Form 11 — Certificate of Classification

1. Certificate Reference No.

BP17/1645

2. Owner details
If the applicant is a company, a contact person must be shown.

Ivedon Street Pty Ltd

3. Property description

Street Address:

43 Rochat Avenue, Banyo

Lot & plan details: Lot 9 SP325764

Local Authority: Brisbane City Council

4. Classification
The building or part thereof described is classified as follows in accordance with Part A3 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.

Part of Building / Description	Class of Building / Part
multi-unit dwelling(Stage2B–'Lilly Residences')	2
Ancillary Car Park	7a

5. Max No. of people permitted
If applicable, state the maximum number of people permitted in the building and the portion it applies to.

Maximum population	Part of building

6. Restrictions on the use or occupation of the building
If the building work uses a building 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.
For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.

The following restrictions apply to the use or occupation of the building:

1. The building owner or Body Corporate is to maintain the fire & life safety systems in accordance with relevant Acts, Australian Standards, and codes. Refer to the Building Code of Australia Part I.
2. Building works and use of premises to comply with the Local Authority's Town Planning Scheme, Local Laws, & Policies.
3. The building owner & occupier are to ensure all path of egress and exit doors are appropriately maintained.
4. All gates to private courtyards in the path of travel to an exit must be readily openable without a key from the side that faces a person seeking egress.

7. Alternative Solutions
If the building work uses an alternative 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 alternative 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.

The following systems and procedures form part of the alternative solutions: Fire Engineering Report #19-061FA77 Revision FER R1 by i-Fire Engineers dated 15 July, 2019 & Accessible Car Parking Performance Solution Report #14649 by Architecture & Access dated 20 March, 2023.

Fire Safety

- The fire hydrant booster assembly is located < 10m from the building it serves

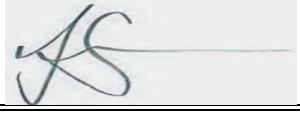
Accessibility

- Reduced ceiling height over accessible car park shared zone

8. Building Certifier
If the certifier is a company, a contact person must be shown.

Name of building certifier (in full): Toby Spencer

Licence number: A1064976

Signature: 

Date: 21/03/23

Building Approval Reference Number: BP17/1645