

## OCCUPATION CERTIFICATE No. J/74556/14

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: 2 Sandstone Crescent, 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 C1.2 (2 Sandstone Crescent, Macquarie Park NSW 2113) including relevant external works, landscaping, main entries, basement, carparking and services.

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		

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**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

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**Determination**

Type of Certificate:	Part
Approved/Refused:	Approved
Date of Determination:	8 March 2024
Date Whole of Building Occupation Certificate Required:	8 March 2029 (5 years from date of issuance of Occupation Certificate for first stage of partially complete building)

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**Attachments**

1. Fire Safety Schedule.
2. Application Form for Occupation Certificate.
3. Mandatory Critical Stage Inspection Summary Report (CSI)
4. Installation Certificate for Alarm Signalling Equipment works prepared by Innovative Fire Services dated 26 February 2024
5. Installation Certificate for Automatic Fail-Safe Devices prepared by Innovative Fire Services dated 23 February 2024
6. Installation Certificate for Carparks & Roadway works prepared by Carpark King dated 1 March 2024
7. Installation Certificate for Detection & Alarm Services prepared by Innovative Fire Services dated 23 February 2024
8. Installation Certificate for Detection & Alarm Services prepared by MPES Group Aust dated 28 February 2024
9. Installation Certificate for Emergency Lighting & Exit Signs works prepared by MPES Group Aust dated 28 February 2024
10. Installation Certificate for Energy Efficiency works prepared by Sydney Plaster dated 26 February 2024
11. Installation Certificate for Energy Efficiency works prepared by Whiffen & Andrews Air Conditioning dated 22 February 2024
12. Installation Certificate for Energy Efficiency works prepared by Windtech Facade Solutions dated 27 February 2024
13. Installation Certificate for Fire & Smoke Dampers prepared by Whiffen & Andrews Air Conditioning dated 22 February 2024
14. Installation Certificate for Fire Control Centre Room works prepared by Innovative Fire Services dated 23 February 2024
15. Installation Certificate for Fire Hazard Properties prepared by Sydney Plaster dated 26 February 2024
16. Installation Certificate for Fire Hose Reels prepared by Boone & Willard Plumbing dated 23 February 2024
17. Installation Certificate for Fire Hydrant System prepared by Innovative Fire Services dated 23 February 2024
18. Installation Certificate for Glazing works prepared by Windtech Facade Solutions dated 27 February 2024
19. Installation Certificate for Hydraulic Services prepared by Boone and Willard Plumbing dated 23 February 2024
20. Installation Certificate for Lift Landing Doors works prepared by OTIS Elevator Company dated 22 February 2024
21. Installation Certificate for Emergency Lift works prepared by OTIS Elevator Company dated 22 February 2024
22. Installation Certificate for Lightweight Construction works prepared by Sydney Plaster dated 26 February 2024
23. Installation Certificate for Portable Fire Extinguishers prepared by Innovative Fire Services dated 23 February 2024
24. Installation Certificate for Stormwater works prepared by Boone and Willard Plumbing dated 23 February 2024
25. Installation Certificate for Structural works prepared by Aspec Masonry dated 27 February 2024
26. Installation Certificate for Suppression System works prepared by Innovative Fire Services dated 23 February 2024
27. Installation Certificate for Acoustic works prepared by Boone & Willard Plumbing dated 23 February 2024
28. Installation Certificate for Acoustic works prepared by Embelton dated 22 February 2024

29. Installation Certificate for Acoustic works prepared by MTI Stone dated 28 February 2024
30. Installation Certificate for Acoustic works prepared by Sydney Plaster dated 26 February 2024
31. Installation Certificate for Acoustic works prepared by Whiffen & Andrews Air Conditioning dated 22 February 2024
32. Installation Certificate for Acoustic works prepared by Windtech Facade Solutions dated 27 February 2024
33. Installation Certificate for Balustrades prepared by FTI Group dated 4 March 2024
34. Installation Certificate for Balustrades prepared by HDH Group (NSW) dated 5 March 2024
35. Installation Certificate for Balustrades prepared by Sydney Plaster dated 26 February 2024
36. Installation Certificate for Balustrades prepared by Windtech Facade Solutions dated 27 February 2024
37. Installation Certificate for BASIX Completion prepared by Boone & Willard Plumbing dated 23 February 2024
38. Installation Certificate for BASIX Completion prepared by MPES Group Aust dated 5 March 2024
39. Installation Certificate for BASIX Completion prepared by Sydney Plaster dated 26 February 2024
40. Installation Certificate for BASIX Completion prepared by Whiffen & Andrews Air Conditioning dated 22 February 2024
41. Installation Certificate for BASIX Completion prepared by Windtech Facade Solutions dated 27 February 2024
42. Installation Certificate for Concrete Base Slabs & Paver Installation works prepared by Sam the Paving Man dated 6 February 2024
43. Installation Certificate for Electrical Services - Interim prepared by MPES Group Aust dated 5 March 2024
44. Installation Certificate for Electrical Services - Mechanical prepared by Kerfoot dated 1 February 2024
45. Installation Certificate for Emergency Lift works prepared by OTIS Elevator Company dated 22 February 2024
46. Installation Certificate for Fire & Smoke Doors\_Shutters prepared by Aspec Masonry dated 27 February 2024
47. Installation Certificate for Fire & Smoke Doors\_Shutters\_Access Panels prepared by Sydney Plaster dated 26 February 2024
48. Installation Certificate for Fire & Smoke Doors\_Shutters\_Access Panels prepared by Zenith Doors dated 5 March 2024
49. Installation Certificate for Fire Seals and Collars prepared by Boone and Willard Plumbing dated 23 February 2024
50. Installation Certificate for Fire Seals and Collars prepared by Innovative Fire Services dated 23 February 2024
51. Installation Certificate for Fire Seals and Collars prepared by Whiffen & Andrews Air Conditioning dated 22 February 2024
52. Installation Certificate for Fire Seals and Collars prepared by Zenith Doors dated 5 March 2024
53. Installation Certificate for Fire Seals prepared by Aspec Masonry dated 27 February 2024
54. Installation Certificate for Fire Seals prepared by MPES Group Aust dated 1 March 2024
55. Installation Certificate for Fire Seals prepared by Sydney Plaster dated 26 February 2024
56. Installation Certificate for Smoke Proof Construction prepared by Sydney Plaster dated 26 February 2024
57. Installation Certificate for Smoke Proof Construction prepared by Pourya Hashemi dated 01 March 2024
58. Installation Certificate for Smoke Proof Construction prepared by Zenith Doors dated 5 March 2024
59. Installation Certificate for Warning and Operational Signs prepared by AW signs dated 5 March 2024
60. Installation Certificate for External Walls Construction prepared by Sydney Plaster dated 6 March 2024
61. Installation Certificate for Fire & Smoke Doors\_Shutters\_Access Panels prepared by Zenith Doors dated 5 March 2024
62. Installation Certificate for FP1.4 Construction prepared by Modern Indigenous Group dated 29 February 2024
63. Installation Certificate for FP1.4 Construction prepared by Sydney Plaster dated 26 February 2024
64. Installation Certificate for FP1.4 Construction prepared by Windtech Facade Solutions dated 27 February 2024
65. Installation Certificate for Mechanical Services - Interim prepared by Whiffen & Andrews Air Conditioning dated 6 March 2024
66. Compliance Certificate for Landscape works for DA Condition 11 prepared by Fresh Landscape Group dated 7 February 2024
67. Compliance certificate for Fire Alarm Monitoring prepared by Romteck Grid dated 25 January 2024
68. Compliance statement for Energy Efficiency works prepared by WSP dated 13 February 2024
69. Certificate for DA Condition 17- Bike Hoops prepared by Fresh Landscape Group dated 12 February 2024
70. Compliance Certificate for Precast Concrete Panels prepared by Evolution Precast Systems dated 1 February 2024
71. Interim Compliance Statement for Access Services prepared by Morris Goding Access Consulting dated 6 March 2024
72. Installation Certificate for External Wall System Disclosure works prepared by Ironbridge Engineering dated 6 March 2024
73. Design Certificate for Landscape works prepared by Scape Design dated 6 March 2024
74. BASIX Completion Statement prepared by Richard Crookes Constructions dated 5 March 2024
75. Assessment Report FCO-2872 Rev 1 for TVC-Core Doorsets prepared by CSIRO dated 27 January 2021
76. Assessment Report FCO-3035 Rev J for Hebel 75mm PowerPanel Wall System prepared by CSIRO dated 14 December 2022
77. Master Door Assessment Report no. FAS210391 RevDCHAR1.0 prepared by Warringtonfire
78. Assessment Report no. FCO-03454 for Firecore Doorsets prepared by CSIRO dated 27 September 2022
79. Assessment Report no. FCO-3457 for Firecore TVC30 & TVC40 Mini & Maxi Doorsets prepared by CSIRO dated 31 August 2022

80. Fire Assessment Report FAS200045 Rev R1.2 for Faced Glass-Fibre & Mineral-Fibre Insulation Products prepared by Warringtonfire dated 28 April 2021
81. Fire Assessment Report FAS190252 45759 Rev 11.1 for CSR Gyprock & Cemintel Fibre Products prepared by Warringtonfire dated 26 May 2022
82. Fire Assessment Report no. FAR 4583 for Full Depth Ads Lift Landing Door prepared by BRANZ dated 29 June 2017
83. Fire Assessment Report no. FC12925-001 issue 7 for Boss Fire Transit Penetration Systems prepared by BRANZ dated 22 March 2022
84. Regulatory information report no. 35875300 FAS200272 rev RIR7.4 for 78mm Thick Speedpanel Wall Systems prepared by Warringtonfire dated 30 June 2023
85. AS4072.1 Fire Penetration Report prepared by Whiffen & Andrews Air Conditioning dated 23 January 2024
86. AS4072.1 Fire Penetration Report prepared by Boone & Willard Plumbing dated 5 February 2024
87. AS4072.1 Fire Penetration Report prepared by MPES Group Aust dated 5 March 2024
88. Final Fire Safety Report prepared by Fire + Rescue NSW dated 1 March 2024
89. Dry Fire Inspection and Test Record for AS1668 and Ancillary Control prepared by innovative Fire Services dated 31 January 2024
90. Dry Fire Inspection and Test Record for Commissioning of E.W.I.S prepared by Innovative Fire Services
91. Dry Fire Inspection and Test Record for Fire Alarm System Commissioning works prepared by Innovative Fire Services dated 29 February 2024
92. Dry fire inspection and test record for installing F.I.P.S.F.I.P prepared by innovative fire services dated 29 February 2024
93. Dry Fire Inspection and Test Record for Installing F.I.P.\_S.F.I.P prepared by Innovative Fire Services dated 29 February 2024
94. Inspection and Test Record for Combined Hydrant & Sprinkler System – Commission Hand-Over prepared by Innovative Fire Services dated 31 January 2024
95. Inspection and Test Record for Combined Hydrant & Sprinkler System – Flow Test Report prepared by Innovative Fire Services
96. Inspection and Test Ancillary Equipment – Fire Alarm System & Sprinkler System Interface prepared by Innovative Fire Services dated 29 February 2024
97. Inspection Details for External Wet Areas prepared by Richard Crookes Constructions dated 31 May 2023
98. Inspection Details for Internal Wet Areas prepared by Richard Crookes Constructions dated 27 March 2023
99. Site Inspection Report no. 07736 prepared by Van der meer dated 24 July 2023
100. Wet Slip Resistance Test Certificate for Diamond Gold (Honey Jasper) Granite - exfoliated prepared by Stone Initiatives dated 25 July 2023
101. Test Report 7-595168-CO for 13\_953 - B Intello Plus Building Wrap prepared by AWTA Product Testing dated 12 December 2013
102. Test Report 17-000553 for Proctorwrap Residential Wall (RW) prepared by AWTA Product Testing dated 17 February 2017
103. Test Report 20-006657 for Duratec Eternity prepared by AWTA Product Testing dated 12 January 2021
104. Test Report 21-001136 for Solitex Extasana Blue Membrane (Batch 1032349) Wall Wrap prepared by AWTA Product Testing dated 15 March 2021
105. Test Report no. 20-005723 for 20oz SDN Broadloom Loop Pile Carpet prepared by AWTA Product Testing dated 27 November 2020
106. Test Report NR-17008 for CSR Bradford Gold R2.7 HP Wall Batts prepared by CSR dated 18 December 2017
107. Wet Pendulum Slip Resistance Test Report no. 1711125.2 for Roadmaster A1 coating prepared by ATTAR dated 2 March 2017
108. Slip Report Information for Classic Tredfx PH06P Tactile – R8671 prepared by Classic Architectural Group
109. Statement regarding No Aluminium Composite Panels Installed prepared by Richard Crookes Constructions dated 28 February 2024
110. Statement regarding Building Completion Survey Report works prepared by Land Surveys dated 8 February 2024
111. Statement regarding Design & Building Practitioners Legislation prepared by Richard Crookes Construction dated 5 March 2024
112. Statement regarding Design & Supply Evacuation Diagrams works prepared by Fire Block Plans dated 13 February 2024
113. Statement regarding SEPP65 Design Verification Statement for Occupation Certificate prepared by Crone Partners dated 7 February 2024
114. Statement regarding Final Fire Safety Report prepared by Fire + Rescue NSW dated 1 March 2024
115. Statement regarding Gross Floor Area Survey works prepared by Beveridge Williams dated 30 January 2024
116. Statement regarding Selleys Sealant and CSR Fireseal prepared by Selleys dated 18 April 2013
117. Statement regarding Selleys Fireblock Sealant and CSR Fireseal prepared by Selleys dated 18 April 2013
118. Compliance Statement for Structural works prepared by Van der meer dated 6 February 2024
119. Statement regarding Survey Report for Building Height works prepared by Land surveys dated 25 January 2024
120. Plant Item Registration Certificate PILIF8015341\_23 for Lift 7 prepared by NSW Safework dated 21 November 2023
121. Plant Item Registration Certificate PILIF8017343\_24 for Lift 8 prepared by NSW Safework dated 05 February 2024

122. Email correspondence regarding Strata Building Bond Lodgement prepared by NSW Customer Service dated 28 February 2024
123. OC Compliance Testing 20220484.2 Rev 0 prepared by Acoustic Logic dated 27 February 2024
124. Product Data Sheet for CSR FireSeal prepared by Gyprock
125. Combined Hydrant & Sprinkler Blockplan – FCR prepared by Innovative Fire Services
126. Combined Hydrant & Sprinkler Blockplan – Pump Room prepared by Innovative Fire Services
127. Combined Hydrant & Sprinkler Blockplan – Booster prepared by Innovative Fire Services
128. Evacuation diagram Rev A prepared by FBP dated 8 February 2024
129. Fire Detection Block Plan prepared by Innovative Fire Services
130. Project Code Type Profile Schedule
131. Plans for Floor works prepared by Crone Partners 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]
132. Photo Evidence of C1.2 Entry Signage
133. Fire Doc Report dated 23 January 2024
134. Fire Doc Report dated 8 February 2024
135. Interim Final Fire Safety Certificate provided by Matthew Hollis dated 07 March 2024.
136. Fire Engineering Inspection Report and Certificate provided by Affinity Fire dated 07 March 2024.
137. Test Report CM20198 for CEMINTEL Barestone Walling System prepared by Codemark dated 17 March 2023.
138. Passive Fire Penetration Schedule Provided by Innovative Fire services dated 29 February 2024.
139. 074556-01OC13 - Occupation Certificate 1.
140. Storz Adaptor Letter for FRNSW requirement provided by Jeff Lawrence dated 20 February 2024.

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### 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/ 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                      8 March 2024  
 Certificate Number                          J/74556/14