CONSTRUCTION CERTIFICATE NO: 250355/2

Issued under Part 6 of the Environmental Planning and Assessment Act 1979

APPLICANT

Name of person having benefit of the development consent:	**Andy Huang – Frasers Property Ivanhoe Pty Limited**
Address:	**Level 2, 1C Homebush Bay Drive, Rhodes NSW 2138**
Contact Details:	**Email: andy.huang1@frasersproperty.com.au**

DEVELOPMENT CONSENT

Consent Authority/Local Government Area:	**Minister for Planning and Public Spaces** **Ryde City Council**
Development Consent No:	**SSD-15822622 28/11/2022** **SSD 15822622 MOD 1 14/11/2023** **SSD 15822622 MOD 2 05/08/2024** **SSD 15822622 MOD 3 14/11/2024** **SSD 15822622 MOD 4 19/06/2025** **SSD 15822622 MOD 5 30/06/2026**

PROPOSAL

Address of Development:	**2 Mahogany Avenue, Macquarie Park NSW 2113** **(formerly known as Ivanhoe Estate)**
Lot & DP No:	**Lot 20 / - / DP1313810**
Building Code of Australia (BCA) Classification:	**Class 2, 6, 7a & 7b**
Applicable version of the BCA:	**BCA 2022 Amdt 2**
Type of Construction:	**Type A**

Description of development:	**Stage 2 development application for the redevelopment of the Ivanhoe Estate, including:**
	▪ **Excavation and earthworks**
	▪ **Construction of a community facilitates building (Building C2) and two residential apartment buildings (Building C3 and Building C4) with basement car parking:**
	  • **Building C3 with 162 dwellings, 163 car parking spaces and ground floor retail**
	  • **Building C4 with 519 dwellings and 305 car parking spaces, comprising of:**
	  ○ **Building C4.1 with 113 market dwellings and 190 social dwellings**
	  ○ **Building C4.2 with 211 social dwellings**
	  ○ **5 market townhouses**
	▪ **Construction of Village Green public open space**
	▪ **Utilities, services infrastructure and public domain areas.**

Scope of building works covered by this Certificate:	**Building C4 - Retention / Bulk Earthworks**

Liability limited by a scheme approved under Professional Standards Legislation.

Suite 7.02, 80 Clarence Street, Sydney NSW 2000
P +61 2 8270 3500
CITYPLAN.COM.AU

Value of Construction Certificate (Incl GST):	**$215,042,988.00**
Plans & Specifications approved & documents relied upon:	**Schedule 1**
Performance Solutions:	**Nil**
Section 74 Objections:	**Nil**
Fire Safety Schedule:	**Schedule 2**
Critical Stage Inspections:	**See attached Notice**
Exclusions:	**Nil**
Conditions (as per Sections 111 & 115-117 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*):	**Nil**
PROJECT BUILDING SURVEYOR	Please contact **Safwat Abdelfattah** for any enquiries
CERTIFIER	**City Plan Services Pty Ltd**
REGISTRATION NUMBER	**RBC00030**

That I, Chris Michaels as the registered certifier acting on behalf of City Plan Services:

a) *certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (including modifications verified by the certifier shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021 as referred to in Part 6 of the Environmental Planning and Assessment Act 1979; and*

b) *am satisfied that, in the case where fire safety system plans and specifications have been provided, that such plans and specifications correctly identify both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.*

DATED THIS **02** **November** **2026**



Chris Michaels
Registration Number BDC1974
Executive Director

NB: Prior to the commencement of work Section 6.6 of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1
PLANS AND SPECIFICATIONS APPROVED AND DOCUMENTS RELIED UPON

1. Endorsed Architectural plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Cover Sheet	Team 2 Architects	A00-01	1	27/10/26
Grids Setout	Team 2 Architects	A05-00	1	27/10/26
Overall Bulk Excavation Plan	Team 2 Architects	A06-00	1	27/10/26
Shoring Elevations	Team 2 Architects	A06-50	1	27/10/26
Shoring Elevations	Team 2 Architects	A06-51	1	27/10/26
Details - Basement & Podium	Team 2 Architects	A70-01	1	27/10/26
Details - Basement & Podium	Team 2 Architects	A70-02	1	27/10/26
Details - Basement & Footings	Team 2 Architects	A70-03	1	27/10/26

2. Endorsed Structural plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Shoring & Bulk Excavation Notes	SCP Consulting Pty Ltd	S02-00.0	1	27/10/26
Shoring & Bulk Excavation Plan - East	SCP Consulting Pty Ltd	S02-00.1	1	27/10/26
Shoring & Bulk Excavation Plan - West	SCP Consulting Pty Ltd	S02-00.2	1	27/10/26
Capping Beam Loading Plan	SCP Consulting Pty Ltd	S02-05	1	27/10/26
Shoring Elevations Sheet 1	SCP Consulting Pty Ltd	S02-10	1	27/10/26
Shoring Elevations Sheet 2	SCP Consulting Pty Ltd	S02-11	1	27/10/26
Shoring Details - Sheet 1 (Soldier)	SCP Consulting Pty Ltd	S02-50	1	27/10/26
Capping Beam Details - Sheet 1	SCP Consulting Pty Ltd	S02-54	1	27/10/26

3. Endorsed Civil plans

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Cover Sheet and Drawing Index	ACE Civil Pty Ltd	-SH00-00	B	21/10/26
General Notes	ACE Civil Pty Ltd	-SH00-01	B	21/10/26
General Notes	ACE Civil Pty Ltd	-SH00-02	B	21/10/26
Legends	ACE Civil Pty Ltd	-SH00-10	B	21/10/26
Foundation Sheets	ACE Civil Pty Ltd	-SH01-01	B	21/10/26

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
Foundation Sheets	ACE Civil Pty Ltd	-SH01-02	B	21/10/26
Foundation Sheets	ACE Civil Pty Ltd	-SH01-03	B	21/10/26
Shoring And Bulk Excavation - Plans	ACE Civil Pty Ltd	-SH02-00.1	B	21/10/26
Shoring And Bulk Excavation - Plans	ACE Civil Pty Ltd	-SH02-00.2	B	21/10/26
Overall Pile Site Plan	ACE Civil Pty Ltd	-SH02-01	B	21/10/26
Shoring Loading Plan	ACE Civil Pty Ltd	-SH02-02	B	21/10/26
Shoring And Bulk Excavation -Elevations	ACE Civil Pty Ltd	-SH03-01	B	21/10/26
Shoring And Bulk Excavation -Elevations	ACE Civil Pty Ltd	-SH03-02	B	21/10/26
Shoring And Bulk Excavation -Elevations	ACE Civil Pty Ltd	-SH03-03	B	21/10/26
Shoring And Bulk Excavation -Elevations	ACE Civil Pty Ltd	-SH03-04	B	21/10/26
Shoring Wall Sections	ACE Civil Pty Ltd	-SH04-01	B	21/10/26
Shoring Wall Sections	ACE Civil Pty Ltd	-SH04-02	B	21/10/26
Shoring Wall Sections	ACE Civil Pty Ltd	-SH04-03	B	21/10/26
Shoring Wall Sections	ACE Civil Pty Ltd	-SH04-04	B	21/10/26
Retention Details and Shotcrete Schedule	ACE Civil Pty Ltd	-SH04-05	B	21/10/26
Column Support and Special Capping Details	ACE Civil Pty Ltd	-SH04-06	B	21/10/26
Anchor Details and Construction Staging	ACE Civil Pty Ltd	-SH04-07	B	21/10/26
Site Retention Details - Soldier Pile Wall	ACE Civil Pty Ltd	-SH04-08	B	21/10/26
Site Retention Details - Anchor	ACE Civil Pty Ltd	-SH04-09	B	21/10/26
Pile And Capping Beam Details and Schedule	ACE Civil Pty Ltd	-SH04-10	B	21/10/26
OSD And RWT Excavation Sections	ACE Civil Pty Ltd	-SH04-13	B	21/10/26
Foundation Pile Details and Schedule	ACE Civil Pty Ltd	-SH04-14	B	21/10/26

4. Other documents relied upon

Title	Prepared By	Reference	Date
CC Application Form	Andy Huang - Frasers Property Ivanhoe Pty Limited	CFT-1055805	02/11/26
Structural Shoring Brief	SCP Consulting Pty Ltd	SB1 – CC2 Rev 01	27/09/26

Title	Prepared By	Reference	Date
Shoring Wall and Foundation Recommendation Report	Tetra Tech Coffey	SYDGE447753 -AD	17/08/26
Design Certificate - Architectural	Team 2 Architects	F/1287/0700	27/10/26
Design Compliance Declaration - Architectural Load-bearing DCD-001 (L)	Thomas Maguer	DEP0000170	27/10/26
Design Certificate - Structural & Geotechnical	ACE Civil Pty Ltd	Q8980-CC2-CERT-001 Revision B	21/10/26
Design Compliance Declaration - Structural & Geotechnical Load-bearing DCD-001 (L)	Munaf N Al Sarray	DEP0002572	21/10/26
Design Certificate - Structural	SCP Consulting Pty Ltd	-	27/10/26
Design Compliance Declaration - Structural Load-bearing DCD-001 (L)	Paul Siewert	DE0000551	27/10/26
DA Condition B27 - Acoustic Compliance Statement	Pulse White Noise Acoustics	-	16/09/26
DA Condition B35 - Construction Environmental Management Plan	Richard Crookes Constructions	-	22/10/26
DA Condition B35 - Evidence of Council Submission - CEMP	Richard Crookes Constructions	-	02/10/26
DA Condition B35 - Email RE Post Approval Form - CEMP	The Department of Planning and Environment	-	21/10/26
DA Condition B36 - Construction Pedestrian and Traffic Management Plan	SBMG Consulting	SBMG03170-00 R3	15/10/26
DA Condition B36 - Email RE Post Approval Form - CPTMP	The Department of Planning and Environment	-	21/10/26
DA Condition B36 - Post Approval Form - Construction Pedestrian and Traffic Plan	New South Wales Land and Housing Corporation	-	-
DA Condition B37 - Construction Noise and Vibration Management Plan	Pulse White Noise Acoustics	CNVMSP-BW-R0	16/09/26
DA Condition B37 - Email RE Post Approval Form - CNVMP	The Department of Planning and Environment	-	21/10/26
DA Condition B37 - Post Approval Form - Construction Noise & Vibration Management Plan	New South Wales Land and Housing Corporation	-	-

Title	Prepared By	Reference	Date
DA Condition B38 - Air Quality and Odour Management Plan	Senversa Pty Ltd	S23930_003_AQOMP_REV0	29/09/26
DA Condition B39 - Construction Waste Management Plan	Elephants Foot Consulting Pty Ltd	4319 Revision B	11/09/26
DA Condition B40 - Construction Soil and Water Management Plan	SCP Consulting Pty Ltd	S260004	-
DA Condition B40 - Evidence of Council Submission - CSWMP	Richard Crookes Constructions	-	29/09/26
DA Condition B46 - Unexpected Finds Protocol	Senversa Pty Ltd	S23930_002_RPT_Rev0_UFP	28/09/26
DA Condition B84 - Dewatering Management Plan	Tetra Tech Coffey	SYDGE447753-AE Rev 2	21/09/26
Construction Certificate	City Plan Services Pty Ltd	250355/1	01/06/26
Pre-CC Inspection Report	City Plan Services Pty Ltd	250355/2	30/10/26

Building Commission NSW

FIRE SAFETY SCHEDULE
INSTRUCTIONS TO COMPLETE FORM

Part 10 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 202*

Information to help you complete the Fire Safety Schedule form

The following information is provided to help persons completing this fire safety schedule (FSS) template and does not comprise part of the form. The instructions do not have to be displayed in the building or submitted to the local Council or the Commissioner of Fire and Rescue NSW or attached to any fire safety certificate or annual fire safety statement.

General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- The completed fire safety schedule form must be attached to the relevant application.
- An earlier fire safety schedule is superseded by a later fire safety schedule and ceases to have effect when the later fire safety schedule is issued.
- A fire safety schedule must deal with the whole of the building and not only the part of the building to which the development consent, complying development certificate, construction certificate or fire safety order relates.
- Further information about building fire safety is available on the 'Fire safety' page of the Department's website at https://www.fairtrading.nsw.gov.au/housing-and-property/reforms-to-fire-safety-regulation

Section 1: Description of the building

The address and other property details should be provided here.

Section 2: Reissue of Fire Safety Schedule

- The purpose of this section is to specify whether the fire safety schedule is a new schedule or a schedule that has been reissued under section 80A of the Regulation. Note: The building regulator (Building Commission NSW) does not reissue certificates under section 80A.
- An initial fire safety schedule issued when a Development Consent, Complying Development Certificate, Construction Certificate, or a fire safety order is issued is not taken to be a reissued Schedule.
- The reissue of a fire safety schedule may occur because the original schedule was lost or destroyed or to correct errors or omissions in the fire safety schedule.
- It must be noted that a fire safety schedule **cannot** be reissued under section 80A of the Regulation if the error or omission is due to building work or a change in plans or specifications for the fire safety measures of the building.
- A private certifier **cannot** reissue a schedule under s80A after an occupation certificate has been issued by the certifier.

- A council that reissues a fire safety schedule where the 'original' was not required to be in the approved form does not need to issue the replacement schedule on the approved form. Instead, a council may reissue the schedule in the same form as the schedule being replaced.

Section 3: Reference details

- Provide details of the relevant reference document by selecting the relevant type from the drop-down list.
- Provide the reference number of the relevant Development Consent, Construction Certificate, Complying Development Certificate, Fire Safety Order Reference.
- Where the schedule is being issued for a Building Work Rectification Order under the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020* under section 33, the reference must include the date of the order and the name of the developer.
- Where the schedule is being issued in relation to an undertaking under *Design and Building Practitioners Act 2020*, section 88 or an undertaking under the *Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020*, section 28. The reference must include the date the undertaking was accepted by the Secretary and the name of the developer.
- For ease of use, only one reference to a relevant document type is necessary for filling out this part. It is unnecessary to reference multiple Development Consents, staged CCs, or CDCs that are or were once applicable to the building over its lifetime.

Section 4: Fire safety measures currently implemented OR proposed to be implemented for the building

The purpose of this section is to identify the current and proposed fire safety measures that must be implemented for the building.

Fire safety measures

- A proposed fire safety measure is taken to be either a required measure not currently installed in the building, or an existing measure which is being altered.
- Fire safety measures include both statutory fire safety measures and other fire safety measures. The statutory fire measures are specified in section 79(4) of the Regulation and include portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems, and lightweight construction.
- Other fire safety measures could include any measure that is specific to the building such as those required as part of a fire safety Building Code of Australia (BCA) performance solution for the building.

Minimum standard of performance

- The minimum standard of performance for a fire safety measure describes the technical specification for the design, installation and operation of the measures. The minimum standard of performance is generally determined by the BCA and should not be confused with the specified maintenance activities which are used for maintenance of a fire safety measure.
- When noting the minimum standard of performance for a fire safety measure (FSM) care needs to be taken to ensure relevant details are provided. When expressing a minimum standard of performance for an FSM, the following referencing sequence should be used:
    1. The Building Code of Australia (BCA) edition applicable to the FSM.
    2. Any relevant BCA Deemed-to-Satisfy Clause(s) or Specification(s).
    3. Any relevant Reference Document(s) (such as Australian Standards) and the applicable edition (year) of that Referenced Standard.
- If an application relates only to a part of a building and the required fire safety measures and their associated minimum standard of performance varies from other parts of the building, the fire safety schedule must clearly identify the different fire safety measures and/or different standards of performance in a building.

Using the table

- If there are no existing fire safety measures, specify ‘Nil’ in the first row under both ‘Current’ and ‘Minimum standard of performance’. The remaining rows of the table under ‘Current’ can be deleted.
- If there are no proposed fire safety measures specify ‘Nil’ in the first row under both ‘Proposed’ and ‘Minimum standard of performance’. The remaining rows of the table under ‘Proposed’ can be deleted.
- Additional rows can be added under ‘Current’ and ‘Proposed’ measures if required.

Performance solutions

- The fire safety schedule must identify all fire safety measures that are required as part of a fire safety BCA performance solution, including any reference to the BCA performance solution report document when specifying the standard of performance for each measure.
- Provide identifying details of any fire engineered BCA performance solution report(s) relevant to those corresponding fire safety measures in the table ‘Details of Building Code of Australia Performance Solution Report(s)’.
- Provide details of the report including the author of the report, the relevant BCA performance requirements about which the report demonstrates compliance, and a brief description of the relevant BCA deemed-to-satisfy provision(s) considered.

Section 5: Critical fire safety measures currently implemented OR proposed to be implemented in the building

- The purpose of this section is to identify those current or proposed critical fire safety measures for the building.
- A critical fire safety measure is a measure that requires periodic assessment and certification at intervals of less than 12 months, because of its nature, the environment, or other circumstances.
- Not all buildings will be subject to critical fire safety measures and this section must only be filled out when a building has critical fire safety measures as identified by the registered certifier (council or private) or appropriate authority.
- Each critical fire safety measure and the associated minimum standard of performance must be listed.
- Specify the intervals (of less than 12 months) at which the critical fire safety measure must be assessed and requires a supplementary fire safety statement to be submitted.
- It is up to the registered certifier (council or private) or appropriate authority to identify what is a critical fire safety measure and the frequency at which a supplementary fire safety statement is required to be lodged with the council.
- If there are no applicable critical fire safety measures insert ‘Nil’ in the row under ‘Current’, ‘Proposed’ and 'Minimum standard of performance’. The remaining rows of the table under ‘Current’ and ‘Proposed’ can be deleted.
- Additional rows can be added to the table if required.

Section 6: Exemption from BCA standard for a relevant fire safety system

- The purpose of this section is to identify in accordance with section 23(3)(b) of the Regulation any exemptions from BCA standards for the fire safety building work granted under a construction certificate by a certifier resulting from an objection under section 74 of the Regulation.
- Objections made under this provision relate to the operational performance of a relevant fire safety system.
- A relevant fire safety system is defined by the Regulation and can be either a hydraulic fire system, a fire detection and alarm system, or a mechanical ducted smoke control system.

- In this section the applicant must specify the relevant fire safety measure to which an exemption applies. A detailed description of the exemption must be provided.
- If there are no exemptions relevant to the building insert ‘Nil’ in the first row under both ‘Relevant Fire Safety System’ and ‘Details of the exemption’. The remaining rows of the table can be deleted.
- Additional rows may be added to the table if required.

Section 7: Name and contact details of the person issuing the schedule

- The purpose of this section of the form is to include details of the person or authority that is issuing the schedule.
- Where the fire safety schedule is issued by a registered certifier, details of the registration number of the certifier are to be provided.
- The date of issue must also be included on the fire safety schedule.

FIRE SAFETY SCHEDULE
FORM

Part 10 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*

Please note:

1. A fire safety schedule must deal with the whole of the building not just part of the building.
2. Please complete all sections in full using CAPITAL LETTERS.

Section 1: Location of the building

Address (street number, street name, suburb and postcode)
2 MAHOGANY AVENUE, MACQUARIE PARK NSW 2113

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
20	DP1313810	BUILDING C4

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

☒ Not applicable – Fire Safety Schedule is not being reissued.

☐ Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

☐ Original Schedule lost or destroyed	☐ Correction of errors or omissions.

Section 3: Reference details (Section 78 of the Regulation)

Reference type	Reference number (if known)
CONSTRUCTION CERTIFICATE	250355/2

Section 4: Fire safety measures for the building – excluding critical fire safety measures (Section 79 of the Regulation)

Current (existing)

Item no	Fire safety measure (current/existing)	Minimum standard of performance
	NIL	

Proposed (new or modified including section 84(6) of the Regulation)

Item no	Fire safety measure (proposed)	Minimum standard of performance
	NIL	

Details of Fire Safety Building Code of Australia (BCA) Performance Solution Report(s)

Ref no/title of report/author/ date	BCA performance requirements	BCA DTS provision(s) and details of non-compliance
NIL		

Section 5: Critical fire safety measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

Current (existing)

Item no	Fire safety measure (current)	Minimum standard of performance
NIL		

Proposed (new or modified including section 84(6) of the Regulation)

Item no	Fire safety measure (proposed)	Minimum standard of performance
NIL		

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

Item no	Relevant fire safety measure	Description of exemptions
NIL		

Section 7: Name of authority or registered certifier issuing this schedule

Name	Organisation (business, relevant authority or council)
CITY PLAN SERVICES PTY LTD	CITY PLAN SERVICES PTY LTD

SUITE 7.02, 80 CLARENCE STREET, SYDNEY NSW 20000

Registration Number (where applicable)
RBC00030

Date of issue
2/11/2026

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