| Glazed assemblies                                                                                                                                                                       | B1.4, F1.13                                                                                                                         |  |  | Annual inspection for damage deterioration or unauthorised alteration.                      |
| Balconies                                                                                                                                                                               | Part B1                                                                                                                             |  |  | Annual inspection for damage deterioration or unauthorised alteration                       |
| Balustrades (solid and wire balustrades)                                                                                                                                                | Balustrades (solid and wire balustrades)<br>Part B1,<br>D2.16 Annual inspection for damage deterioration or unauthorised alteration |  |  | Annual inspection for damage deterioration or unauthorised alteration                       |
| Classification and use of building                                                                                                                                                      | A3.2 to 3.4                                                                                                                         |  |  | Determined for the purpose which it is designed                                             |
| Paths of travel to exits                                                                                                                                                                | D1.6                                                                                                                                |  |  | Inspection every three months to ensure there are no obstructions and no alterations as per |
| Discharge from exits (including paths of travel from open spaces to the public roads to which they are                                                                                  | D1.7, D1.9 to D1.11, D2.12, G4.3, G4.6, G4.7                                                                                        |  |  | Inspection every three months to ensure there are no obstructions and no alterations        |

|                                                                                                                                                                                                              |                                                        |  |  |                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------|
| connected)                                                                                                                                                                                                   |                                                        |  |  |                                                                                                           |
| Exits (including fire-isolated stairways and ramps, non-fire isolated stairways and ramps, stair treads, balustrades and handrails associated with exits, and fire-isolated passageways)                     | D2.2 to D2.3, D2.8 to D2.11inc., D2.13, D2.16 to D2.17 |  |  | Inspection every three months to ensure there are no obstructions and no alterations                      |
| Smoke lobbies to fire-isolated exits                                                                                                                                                                         | D1.7, D2.6                                             |  |  | Annual inspection for damage, deterioration, or unauthorised alteration                                   |
| Doors (other than fire or smoke doors) in a required exit, forming part of a required exit or in a path of travel to a required exit, and associated self-closing, automatic closing and latching mechanisms | D1.6, D2.19 to D2.21, D2.23                            |  |  | Inspection every three months to ensure doors are intact, operational and fitted with conforming hardware |
| Exit signs (including direction signs)                                                                                                                                                                       | D1.12, E4.5, E4.6, E4.8                                |  |  | Every six months to AS 2293.2-1995                                                                        |
| Emergency lighting                                                                                                                                                                                           | E4.2, E4.4                                             |  |  | Every six months to AS 2293.2-1995                                                                        |
| Fire hydrant system (including on-site pump set and fire service booster connection)                                                                                                                         | E1.3                                                   |  |  | Weekly to AS 1851 - 2012 Section 4 where pumps are installed or six monthly to AS1851 - 2005 Section 4    |
| Portable fire extinguishers E                                                                                                                                                                                | E1.6                                                   |  |  | very six months to AS 1851-2012 Section 15.4                                                              |
| Smoke and heat detection system                                                                                                                                                                              | Clause 4 of Specification E2.2a                        |  |  | Monthly as prescribed in AS1851 – 2012 Section 6                                                          |

## 2. Other Conditions

2.1. This Occupancy Permit does not include the external Play Areas and Landscaping Provisions through out.

### Suitability for occupation

At the date this occupancy permit is issued, the Building to which this permit applies is suitable for occupation.

**Project Number:** BLD20230018

**Relevant building surveyor**

|                                            |                                                                                   |
|--------------------------------------------|-----------------------------------------------------------------------------------|
| Name:                                      | George Tsimiklis                                                                  |
| Address:                                   | Studio 9B, 3 Harris Street Yarraville 3013                                        |
| Email:                                     | george@appointedbs.com.au                                                         |
| Building practitioner<br>registration no.: | BS-L47129                                                                         |
| Municipal district name:                   | City of Boroondara                                                                |
| Occupancy Permit no.                       | BS-L47129/9695564648271/ OP                                                       |
| Date of issue:                             | 30 June 2026                                                                      |
| Date of final inspection                   | 24 June 2026                                                                      |
| Signature:                                 |  |