

OCCUPATION CERTIFICATE No. J/74556/15

issued under the Environmental Planning and Assessment Act 1979 Sections 6.3, 6.4 and 6.9 & Part 5 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Owner

Name: NSW Land and Housing Corporation
 Address: Level 5, 219-241 Cleveland Street, Strawberry Hills NSW 2012

Property Details

Address 6, 8, 10, 12 & 16 Sandstone Crescent & 7 Mahogany Avenue (Community Centre), Macquarie Park NSW 2113
 Ivanhoe Estate comprising Ivanhoe Place, Wilcannia Way, Nyngan Way, Narromine Way and Cobar Way (Lot 100 DP1262209), part of 2-4 Lyonpark Road (Lot 1 DP859537) and portions of Shrimpton's Creek adjacent to Lot 1 DP859537 to the centre line of the creek, Macquarie Park and 6-8 Lyonpark Road (Lot 62 DP570271)

Lot/Portion No: 133
 DP No: 1297655
 Municipality: City of Ryde

Building Details

Description of development: Stage 1 development application for the redevelopment of the Ivanhoe Estate, including:

- site preparation works, including removal of trees, demolition, bulk earthworks and excavation.
- construction of new roads, bridge over Shrimptons Creek and new road connection to Lyonpark Road
- construction of two residential apartment buildings (Building A1 and Building C1) with basement car parking:
 - Building A1 with 269 apartments, 233 car parking spaces and a child centre
 - Building C1 with 496 apartments and 374 car parking spaces (*Per MOD conditions A2 and B78*)
- Landscaping and public domain works
- Amalgamation and subdivision

Part of building: Building C1.4 (16 Sandstone Crescent, Macquarie Park NSW 2113), Building C1.5 (townhouses located at 6, 8, 10, 12 Sandstone Crescent, Macquarie Park NSW 2113) and Community centre (7 Mahogany Avenue) with associated external works, landscaping, main entries, basement, carparking and services **excluding apartments 202, 901, 1204, 1205, 1301, 1302, 1401, 1402, 1405, 1501, 1502, 1503, 1601, 1603, 1801, 1802 at 16 Sandstone Crescent.**

New Building: Yes Change of Use: No
 Use: Residential, Carpark, Storage
 BCA classification(s): 2, 7a and 7b

Development Consent

Certificate no:	SSD 8903	SSD 8903 MOD 1	SSD 8903 MOD 2
Date of Determination:	30 April 2020	11 November 2020	07 May 2021
Certificate no:	SSD 8903 MOD 3	SSD 8903 MOD 4	SSD 8903 MOD 5
Date of Determination:	22 December 2021	8 August 2022	19 December 2022
Certificate no:	SSD 8903 MOD 6	SSD 8903 MOD 7	
Date of Determination:	23 December 2022	11 May 2023	

Construction Certificate

Certificate no:	J/74556/01	J/74556/02	J/74556/03
Date of Determination:	14 May 2021	10 September 2021	30 November 2021
Certificate no:	J/74556/04	J/74556/05	J/74556/06
Date of Determination:	13 May 2021	10 March 2022	10 March 2022
Certificate no:	J/74556/07	J/74556/07(MOD)	J/74556/08
Date of Determination:	19 July 2022	26 June 2023	13 September 2022
Certificate no:	J/74556/08(MOD)	J/74556/09	J/74556/09(MOD)
Date of Determination:	26 June 2023	27 October 2022	26 June 2023
Certificate no:	J/74556/10	J/74556/11	J/74556/11(MOD)
Date of Determination:	16 December 2022	29 March 2023	26 June 2023
Certificate no:	J/74556/12		
Date of Determination:	24 October 2023		

Fire Safety Performance Solution

Report Title:	Fire Engineering Report – Midtown Estate Building C1		
Reference Number:	172103-C1_FER_09	Revision:	09
Report Date:	31 July 2023		
Competent Fire Safety Practitioner:	Thomas O'Dwyer	Accreditation Number:	BDC0766

Determination

Type of Certificate:	Part
Approved/Refused:	Approved
Date of Determination:	30 April 2024
Date Whole of	30 April 2024
Building Occupation	(5 years from date of issuance of Occupation Certificate for first stage of partially complete building)
Certificate Required:	complete building)

Attachments

1. Fire Safety Schedule.
2. Application Form for Occupation Certificate.
3. Mandatory Critical Stage Inspection Summary Report (CSI)
4. Assessment Report No. FCO-3035 Rev J for Fire Resistance Works prepared by CSIRO dated 14 December 2022
5. Building Completion Survey Report No. 2205981_2 dent prepared by Land Surveys dated 08 February 2024
6. Statement regarding Design Verification prepared by Crone Partners dated 07 February 2024
7. Plans for Fire Detection prepared by Innovative Fire Services
8. Fire Assessment Report No. 45759 Rev R11.1 for CSR Gyprock Plasterboard works prepared by Warringtonfire dated 26 May 2022
9. Fire Assessment Report No. FAR 4583 for Full Depth Fire Resistance Door prepared by BRANZ dated 29 June 2017
10. Fire Assessment Report No. 45759 Rev R11.1 prepared by Warringtonfire dated 26 May 2022
11. Inspection & Test Record for Dry Fire Services prepared by Innovative Fire Services dated 05 April 2024
12. Installation Certificate for Automatic Fail-Safe Devices prepared by Innovative Fire Services dated 05 April 2024
13. Installation Certificate for Building Fabric prepared by Sydney Plaster dated 22 March 2024
14. Installation Certificate for Building Fabric prepared by T1 Façade Consultants dated 04 April 2024
15. Installation Certificate for Carparks & Roadways prepared by Carpark King dated 25 March 2024
16. Installation Certificate for Detection & Alarm prepared by Innovative Fire Services dated 05 April 2024
17. GFA Certification Letter regarding GFA Survey prepared by Beveridge Williams dated 30 January 2024
18. Installation Certificate for Fire Control Centre-Room prepared by Innovative Fire Services dated 05 April 2024
19. Installation Certificate for Fire Hazard Properties prepared by Embelton Contracting dated 28 March 2024
20. Installation Certificate for Fire Hazard Properties prepared by MTI Stone dated 27 March 2024
21. Installation Certificate for Fire Hazard Properties prepared by Sydney Plaster dated 22 March 2024
22. Installation Certificate for Fire Hose Reels prepared by Boone and Willard Plumbing dated 22 March 2024
23. Installation Certificate for Fire Hydrant System prepared by Innovative Fire Services dated 05 April 2024
24. Installation Certificate for Glazing Works prepared by Victoria Colour Glass dated 21 March 2024
25. Installation Certificate for Glazing Works prepared by Windtech Façade Solutions dated 22 March 2024
26. Installation Certificate for Hydraulic Services prepared by Boone and Willard Plumbing dated 22 March 2024
27. Installation Certificate for Lifts Works prepared by OTIS Elevator Company dated 22 March 2024
28. Installation Certificate for Lighweight Construction Works prepared by Sydney Plaster dated 22 March 2024

29. Installation Certificate for Portable Fire Extinguishers prepared by Innovative Fire Services dated 15 February 2024
30. Installation Certificate for Concrete Base slabs & Pavers prepared by Sam The Paving Man dated 06 February 2024
31. Installation Certificate for Stormwater Works prepared by Boone and Willard Plumbing dated 22 March 2024
32. Installation Certificate for Suppression System prepared by Innovative Fire Services dated 05 April 2024
33. Landscape Certification for Landscape Works prepared by Fresh Landscapes Group dated 07 February 2024
34. Letter regarding Fireblock Sealant & Fireseal prepared by Selleys dated 18 April 2013
35. Occupation Certificate No. J-74556-13 prepared by McKenzie Group dated 22 February 2024.
36. Occupation Certificate No. J-74556-14 prepared by McKenzie Group dated 8 March 2024.
37. Plans for Architectural Services prepared by Crone Architects numbered: CD-A 1001[E], CD-A 1002[E], CD-A 1003[L], CD-A 1004[N], CD-A 1005[N], CD-A 1006[I], CD-A 1007[J], CD-A 1008[H], CD-A 1009[H], CD-A 1010[I], CD-A 1011[H], CD-A 1012[H], CD-A 1013[H], CD-A 1014[H], CD-A 1015[H], CD-A 1016[I], CD-A 1017[I], CD-A 1018[I], CD-A 1019[I], CD-A 1020[I], CD-A 1021[I], CD-A 1022[I], CD-A 1023[I], CD-A 1024[I], CD-A 1025[F].
38. Plant Item Registration Certificate No. PILIF8015340-23 prepared by Safe Work NSW dated 21 November 2023
39. Plant Item Registration Certificate No. PILIF8017344-24 prepared by Safe Work NSW dated 05 February 2024
40. Regulatory Information Report No. 35875300 Rev RIR7.4 for Speedpanel Wall Systems prepared by Warringtonfire dated 30 June 2023
41. Product Specifications for Speedpanel System Applications
42. Survey Report for DA Condition D2 prepared by Land Surveys dated 25 January 2024
43. Technical Specifications for CSR FireSeal prepared by Gyprock
44. Plans for Hydrant & Sprinkler prepared by Innovative Fire Services
45. Installation Certificate for Lift Landing Doors prepared by Otis Elevator Company dated 22 March 2024
46. Certificate for Lift prepared by Otis Elevator Company dated 22 March 2024
47. Installation Certificate for Acoustic prepared by Boone and Willard Plumbing dated 22 March 2024
48. Installation Certificate for Acoustic prepared by Embelton Contracting dated 28 March 2024
49. Installation Certificate for Acoustic prepared by MTI Stone dated 27 March 2024
50. Installation Certificate for Acoustic prepared by Sydney Plaster dated 22 March 2024
51. Installation Certificate for Acoustic prepared by Whiffen & Andrew Air Conditioning dated 18 April 2024
52. Installation Certificate for Acoustic prepared by Windtech Facade Solutions dated 22 March 2024
53. Installation Certificate for Alarm Signalling Equipment prepared by Innovative Fire Services dated 05 April 2024
54. Installation Certificate for Balustrades prepared by FTI Group dated 12 April 2024
55. Installation Certificate for Balustrades prepared by HDH Group dated 19 April 2024
56. Installation Certificate for Balustrades prepared by Sydney Plaster dated 22 March 2024
57. Installation Certificate for Balustrades prepared by Windtech Facade Solutions dated 22 March 2024
58. Installation Certificate for Basix Completion prepared by Boone & Willard Plumbing dated 22 March 2024
59. Installation Certificate for Basix Completion prepared by MPES Group dated 17 April 2024
60. Installation Certificate for Basix Completion prepared by Sydney Plaster dated 22 March 2024
61. Installation Certificate for Basix Completion prepared by Whiffen & Andrews Air Conditioning dated 11 April 2024
62. Installation Certificate for Basix Completion prepared by Windtech Facade Solutions dated 22 March 2024
63. Installation Certificate for Electrical & Mechanical Services prepared by Kerfoot dated 11 April 2024
64. Installation Certificate for Energy Efficiency prepared by Sydney Plaster dated 22 March 2024
65. Photo Evidence of 16 Sandstone Crescent
66. Aluminium Composite Panels Statement prepared by Richard Crookes Constructions dated 20 March 2024
67. Assessment Report No. FCO-2872 Rev I for TVC-Core Doorsets prepared by CSIRO dated 27 January 2021
68. Assessment Report No. FCO-3055 Rev J for Hebel 75mm single reinforcement prepared by CSIRO dated 14 December 2022
69. Assessment Report No. FCO-3454 for Firecore Doorsets prepared by CSIRO dated 27 September 2022
70. Assessment Report No. FCO-3457 for Maxi Doorsets prepared by CSIRO dated 31 August 2022
71. BASIX Completion Statement prepared by Richard Crookes Construction dated 18 April 2024
72. Installation Certificate for General Landscape Works prepared by Fresh Landscape Group dated 18 April 2024
73. Compliance Certificate for Precast Concrete Panels prepared by Avolution Precast Systems dated 02 April 2024
74. Compliance Statement for Energy Efficiency prepared by WSP dated 13 February 2024
75. Letter regarding Design & Supply Evacuation Diagrams prepared by Fire Block Plans dated 13 February 2024
76. Emergency Evacuation Plan Rev A prepared by FBP dated 08 February 2024
77. Test Certificate for Wet Slip Resistance prepared by Stone Initiatives dated 25 July 2023
78. Fire Assessment Report FAS190252 Rev R11.1 for CSR Gyprock Plasterboard prepared by Warringtonfire dated 26 May 2022
79. Fire Assessment Report FC12925-001 Issue 7 prepared by BRANZ dated 22 March 2022
80. Fire Penetration Report No. AS4072.1 prepared by MPES Group dated 15 April 2024
81. Fire Penetration Report No. AS4072.1 prepared by Innovative Fire Services dated 29 February 2024
82. Fire Penetration Report No. AS4072.1 prepared by Boone & Willard Plumbing dated 25 March 2024
83. Fire Penetration Report No. AS4072.1 prepared by Whiffen & Andrews Air Conditioning dated 23 January 2024
84. Inspection Details for Waterproofing Services prepared by Richard Crookes Constructions dated 07 August 2023

85. Installation Certificate for Energy Efficiency prepared by Windtech Facade Solutions dated 22 March 2024
86. Installation Certificate for Energy Efficiency prepared by Whiffen & Andrews Air Conditioning dated 11 April 2024
87. Installation Certificate for Fire & Smoke Dampers prepared by Whiffen & Andrews Air Conditioning dated 11 April 2024
88. Installation Certificate for Fire & Smoke Doors-Shutters prepared by Aspec Masonry dated 27 March 2024
89. Installation Certificate for Fire & Smoke Doors & Shutters Access Panels prepared by Sydney Plaster dated 22 March 2024
90. Installation Certificate for Fire Seals & Collars prepared by Boone & Willard Plumbing dated 22 March 2024
91. Installation Certificate for Fire Seals & Collars prepared by Innovative Fire Services dated 05 April 2024
92. Installation Certificate for Fire Seals & Collars prepared by Whiffen & Andrews Air Conditioning dated 11 April 2024
93. Installation Certificate for Fire Seals & Collars prepared by Zenith Doors dated 09 April 2024
94. Installation Certificate for Fire Seals prepared by Aspec Masonry dated 27 March 2024
95. Installation Certificate for Fire Seals prepared by MPES Group Aust dated 17 April 2024
96. Installation Certificate for Fire Seals prepared by Sydney Plaster dated 22 March 2024
97. Installation Certificate for Mechanical Services prepared by Whiffen & Andrews Air Conditioning dated 18 April 2024
98. Installation Certificate for Roofing prepared by Australia Wide Roofing dated 03 April 2024
99. Installation Certificate for Smoke Proof Construction Works prepared by Windtech Facade Solutions dated 22 March 2024
100. Installation Certificate for Smoke Proof Construction Works prepared by Sydney Plaster dated 22 March 2024
101. Installation Certificate for Structural Works prepared by Aspec Masonry dated 27 March 2024
102. Installation Certificate for Warning & Operational Signs prepared by AW Signs dated 17 April 2024
103. Installation Certificate for Waterproofing Services prepared by Sure Projects Australia dated 25 March 2024
104. Installation Certificate for Smoke Proof Construction Works prepared by Zenith Doors dated 09 April 2024
105. Letter regarding confirmation of Requirements of Condition D22 & E9 prepared by Ecoustic Logic dated 06 February 2024
106. Letter regarding Selleys Fireblock Sealant & CSR Fireseal Works prepared by Selleys dated 18 April 2013
107. Passive Fire Rating Report prepared by Green Forever dated 15 April 2024
108. Master Door Hardware Assessment Report No. FAS210391 Rev DHAR1.0 prepared by Warringtonfire
109. Regulatory Information Report No. 35875300 Rev RIR7.4 prepared by Warringtonfire dated 30 June 2023
110. As Built Plans for Fire services prepared by Innovative Fire Services
111. As built Plans for Architectural Services prepared by Windtech Facade Solutions
112. As Built Plans for Electrical services prepared by MPES Group
113. As Built Plans for Mechanical Services prepared by Kerfoot Mechanical Electrical
114. As Built Plans for Hydraulic Services prepared by Boone & Willard
115. Plans for Architectural Services prepared by Crone Architects
116. Photo Evidence of No. 12 Townhouse
117. Slip Report Information prepared by Classic Architectural Group dated 06 April 2016
118. As Built Plans for Structural Services prepared by Van Der Meer
119. Wet Pendulum Slip Resistance Test No. 1711125.2 Prepared by ATTAR dated 02 March 2017
120. As Built Plans for Architectural Services prepared by Crone Architects
121. Certificate of Conformity for Barestone Walling System prepared by SAI Global dated 17 March 2023
122. Installation Certificate for Landscaping services prepared by Scape Design
123. Final Fire Safety Certificate prepared by Richard Crookes Constructions dated 24 April 2024
124. Installation Certificate for External wall system disclosure prepared by Ironbridge Engineering dated 22 April 2024
125. Fire Assessment Report FAS200045 R1.2 for Glass & Mineral fibre Insulation prepared by Warringtonfire dated 28 April 2021
126. Fire Engineering Inspection Report prepared by Affinity Fire Engineering dated 21 April 2024
127. Installation Certificate for External Walls Construction prepared by Boone & Willard Plumbing dated 22 March 2024
128. Installation Certificate for External Walls Construction prepared by Sydney Plaster dated 22 March 2024
129. Installation Certificate for Mechanical services prepared by Whiffen & Andrews Air Conditioning dated 24 April 2024
130. Installation Certificate for Performance Solution Report prepared by Sydney Plaster dated 22 March 2024
131. Installation Certificate for Performance Solution Report prepared by Windtech Facade Solutions dated 22 March 2024
132. Installation Certificate for Performance Solution report prepared by Modern Indigenous Group dated 25 March 2024
133. Installation Certificate for External wall construction prepared by Whiffen & Andrews Air Conditioning dated 11 April 2024
134. Installation Certificate for External wall construction prepared by Windtech Facade Solutions dated 22 March 2024
135. Installation Certificate for External wall construction prepared by Sydney Plaster dated 22 March 2024

136. Installation Certificate for External wall construction prepared by Windtech Facade Solutions dated 22 March 2024
137. Compliance Statement for Access Construction prepared by Morris Goding Access Consulting dated 22 April 2024
138. Site Inspection Report No. 07142 for Ivanhow Stage C1 prepared by Van Der Meer dated 02 May 2023
139. Test report No. 7-595188-CO for B Intello Plus prepared by AWTA dated 12 December 2013
140. Test Report 17-000553 for 3 ply spun bonded Pololefin membrane prepared by AWTA dated 17 February 2017
141. Test report No 21-001136 for Non-woven wall wrap prepared by AWTA dated 15 March 2021
142. Test Report No. 20-006657 for Rigid Panel prepared by AWTA dated 12 January 2021
143. Test Report NR-17008 for Combustibility Test prepared by CSR Insulation Research Laboratory dated 18 December 2017
144. Assessment Report No FCO-3457 for Firecore & Maxi doorsets prepared by CSIRO dated 31 August 2022
145. Compliance Certificate for Structural services prepared by Van Der Meer dated 18 April 2024
146. Photo Evidence of Lodgement Date
147. Photo Evidence of No. 06 Townhouse
148. Photo Evidence of No. 08 Townhouse
149. Photo Evidence of No. 10 Townhouse
150. Installation Certificate for Fire Seals & Collars prepared by Boone & Willard Plumbing dated 22 March 2024
151. Design Compliance Declaration for Electrical Services prepared by Aadler dated 24 April 2024
152. Letter Regarding Design & Building Practitioners Legislation prepared by Richard Crookes Construction dated 26 April 2024
153. Design Compliance Declaration for Mechanical & Fire System prepared by Whiffen & Andrews Air Conditioning dated 29 April 2024
154. Design Compliance Declaration prepared by Crone Partners dated 19 April 2024
155. Design Compliance Declaration for Drainage & Fire Systems prepared by Ilias Design dated 12 April 2024
156. Design Compliance Declaration for Wet Fire Services prepared by Innovative Fire Services dated 15 April 2024
157. Design Compliance Declaration for Dry Fire Services prepared by Innovative Fire Services dated 15 April 2024
158. Design Compliance Declaration for Structural services prepared by Van der Meer Consulting dated 26 April 2024
159. Email correspondence regarding FFSR will not be provided prepared by Fire & Rescue dated 29 April 2024

Certificate Part / Principal Certifier

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work;

- We have been appointed as the principal certifier under s6.6(2)(a) of the Environmental Planning and Assessment Act 1979 and s57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
- The health and safety of the occupants of the building have been taken into consideration where a part Occupation Certificate is being issued.
- A current Development Consent is in force for the building.
- If any building work has been carried out, a current Construction Certificate has been issued with respect to the plans and specifications for the building.
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia.
- Where required, a final fire safety certificate has been issued for the building.
- Where required, a report from the Commissioner of Fire Brigades has been considered.



Signature

Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
 (ACN 093 211 995), Registered Body Corporate No. RBC 00006
 Signed by: Paul Curjak
 Registered Certifier Grade: Building Surveyor - Unrestricted
 Registered Certifier No.: BDC 2773

Date of endorsement **30 April 2024**
 Certificate Number **J/74556/15**