

## OCCUPATION CERTIFICATE No. J/74556.SP01/07

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: 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 Shrimptons Creek adjacent to Lot 1 DP859537 to the centre line of the creek, Macquarie Park and 6-8 Lyonpark Road (Lot 62 DP 570271)

Lot/Portion No: As above  
 DP No: As above  
 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 471 apartments and 346 car parking spaces
- landscaping and public domain works
- amalgamation and subdivision.

Part of building: Occupation Certificate for: residential apartment Building A1 with basement car parking (269 apartments, 233 car parking spaces and child centre shell only)  
 New Building: Yes Change of Use: No  
 Use: Residential  
 BCA classification(s): 2, 7a

### Development Consent

Certificate no:	SSD 8903	SSD 8903 MOD 1	SSD 8903 MOD 2
Date of Determination:	30 April 2020	11 November 2020	7 May 2021
Certificate no:	SSD 8903 MOD 3	SSD 8903 MOD 4	SSD 8903 MOD 5
Date of Determination:	21 December 2021	5 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.SP01/02	J/74556.SP01/03
Date of Determination:	18 May 2021	15 September 2021	10 March 2022
Certificate no:	J/74556.SP01/04	074556.SP01/05	J/74556.SP01/05(MOD)
Date of Determination:	06 July 2022	26 June 2023	25 January 2024

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**Fire Safety Performance Solution**

Report Title:	Fire Engineering Report	Revision:	10
Reference Number:	172103_A1_FER_10	Accreditation Number:	BDC 0766
Report Date:	05 October 2023		
Competent Fire Safety Practitioner:	Thomas O`Dwyer		

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**Determination**

Type of Certificate:	Part
Approved/Refused:	Approved
Date of Determination:	12 February 2024
Date Whole of Building Occupation Certificate Required:	2 February 2029

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**Certificate Whole/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/ Complying Development 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

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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	<b>12 February 2024</b>
Certificate Number	<b>J/74556.SP01/06</b>

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**Attachments**

1. Fire Safety Schedule.
2. Application Form for Occupation Certificate.
3. Mandatory Critical Stage Inspection Summary Report (CSI)
4. Occupation Certificate J/74556.SP01/06 prepared by McKenzie Group dated 2 February 2024
5. Final penetration report revision 9 prepared by Jensen Hughes dated 2 February 2024
6. Fire compartment plans prepared by Batesmart
7. Wall type plans prepared by Batesmart