

Statement of Works – Building Information Certificate BIC-32052

The Development is being constructed under an approved Development Application DA2018/1708 which was approved on 27th June 2019, as well as subsequent modification applications MOD2020/0655 approved on 14th April 2021 and MOD2023/0430 approved on 16th February 2024.

The main structure of the development has been constructed under Construction Certificate 20/1802/02 issued by the Principal Certifying Authority on 25th March 2022. This approved Construction Certificate design **did not** include the approval of AFS RediWall to parts of Level 0 and Level 1 (location of AFS RediWall has been highlighted in the provided as-built drawings). The walls in the CC plans are documented as reinforced concrete blockwork or concrete.

The AFS RediWall installation also relies on an NCC Performance Solution, which was included in a Fire Engineering Brief Questionnaire which was submitted to Fire and Rescue NSW in April of 2022. Fire and Rescue NSW provided response comments in May of 2022 and did not oppose the Performance Solution.

However, the Fire Engineered Performance Solution was not relied upon for the issue of CC2 and the structure was approved based on a DTS compliant design comprising of reinforced blockwork or concrete walls.

No additional Construction Certificate application was received by the Principal Certifying Authority prior the commencement of works or the installation of the AFS RediWall.

The Builder subsequently installed the AFS RediWall system in accordance with an updated design that was not endorsed or approved via a Construction Certificate or addressed via a formal Performance Solution to address the technical non-compliance.

The Principal Certifying Authority has requested a Building Information Certificate to be obtained for these walls as they have been constructed without a formal approval and cannot be approved retrospectively under the EP&A Act and Regs.

The Building Information Certificate application BIC-32052 submitted on 26th July 2024 includes a detailed Fire Safety Strategy which is consistent with the previous performance solution, it's just been modified to an upgrade strategy as performance solutions cannot be used to address building non-compliances, but fire safety upgrade strategies can. The Fire Safety Strategy has been prepared by the same Registered Fire Engineer that prepared the FEBQ with FRNSW and has adopted the same methodology except it's now an upgrade strategy for existing works, rather than a performance solution for proposed works. The fire Safety Strategy demonstrates that the constructed RediWall complies with the BCA.