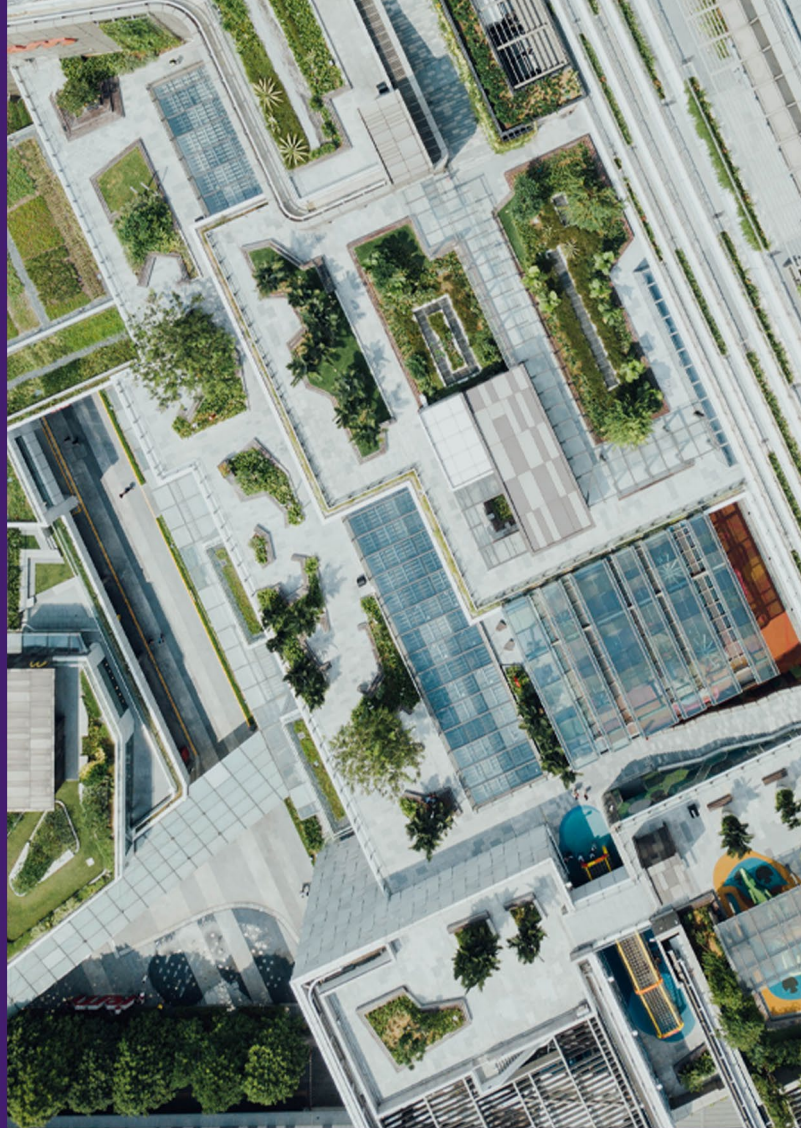


Attachment E

Plan of Management



184-200 Broadway, Chippendale NSW 2008

Updated Plan of Management

On behalf of Tricon Management
Group

7 April 2025



The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.

Project Director

Kate Bartlett

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| | | | Name | Signature |
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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

The Broadway Hostel is a purpose designed low-cost backpackers accommodation which comprises 1,047 beds, targeted to attract short term visitors to Sydney. Dorm rooms consist of 4-beds, 5-beds, 6-beds or 8-beds and all have private ensuite bathrooms plus additional amenities on every level.

A range of facilities will feature throughout the building including:

- **Lower ground floor:** communal area, communal laundry, bike storage, communal kitchen and end of trip facilities only accessible for guests of the backpackers accommodation;
- **Ground floor plan:** unlicensed café, reception and storage facilities;
- **Level 5:** licensed rooftop bar, garden and lap pool.

This new development will offer affordable accommodation options in a central, accessible area of Sydney with modern, high-quality amenities for travellers on a budget.

1.1 Development Summary

The DA seeks approval for the adaptive reuse of the 'Telstra Building Exchange' building at 184-200 Broadway, Chippendale NSW 2008 and construction of a 5-storey tourism and visitor accommodation building (backpackers accommodation) containing:

- 148 rooms with 1,047 beds in configurations of 4, 5, 6 and 8 bed rooms;
- 570m² of communal indoor space on lower ground, ground floor and first floor, with lower-ground and first floor for use by guests of the backpackers accommodation only;
- 189m² of communal outdoor space in new courtyard at lower ground floor that is carved out of the centre of the existing building and open to the sky;
- Unlicensed café (167m²) for a maximum of 78 patrons on ground floor that is publicly accessible;
- Level 5 modified as a licensed bar and roof terrace for a maximum of 250 patrons (Category A Premises), and garden with a lap pool and sunbathing deck along the southern side of the building;
- Primary building entrance from Broadway, with on-site loading occurring at the existing driveway and loading bay off Knox Street; and
- New public access point connecting to Grafton Lane at Level 1 of the building to enable connectivity between the site, City Road and the Lansdowne Hotel.

The major adaptive reuse of the building and the associated glazing requirements requires the replacement of the building's facades. The northern façade is to be lined with bespoke sandstone in reference to the sandstone heritage items near the site (former ES&A Bank and former Commonwealth Bank). The southern façade will be clad in face brick, referring to the brick Lansdowne Hotel. The use of these materials will relate each façade to its immediate context. Other materials will include cement render and off-form concrete. Above the datum established by the parapet of the former ES&A Bank, construction will be lightweight, with cement render finish.



1.2 Site and Development Details

The subject site of 184-200 Broadway, Chippendale NSW 2008 is located within the City of Sydney LGA across 5 lots and has an approximate site area of 1,782m². The site is bounded by Broadway to the north, Shepherd Street and Grafton Lane to the east, Knox Street to the south and City Road to the west. The primary street frontage is to Broadway, which is a main arterial road that directly connects to the Sydney CBD. The site also directly adjoins a mix of 3-4 storey mixed use development comprising commercial and residential uses to the east and west.

The existing building at 184-200 Broadway is known as the 'Telstra Building Exchange' and primarily operates as a telecommunications exchange and data centre. The basement carpark is accessible off a private driveway from Knox Street. The existing building is five storeys high and has been generally built to all boundaries. The highest point of the building is located at the north-eastern corner of the site, directly adjoining the adjacent mixed-use development at 180-182 Broadway.

The surrounding area is characterised by a mix of commercial and residential development. The site is directly opposite Broadway Shopping Centre, Victoria Park and is in close proximity to The University of Sydney and University of Technology Sydney, making it an ideal location for backpacker accommodation. The site is located in a highly accessible area with multiple bus services operating along Broadway and City Road providing connections to the CBD, Bondi Junction, Newtown, Balmain and other inner western suburbs.



Figure 1: Subject site (SIX Maps)





Figure 2: Photomontage of proposed development from Broadway (Durbach Block Jagers)

1.3 Background

The site is proposed for use as a 5-storey backpackers hostel with 148 rooms and licensed rooftop bar/terrace. The building was previously known as the 'Telstra Building Exchange' and primarily operated as a telecommunications exchange and data centre.

1.4 Plan of Management

This Plan of Management is a written document which describes how the ongoing operation of the backpacker accommodation premises and licensed rooftop bar/terrace will be managed to reduce its impact upon the amenity of surrounding properties and guests residing on the premises.



2 Operational Details – Backpackers Accommodation

The following controls outline key provisions for managing the operation of the premises to manage any impacts on surrounding uses.

2.1 Occupancy and occupancy controls

Rooms will be designated as 4, 5, 6 or 8 beds and the bed configuration in each room will not allow more than the maximum the room was designed to accommodate. The maximum occupancy of the room will be on display in each room as required by the City of Sydney. The Property Management System used by the hostel will not allow overbooking of the available beds in a room.

All guests who stay at the hostel will be recorded in the Property Management System with contact details and will be required to show photo ID on first check in.

The plans submitted with the Development Application show a bed layout for each room type, which are in line with the floor space requirements of the City of Sydney. Each accommodation room will have an ensuite bathroom. There will also be an adequate number of additional bathrooms and amenities on every level plus end of trip facilities on the lower ground floor.

Accommodation and access for persons with disabilities has been incorporated into the design.

2.2 Length of Stay

Most guests at the hostel are expected to stay on average 2 to 3 nights. The maximum length of stay will be 28 days in accordance with the City of Sydney requirements.

2.3 Measures to minimise unreasonable impact to the habitable areas of adjoining premises

The hostel is situated on Broadway, a busy inner Sydney CBD roadway. Acoustic measures will be put in place to ensure noise from the hostel doesn't negatively impact neighbouring properties.

There will always be an adequate number of employees on site to ensure noise control and guest behaviour. Guests will be asked to consider the neighbours and to remain quiet when entering or leaving the building late at night or early in the morning.

Accommodation rooms will be fitted with window coverings to ensure privacy for guests.

2.4 Staff

Staff levels will vary according to the occupancy of the property, however minimum employee levels will ensure that there are always members on site to ensure safety and comfort of guests.

Peak staff levels are expected between 8am and 9pm to cover most checkouts, check ins and the evening service at the terrace rooftop bar. Staff will be employed across administration, guest services, housekeeping, maintenance and F&B departments. At all times one senior staff member will be designated as the on-site Duty Manager. A General



Manager will assume overall responsibility for the property, assisted by the department supervisors.

2.4.1 Training

Staff will be trained in the use of all the systems they are required to use in the course of their jobs and crossed trained across departments to ensure adequate coverage. The Duty Managers will all have First Aid training, and all staff will be trained on emergency procedures, including fire, evacuation and bomb threats. Any staff who may serve alcohol will have completed their Responsible Service of Alcohol training.

2.5 Guest and visitor arrivals

The property is located at the transport hub of Sydney. Guests are a short walk from local and intercity trains and buses, Sydney light rail, metro stations and taxis.

In keeping with the location of the property, no guest parking will be provided. Approximately 100 bicycle parking spaces will be provided on the lower ground floor along with end of trip facilities.

2.6 Deliveries and trades

Regular deliveries are expected of linen, F&B supplies and housekeeping supplies, which will be received on the lower ground floor. Back of house facilities are also located on this floor where deliveries can be accepted and stored before they are moved into the upper levels of the building.

2.7 Internal Noise Criteria

The acceptable internal noise criteria, in accordance with the recommendations from the acoustic report prepared by Day Design Pty Ltd dated 6 December 2024 are as follows:

With Windows Closed:

- L eq, 9 hr 35 dBA inside bedrooms at night (10 pm to 7 am); and
- L eq, 15 hr 40 dBA inside other habitable rooms during the day (7 am to 10 pm).

With Windows Open:

- L eq, 9 hr 45 dBA inside bedrooms at night (10 pm to 7 am); and
- L eq, 15 hr 50 dBA inside other habitable rooms during the day (7 am to 10 pm).

In order to achieve the above, the acoustic report makes the following assumptions and recommendations, which are to be complied with:

- All hostel rooms will be carpeted. Bathrooms/ensuites will have hard, reflective tiled floors.

The necessary noise reduction for the rooms can be achieved if the following noise control recommendations are complied with, and there are no gaps at construction joints, around plumbing penetrations in external walls, at window sills, door frames, etc., through which sound may penetrate.



- External Walls
 - All external walls are of masonry/concrete construction.
 - Separate stud framing to inside of masonry wall.
 - 75 mm thick insulation to be installed between the studs.
 - 13 mm standard plasterboard attached to the studs.
- Ceiling and Roof System
 - All roofs are proposed to be of concrete slab construction, minimum 200 mm thick.
 - Ceilings should comprise one layer of 10 mm standard plasterboard.
 - Insulation batts are to be placed between the ceiling joists. The recommended insulation specifications are a minimum 75 mm thick glasswool (min 10 kg/m³ density).
- Glazing and Glazed Doors

Unless otherwise specified, window frames may be either sliding/awning, or hinged casement style and be of robust sound-barrier construction having interlocking stiles and neoprene (Q-Ion or similar) or vinyl finned seals to minimise sound leakage.

2.8 House Rules

The hostel encourages guests to experience what Sydney has to offer by exploring the city. In the bedrooms, common kitchen, lounge, dining, café, bar and pool spaces guests are encouraged to respect other guests and keep the noise to a reasonable level for the time of day and activities undertaken. In the evenings staff members will ensure that the accommodation floors are quiet and conducive to a good night's rest.

2.8.1 Drugs

The use, sale or possession of any illegal drugs or any suspicion of such acts being performed in or about the premises or any person found using drugs shall be immediately reported to the police.

2.8.2 Visitor Policy

Guests staying at the property may invite visitors to join them on Level 5. All visitors must leave when the bar closes at night. Visitors to the hostel must obey all the house rules and abide by the Guest Code of Conduct and leave the premises whenever requested to do so by the Duty Manager.

Any guest inviting a visitor to the hostel must accept full responsibility for them and their behaviour. In the event of any serious misconduct by the visitor of a guest, the guest may be also asked to leave the property and be asked to pay for damages, if required.

The bar on level 5 and café on the ground floor will be able to be accessed by people not accommodated at the property. It is intended that there will be a secure line between the lift lobby and these spaces so that non guest arrivals can be managed.



2.8.3 Mental Health Support

Travellers often experience Mental Health issues and require support when away from their home environment. Hostel staff will receive Mental Health First Aid training and information on mental health support services will be available to guests who require it.

2.9 Signage

Internal signage will be displayed in throughout the hostel, including:

- Maximum number of guests per room;
- A copy of this management plan;
- Hostel rules;
- Annual fire safety statement;
- Fire safety schedule;
- Emergency egress routes; and
- Evacuation plan.

2.10 Code of Conduct

The hostel is open for all travellers, regardless of race, gender, age, sexual orientation, religious beliefs, political persuasion and physical or mental impairment. However, all guests staying on the premises are expected to behave in a manner that does not prevent other guests from enjoying their stay. The expected behaviour by guests is classified into the criteria below and these comprise the Guest Code of Conduct.

2.10.1.1 Communal Living

As you will be sharing hostel facilities and perhaps a room with other guests, you will treat other guests with respect at all times, allowing them the quiet enjoyment of our facilities and services. The hostel will not accept:

- Sexual, racial or religious harassment guests with a notifiable, infectious disease that could present a health and safety risk to others;
- Excessive noise;
- Excessive consumption of alcohol and/or being under the influence of illegal substances;
- Disruptive or aggressive behaviour;
- Poor personal hygiene likely to cause offense;
- The filming or photographing of any person on the premises without their consent; and
- Guests allowing an unauthorised person to access guest only areas of the hostel.

2.10.1.2 Illegal activities

No guest shall undertake any unlawful activity on the premises and management may notify the police of any such activity.



This would include:

- Sale or possession of illegal substances;
- Wilful damage to the premises or the property of others;
- Sexual or physical assault or intimidation, including toward staff;
- Theft of personal belongings, including labelled food left in guest kitchens;
- Fraudulent activities and/or breaches of privacy;
- Smoking and/or vaping in a non-smoking area; and
- Interference with hostel fire protection measures.

2.10.1.3 Hostel guidelines

To operate effectively for all guests, the hostel has a range of operational procedures which all guests are expected to follow. These include:

- Presenting photo identification at check-in;
- Adhering to checkout times;
- Accepting liability to provide compensation for any damages or costs incurred by the hostel as a result of their direct actions, including activation of the fire alarm; and
- Payment in advance for accommodation.

At times, the hostel staff may be required to issue further instructions to guests. Guests are expected to comply with any reasonable request made by hostel staff. Aggressive and/or threatening behaviour towards staff will not be tolerated.

Failure to meet the Guest Code of Conduct may result in the manager requesting the guest to leave the premises.



3 Operational Details – Café and Rooftop Bar

The following controls outline key provisions for managing the operation of the café and bar uses on premises to manage any impacts on surrounding uses.

3.1 Use Categories and Trading Areas Map

The site is mapped as a 'City Living Areas' Category under Council's Late Night Trading Management Controls in Section 3.15 of the Sydney DCP 2012. Refer to Figure below.



Figure 3: City of Sydney Late Night Trading Areas Map (Sydney DCP 2012)

The licensed rooftop bar and terrace can accommodate up to a maximum of 250 persons (refer to BCA compliance report as part of development application) and is therefore categorised as a 'Category A – High Impact Premises' under Council's Late Night Trading Management Controls in Section 3.15 of the Sydney DCP 2012.

The café at ground floor will be unlicensed and permit a maximum of 78 patrons and is categorised as a 'Category B – Low Impact Premises' under Council's controls.

3.2 Site and Locality Details

3.2.1 Rooftop Bar

A site and locality plan of the rooftop bar area is provided below. As the pedestrian entrance to the rooftop terrace will only be from Broadway, it is not proximate to any sensitive residential land uses. The plan shows the indicative seating layout for 50% of patrons seated (125) and 50% standing (125). Patrons in the outdoor areas will be over 50m away from any sensitive noise receptors on Knox Street.

The area does not have any gaming, dance floor or live entertainment areas as no live entertainment is proposed. Waste storage and security systems are also indicated on the plan, with plant and equipment above this space. Please refer to **Section 3.5** of the PoM for noise management measures for both plant and the operation of the rooftop terrace and bar.



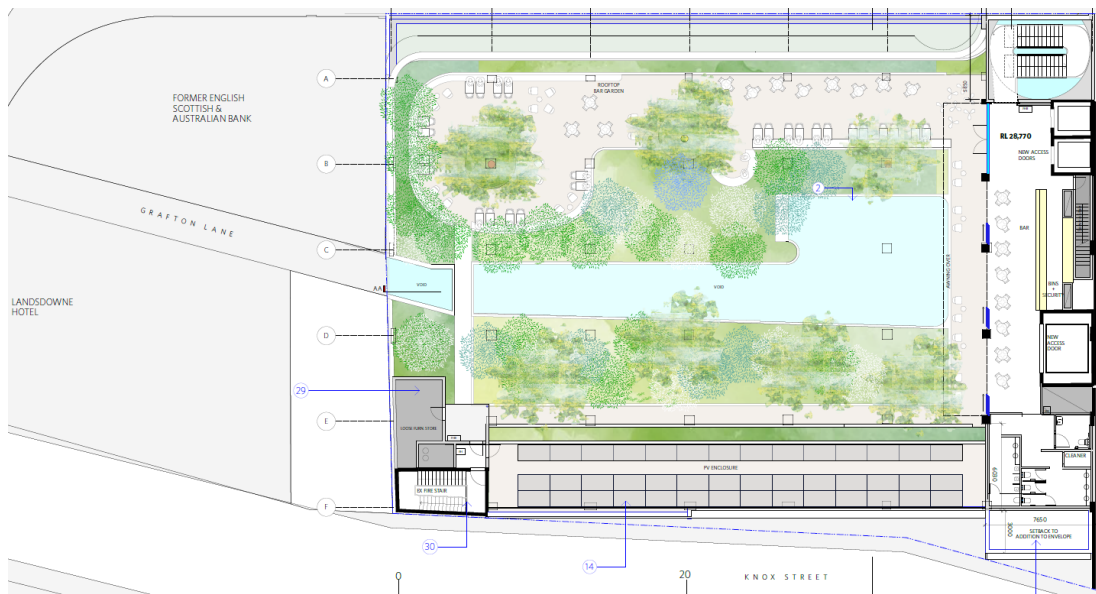


Figure 4: Rooftop bar locality and layout plan (Durbach Block Jagers)

3.2.2 Unlicensed Cafe

The café will seat a maximum of 78 patrons, consistent with the below plan.

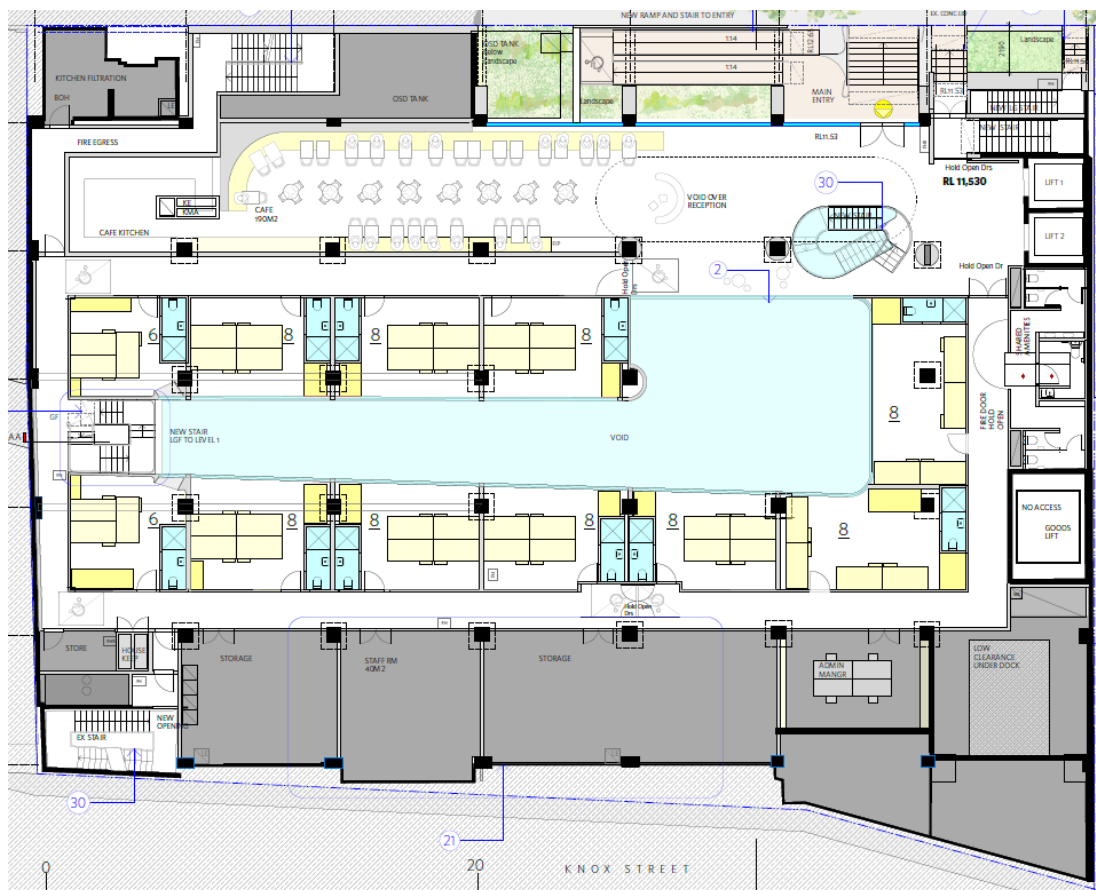


Figure 5: Ground-floor café layout plan (Durbach Block Jaggars)



3.3 Operational Details

The primary purpose of the rooftop terrace and bar will be to provide food, activities, liquor and entertainment such as trivia to guests of the backpackers' accommodation, and the general public.

No liquor licence has yet been obtained for the subject premises, and will be applied for after development consent is granted for the overall development. This Plan of Management will be updated accordingly at this point to include licensing requirements related to capacity, operating hours, staffing, security and any other measures.

During the hours of operation there will be the following staff available:

- 1 Manager;
- 2 bar staff;
- 1 floor staff.

No live entertainment, gaming or dance areas will be provided on the rooftop bar area. Activities envisaged for the space (subject to compliance with noise requirements) will include trivia, movies, and games nights.

3.4 Trading Hours

3.4.1 Rooftop Bar

In accordance with the DCP provisions for City Living Areas, the rooftop bar (outdoors) is seeking the following trading hours 7 days a week:

- Base: 10am-8pm;
- Extended (initial 12-month trial): 9am-midnight.

No live entertainment is proposed on the rooftop bar.

3.4.2 Unlicensed Café

- Base: 7am-10pm;
- Extended (initial 12 month trial): 10pm-1am.

A copy of the relevant development consents are to be kept on the premises and made available for inspection on the request of a police officer, council officer, Liquor & gaming inspector, or any other person authorised by the Independent Liquor & Gaming Authority.

3.5 Noise Management Controls (Plant and Rooftop Bar)

The premises is to be operated in accordance with the Acoustic Assessment and Recommendations contained within **Section 5** the report prepared by Day Design Pty Ltd and dated 6 December 2024.

Noise levels from the hostel development have been calculated at the boundary of the nearby residential premises and provided the recommendations in Section 5 of this report are implemented and adhered to, will comply with Sydney City Council's acceptable noise limits (refer to Figure below for Noise Sensitive Receptors).





Figure 6: Site Location and Noise Sensitive Receptors (Day Design Pty Ltd)

The follow Noise Management Controls are to be implemented as part of the development:

1. The following modelled the noise emissions from people talking at a function for the noise assessment of the rooftop terrace
 - a. people talking loudly (20%);
 - b. people talking with a raised voice (30%); and
 - c. the remaining people not talking or listening (50%).
2. Background music (not live entertainment) has been assumed as part of this assessment for the rooftop terrace.
3. Signage will be erected at all publicly accessible entrances and exits advising patrons to maintain quiet and order when leaving and entering the premises.
4. All mechanical plant is to be vibration isolated from the building structure.



5. Once the condenser system is selected, noise emission should be checked to confirm the noise emission level at the neighbouring properties to comply with the criteria in Section 3.4 of the acoustic report by Day Design Pty Ltd.
6. The rooftop plant room is to be enclosed with standard ventilation louvres and built to a minimum height of 2.4 metres
7. The intake side of supply fans are to have an internally insulated duct installed for a minimum length of 6 metres, internally lined with 50 mm thick high density (32kg/m³) glasswool insulation.
8. The discharge side of exhaust fans are to have an internally insulated duct installed for a minimum length of 6 metres, internally lined with 50 mm thick high density (32kg/m³) glasswool insulation.
9. The discharge side of kitchen exhaust fans are to have a circular attenuator installed (overall length 600 mm), with insertion loss as outlined in Table 12 (Circular Attenuator Specification).
10. The western and southern perimeter of the rooftop terrace is to be fitted with acoustic barriers built to a minimum height of 1.8 metres.
11. The northern side of the rooftop terrace facing Broadway be fitted with acoustic barriers built to a minimum height of 1 metre.
12. The acoustic barrier may be constructed from solid materials such as 10 mm toughened glass or 10 mm thick solid polycarbonate (min. surface density 12kg/m²). The construction shall be free of visible air gaps to provide an impervious sound barrier.

3.6 Alcohol

Guests will only be able to consume alcohol purchased on the premises on level 5. The appropriate licences will be in place for the rooftop bar before trading commences. All staff members working in these areas will have the appropriate training, including Licensee training for the licensee and manager and Responsible Service of Alcohol for all staff members. All staff members working in the F&B areas will hold an NSW Competency Card.

All staff members will ensure that liquor is served in a responsible manner in full compliance with the NSW Liquor Act and Regulations as current at the time of opening. In support of this, the hostel will:

- Ensure all staff members are adequately trained and supported in the responsible service of alcohol, housekeeping, incident reporting, security and hazard control;
- Ensure that complimentary water is available at all times;
- Ensure that non-alcoholic, light and mid strength options are available;
- Encourage patrons to monitor and control their consumption of liquor;
- Deter rapid or excessive consumption of alcohol;
- Have food options available each evening; and
- Not promote any activities that will encourage binge drinking.



3.7 Complaints Register

A complaints register will be kept at all times and made available to NSW Police and/or City of Sydney Compliance staff, which includes:

- Complaint date and time;
- Name, contact and address details of person(s) making the complaint;
- Nature of complaint;
- Name of staff on duty;
- Action taken by premises to resolve the complaint;
- Follow-up; and
- Outcome.



4 Security and Waste (Backpackers Accommodation and Rooftop Bar)

The hostel will ensure it's a safe, secure and friendly space for all. Security procedures are detailed further below.

4.1 Guest arrival

A staff member will be available 24 hours to greet guests. Access to the building will be by lifts and stairs accessible from the ground lobby of the building. Guests known to the hostel will be able to check in remotely and receive a key to their device before or on arrival or to check in with guest services on arrival. New guests will be able to check in with a guest services agent so they can be adequately identified.

Access to the accommodation floors from the ground floor lobby will require floor access and a room card / key. Overnight contact with Guest Services on the ground floor will be by video intercom from the late-night entry on the lower ground level.

4.2 CCTV

The hostel will have a CCTV security surveillance system spread throughout the premises located in areas considered to be a potential security risk including

- At the entrance foyers in the lower and upper ground floors;
- At the emergency exits;
- At all lift foyers; and
- All common spaces including hallways, internal stairs, communal spaces, café, rooftop bar and pool area.

4.3 Room keys

Guests will be issued with an RFID or proximity key on check in, either on their device or as a physical card or fob. This key will allow them after-hours access to the lobbies and the floors of the building, lift access to their room and other guest only areas of the hostel.

Room keys only provide access to the rooms for the period for which the guest has paid. Once the guest has checked out, the key is rendered useless unless it is reprogrammed by staff. The system used by the hostel will allow management to read all locks to see which key has been used recently on a lock, further increasing security. The relevant readers will be located at the correct height for guests with a disability.

4.4 Security Services – Rooftop Bar

The hostel will ensure that foyers, lower ground levels and surrounding areas are secure. Security in the Level 5 rooftop terrace bar and other areas will be provided by staff and when appropriate, external security services.

No liquor licence has yet been obtained for the subject premises, and will be applied for after development consent is granted for the overall development. This Plan of Management will be updated accordingly at this point to include licensing requirements



specifically related to Security. It is envisaged that 1 security staff member will be on the premises when liquor is being sold or supplied on the rooftop.

The licensee shall employ a reputable Security Company. Security Guards are to be uniformed, licensed and are to carry out their duties in an appropriate manner.

4.5 Waste Minimisation

The hostel will be proactively reducing waste to landfill by:

- Providing recycling receptacles for at least paper, cardboard, glass, PET plastics, aluminium cans, organics, batteries and encouraging guests to recycle whenever possible;
- Staff will be trained in ways to minimise waste to landfill; and
- Guest rooms will provide bins for waste and recycling.

Waste will be collected from guest rooms during the housekeeping service and removed to the lower ground floor waste collection area each day.

Waste from the ground floor and level 5 will be sorted and removed to the lower ground floor waste collection area several times throughout the day, depending on occupancy.

Collection of waste and the management of the waste collection area will be addressed in accordance with the Waste Management Plan approved as part of the development, and prepared by Auswide (November 2024, updated April 2025).



5 Fire safety, maintenance, and emergency procedures

- In the instance of an emergency evacuation, Fire Warden will direct guests to emergency exits and the emergency assembly point.
- Smoke Detectors will be installed in every guest room, and all internal common areas.
- In the event of a fire, the fire alarm will sound. It is the duty of the Fire Warden to check all rooms and ensure every person has left their rooms. An assembly point will be designated.
- An emergency evacuation plan will be prepared by a competent person and that emergency evacuation plan will be displayed in each guest room and the communal rooms.
- The premises shall at all times comply with the fire safety provisions of the NSW Environmental Planning and Assessment Regulation 2021.
- The premises will be checked regularly to ensure that fire safety and essential fire safety measures in the building are maintained and that all required exits and egress paths are clear and free of obstructions.
- A list of emergency telephone numbers (plumbers, electricians, police, fire, and ambulance) is to be provided within each room.
- Annual certification of fire safety equipment is to be carried out by the operator of the hostel.
- All doors to the guest rooms shall be self-closing and shall be lockable but openable from the inside without the need for a key.
- Annual certification of Fire Safety Equipment will be carried out by a qualified fire consultant and overseen by the landowners.

5.1 Emergency Management and Evacuation Plan Staff Training

Staff members are trained in the use of security cameras, intercoms and general security. Staff members receive emergency procedures training on at induction and an ongoing basis including robbery, bomb threat and civil disturbance procedures. Emergency procedures' training includes what procedures to be implemented if a suspicious article or person is found. Fire wardens are trained annually in fire safety and evacuation. A fire drill will be conducted at least once per year. Staff members receive training annually in use of portable fire equipment.

5.2 Maintenance

Emergency systems are maintained as part of a maintenance contract by a qualified company. All equipment will be tested and checked in accordance with the relevant Australian Standards. Any faults are documented and rectified immediately. These checks take place, weekly, monthly and bi-annually depending on the required frequency.



5.3 Furnishings and fittings

Combustible furnishings and fittings, such as lounges, desks, and display boards are not permitted in public corridors and egress routes from sleeping rooms as they may restrict the safe means of egress from the building and reduce the level of fire safety in the building.

Mattresses, curtains and furniture will be of materials that resist the spread of fire and limit the generation of smoke and heat.

The premises will be checked regularly to ensure that fire safety and essential fire safety measures in the building are maintained and that all required exits and egress paths are clear and free of instructions.

5.4 Public Liability

Public liability cover of \$20 million will be maintained by the hostel's operator.

5.5 Air Conditioning

Maintenance of the air conditioning system will be carried out by a qualified company on a monthly basis. Filters will be changed monthly, belt tension, condenser units and BMS system fault indication checked. Any reactive faults reported will be dealt with within 24 hours.

5.6 Emergency systems

Emergency systems are maintained by a suitably qualified organisation as part of a maintenance contract. All equipment is tested and checked in accordance with the relevant Australian standards.

Any faults are documented and rectified immediately. These checks take place weekly, monthly and bi-annually depending on the required frequency.

