

## CONSTRUCTION CERTIFICATE No. J/74556/05

Issued under the Environmental Planning and Assessment Act 1979 Sections 6.4 and 6.7

### Owner

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

---

### Property details

Address: 2-4 Lyonpark Road, MACQUARIE PARK NSW 2113  
 Lot/Portion No: 1, 100  
 DP No: 859537, 1262209  
 Municipality: City of Ryde

---

### Description and value of development

Description: 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

Value of work: Amalgamation and subdivision  
 \$90,394,792.00 (overall development)

---

### Building Code of Australia building classification

Part: Building C1 – B1 Precast Slab  
 Use: Residential, Car Park, Storage  
 BCA classification: Class 2 Residential, Class 7a Carpark, Class 7b Storage

---

### Determination

Approved/Refused: Approved  
 Date of Determination: 07 February 2022

---

### Plans and specifications approved

- MGC Approved Plans prepared by Candalepas Associates numbered A-600-001[D], A-610-003[D], A-610-004[C], A-610-005[C], A-610-006[C], A-611-001[C], A-611-002[C], A-611-003[C], A-611-004[C], A-611-005[B], A-611-006[B], A-612-002[C], A-612-003[C], A-612-004[C], A-612-005[C], A-612-009[B], A-612-009[C], A-612-201[C], A-612-202[D], A-612-203[C] and A-612-204[C].

---

### Attachments

1. Fire safety schedule.
2. Conditions of approval
3. Application form for Construction Certificate.
4. Record of Site Inspection made by Registered Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
5. Structural Design Certificate prepared by Van Der Meer dated 2 February 2022
6. Architectural Design Statement prepared by Candalepas Associates dated 21 December 2021
7. Design Compliance Declaration for Structural Works prepared by Van Der Meer dated 23 December 2021
8. Design Compliance Declaration for Structural Works prepared by Van Der Meer dated 23 December 2021

9. Plans for Structural works prepared Van Der Meer numbered: S50-01[7], S50-02[9], S50-03[9], S50-04[1], S50-05[1], S50-06[1], S50-07[1], S50-51[7], S65-51[1] and S65-52[2]

---

**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 / Registered Certifier**

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in Section 6.8 of the Environmental Planning and Assessment Act 1979.

A handwritten signature in black ink, appearing to be "P. Curjak".**Signature**

Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd  
(ACN 093 211 995), Registered Body Corporate No. ABC 6  
Signed by: Paul Curjak  
Category of Accreditation: Building Surveyor – Unrestricted  
Registered Certifier No.: BDC 2773

Date of endorsement           **07 February 2022**  
Certificate Number           **J/74556/05**

---

**Note:** Prior to commencement of work section 6.6 of the Environmental Planning and Assessment Act 1979 must be satisfied.

## **ATTACHMENT 1**

### **Existing Fire Safety Schedule**

Issued under the Environmental Planning and Assessment Regulation 2000 Clause 168

**No existing schedule**

## **Proposed Fire Safety Schedule**

Issued under the Environmental Planning and Assessment Regulation 2000 Clause 168

**N/A for this stage**

All services will require an inspection by a competent person for installation compliance to the relevant Australian Standard and the BCA and be certified accordingly.

## ATTACHMENT 2

### Conditions of Approval

(Pursuant to Clause 146B of the Environmental Planning and Assessment Regulation 2000)

The building work involving the installation, modification or extension of the relevant fire safety system cannot commence unless:

- a) plans have been submitted to the principal certifier that show:
  - i. in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
  - ii. in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of the relevant fire safety system, and
- b) specifications have been submitted to the principal certifier that:
  - i. describe the basis for design, installation and construction of the relevant fire safety system, and
  - ii. identify the provisions of the Building Code of Australia upon which the design of the system is based, and
- c) those plans and specifications:
  - i. have been certified by a compliance certificate referred to in section 109C (1) (a) of the Act as complying with the relevant provisions of the Building Code of Australia, or
  - ii. unless they are subject to an exemption under clause 164B, have been endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, and
- d) if those plans and specifications were submitted before the complying development certificate was issued—each of them was endorsed by the registered certifier with a statement that the registered certifier is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia, and
- e) if those plans and specifications were not submitted before the complying development certificate was issued—each of them was endorsed by the principal certifier with a statement that the principal certifier is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.