

CONSTRUCTION CERTIFICATE No. J/77309/01

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

Owner

Name: The Trust Company (Australia) Ltd As Trustee for The TCA PBSA Asset Trust 4
Address: Level 18, 123 Pitt Street, Sydney NSW 2000

Property details

Address: 4-18 Doncaster Avenue, KENSINGTON NSW 2033
Lot/Portion No:
Section: Lots 2 & 3 Section 30 DP 5549, Lot 1 DP 1094702, Lot 1 DP 974821, Lot 1 DP 81704, Lot 1 DP 1033442, Lots 51 & 53 DP 20905, Lots 52A & 52B DP 400051
DP No:
Municipality: Randwick City Council

Description and value of development

Description: Student accommodation development comprising excavation of basement and construction of a 3-storey building and extension and adaptive reuse of 10-12 Doncaster Avenue including:

- 259 student accommodation beds within 201 student units
- student amenities, communal open space and landscaping
- 56 car, 55 motorcycle and 178 bicycle parking spaces
- Realignment of concrete stormwater channel and provision of a substation.

Value of work: \$30,000,000.00

Building Code of Australia building classification

Part: Stage 1: Excavation and Piling works only
Use: Student Accommodation
BCA classification: 3, 7a & 7b

Determination

Approved/Refused: Approved
Date of Determination: 30 October 2020

Plans and specifications approved

- MGC Approved Plans prepared by Hayball numbered: A05.01[3].
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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. (A2) Architectural Consistency Statement prepared by Hayball dated 15 September 2020
6. (A8, B5, B58, B61, B67) Structural Design Certificate prepared by Adams dated 25 August 2020
7. (A13, A14) Letter regarding incident notification prepared by Next dated 24 July 2020
8. (A15) Letter regarding Incident Notification prepared by Next dated 24 July 2020
9. (A16) Letter regarding Incident Notification prepared by Next dated 24 July 2020
10. (A18) Letter regarding Revision of Strategies, Plans & Programs prepared by Next dated 24 July 2020
11. (A19) Statement regarding Revision of Strategies prepared by Next dated 29 July 2020
12. (A20) Statement regarding Revision of Strategies prepared by Next dated 29 July 2020
13. (A27) Contributions Tax Invoice prepared by Randwick Council dated 18 August 2020
14. (A29, B79) Payment Receipts for Damage deposit & Tree Management prepared by Randwick Council dated 20 July 2020
15. (A30) Statement regarding Heritage Conservation prepared by Next dated 29 July 2020
16. (B6) Geotechnical Investigation Report prepared by Douglas Partners dated 12 December 2018
17. (B6) Structural Report prepared by ABVD Design dated 20 August 2020
18. (B6, B72) Hydrogeological Methodology Report prepared by Pumps United dated 29 July 2020
19. (B6, B73) Structural Report prepared by ABVD Design dated 19 October 2020
20. (B8, B80) Receipt for Tree Inspection Deposit & Alignment Level Fee prepared by Randwick Council dated 20 July 2020
21. (B13, B42) Reflectivity Report prepared by Surface Design dated 3 July 2020
22. (B13, B42) Reflectivity Statement prepared by Surface Design dated 3 July 2020
23. (C21, C22) Statement regarding Compliance Reporting prepared by Next dated 29 July 2020
24. (C18) Unexpected Finds Protocol prepared by Mercon dated 4 August 2020
25. (C17) Access to Information Statement prepared by Next dated 24 July 2020
26. (C15) Statement regarding Hoarding Permit prepared by Next dated 29 July 2020
27. (C7, C9) Public Domain Pre-construction Condition Report prepared by Adams dated 10 August 2020
28. (C7, C9) Existing Condition Report prepared by Adams dated 10 August 2020
29. (B18) Electricity Network Application prepared by Ausgrid dated 16 September 2019
30. (B18) Statement regarding compliance with public authority's requirement prepared by Next dated 3 August 2020
31. (B18) Summary of Environmental Report prepared by Ausgrid dated 13 September 2019
32. (B22) Hydrogeological Report prepared by Douglas Partners dated 30 September 2020
33. (B48, B49, B54, B55, B56, B57) Civil Design Statement prepared by K. R. Stubbs dated 31 August 2020
34. (B48, B54, B56) Structural Design Statement prepared by Rise Consulting Engineers dated 31 August 2020
35. (B59) Structural Design Statement prepared by ABVD dated 17 September 2020
36. (B60) Compliance Statement regarding Public Domain Works prepared by Next dated 29 July 2020
37. (B65) Statement of Design regarding Flood Level prepared by Hayball dated 15 September 2020
38. (B68, B71) Civil Design Certificate prepared by Adams dated 17 September 2020
39. (B73, B78) Letter regarding Dewatering Details prepared by Randwick Council dated 28 July 2020
40. (B80, B81, B82) Compliance Statement regarding Council Trees prepared by Next dated 28 August 2020
41. (B80, B81, B82, C24, C27) Arboricultural Compliance Notice prepared by Botanics dated August 2020
42. (B32) Preliminary Heritage Interpretation Plan prepared by Artefact dated 14 August 2020
43. (B32) Heritage Interpretation Plan Compliance Statement prepared by Next dated 28 August 2020
44. (B33) Preliminary Schedule of Conservation Works prepared by Artefact dated 14 August 2020
45. (B46, B50) Email Correspondence regarding Final NOR prepared by Sydney Water dated 28 August 2020
46. (B46, B50) Email Correspondence regarding Stormwater Diversion Works prepared by Next dated 28 August 2020
47. (B46, B50, B53, B54, B55, B56, and B57) Email Correspondence Regarding DA Conditions prepared by Randwick Council dated 17 September 2020
48. (B46, B50, B56) Letter regarding Stormwater Design Package prepared by Sydney Water dated 26 August 2020
49. (B51, B52) Email Correspondence regarding Flood Transfer Analysis prepared by Randwick Council dated 10 September 2020
50. (B32) Email Correspondence regarding Council's Approval prepared by Randwick Council dated 31 August 2020

51. (B33) Email Correspondence regarding Preliminary Schedule of Heritage Conservation Works prepared by Randwick Council dated 31 August 2020
52. (B51, B52) Letter regarding Flood Transfer Analysis prepared by BG&E dated 12 August 2020
53. (B51, B52) Overland Flow Certification prepared by BG&E dated 7 September 2020
54. (B55, B70) Payment Receipt prepared by Randwick Council dated 27 August 2020
55. (B73) Email Correspondence regarding DA Condition prepared by Next dated 27 August 2020
56. (C6) Photographic Archival Record Report prepared by Artefact Heritage dated August 2020
57. (C6) Email Correspondence regarding Photographic Archival Record Report prepared by Artefact Heritage dated August 2020
58. (C7) Email Correspondence regarding Receipt of Documentation prepared by DOP dated 18 August 2020
59. (C7) Email Correspondence regarding Dilapidation Report prepared by Next dated 15 July 2020
60. (C7) Post Approval Form prepared by Department of Planning
61. (C14) Construction Soli & Water Management Plan prepared by Environmental Earth Sciences dated 31 July 2020
62. (C23) Certificate of Currency for Public Liability Insurance prepared by Mecon Insurance dated 30 June 2020
63. (C23) Email Correspondence regarding updated Public Liability Insurance prepared by Next dated 21 July 2020
64. (C28) Statement of Compliance for DA Condition C28 prepared by Next dated 24 July 2020
65. (B17) Letter regarding CTMP Approval prepared by Randwick Council dated 26 August 2020
66. (B17) Construction Traffic & Pedestrian Management Sub-Plan prepared by Traffix dated 25 August 2020
67. (B17) Road Occupancy Licence No. 1473920 prepared by Transport for NSW
68. (B82) Work Method Statement prepared by K.R. Stubbs & Associates dated 10 August 2020
69. (A27) Statement regarding Timing of Payments prepared by Planning & Public Spaces NSW dated 25 June 2020
70. (B48, B49, B50) Letter regarding Stormwater Diversion Works prepared by Sydney Water dated 13 March 2020
71. (B48, B49, B50) Letter regarding Section 73 Compliance Certificate prepared by Sydney Water dated 27 May 2020
72. (B56) Stormwater Drainage Specifications prepared by K.R. Stubbs & Associates
73. (B27) Structural Report prepared by Abvd Design dated 7 September 2020
74. Letter regarding Civil Works Application Approval prepared by Randwick Council dated 22 September 2020
75. Design Statement for Hydraulic System Works prepared by Donnelley Simpson Cleary Consulting Engineers dated 1 September 2020
76. Letter regarding Asbestos Contractor Licence Details prepared by Next dated 10 July 2020
77. Plans for Civil Works prepared by Adams numbered: C001[A], C002[A], C003[A], C004[A], C005[A], C006[A], C010[A], C011[A] and C020[A].
78. Plans for Hydraulic Works prepared by Donnelley Simpson Cleary Consulting Engineers numbered: H01[1], H02[1] and H03[1]
79. Plans for Wall & Foundation Piles Works prepared by Abvd Design numbered: 0-6058, 1-6058, 1-5006 and 1-5006
80. (B21) Dewatering Methodology, Monitoring & Compliance Statement prepared by Pumps United dated 12 October 2020
81. (B21, B24, B75, B76) Statement of Approval for Water Supply Works prepared by Natural Resources Access Regulator NSW dated 29 September 2020
82. (B24) Email Correspondence regarding Licencing Requirements prepared by Department of Planning dated 23 October 2020
83. (B27, B28) Statement for Smart Controls & Urinals prepared by Stantec dated 22 September 2020
84. (B33) Email Correspondence regarding DA Conditions prepared by Randwick Council dated 31 August 2020
85. (B47) Letter regarding Level 1 Water Restrictions prepared by Sydney Water dated 26 August 2020
86. (B78) Email Correspondence regarding New Stormwater Pipeline prepared by Randwick Council dated 28 October 2020
87. (B78) Plans for Stormwater Works prepared by Hayball numbered: A01.02[2]
88. (B1) Letter regarding Building Layout and Design prepared by NSW Planning, Industry & Environment dated 21 October 2020
89. Email Correspondence regarding Long Service Levy Receipt prepared by Next dated 30 October 2020
90. Receipt for Tap In Application prepared by Sydney Water
91. (B35, B39, B43, B44) Letter of Compliance Part 1 prepared by Transport NSW dated 27 October 2020
92. (B35, B39, B43, B44) Letter of Compliance Part 2 prepared by Transport NSW dated 29 October 2020

93. Letter of Approval for Civil Works prepared by Randwick Council dated 22 September 2020
94. Receipt for Civil Works Application Contribution prepared by Randwick Council dated 29 October 2020
95. Email Correspondence regarding Stormwater Diversion Works prepared by Randwick Council dated 14 October 2020
96. Plans for Structural Works prepared by Adams numbered: S001[A], S002[A], S010[A], S011[A], S015[A], S020[A], S021[A], S022[A], S023[A], S024[A] and S025[A]
97. (B18) Plans for Ausgrid New Kiosk Works prepared by Lucid numbered: SC13820(Sheets 1-5)
98. (B21) Design Statement for Water Service Works prepared by Douglas Partners dated 22 October 2020
99. (B21) Design Statement for Dewatering Works prepared by Pumps United dated 20 October 2020
100. (B56) Plans for Stormwater Drainage Works prepared by K.R. Stubbs & Associates dated 28 August 2020
101. (B59) Plans for Sydney Water Protection Works prepared by Adam numbered: SW3[B]
102. (B80) Plans for Basement Entry Ramp Works prepared by Hayball numbered: TP02.02[9]
103. (B81) Plans for Landscaping Works prepared by 360 numbered: L-DA-04
104. Plans for Ground Floor Works prepared by Hayball numbered: TP02.02[7]
105. (B82) Plans for Tree Location Works prepared by Hayball numbered: A01.01[1]
106. (B81) Plans for Drainage Works prepared by Adams numbered: C005[1]
107. (B82) Plans for Foundation Works prepared by Adams numbered: S010[A]
108. (B82) Plans for Ground Floor Works prepared by Hayball numbered: TP02.02[9]
109. (B82) Curriculum Vitae for George damian Palmer prepared by Botanics
110. (B48, B49) Plans for Drainage Works prepared by Sydney Water dated 30 June 2020
111. (B48, B49) Plans for Zone D Drainage Works prepared by Altrac Light Rail numbered: SLR-DJV-D40-STM-DWG-071201[E], SLR-DJV-D40-STM-DWG-071301[E], SLR-DJV-D40-STM-DWG-071695[F], SLR-DJV-D40-STM-DWG-071765[F], SLR-DJV-D40-STM-DWG-071767[D] and SLR-DJV-D40-STM-DWG-071776[F]
112. (B80) Plans for Services Near Tree prepared by Sydney Water dated 17 August 2020
113. (B82) Plans for Services Near Tree prepared by Sydney Water dated 17 August 2020

Development Consent

Certificate no.: SSD 9649
Date of Determination: 21 May 2020

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.

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: Aaron Celarc

Category of Accreditation: A1

Registered Certifier No.: 2239

Date of endorsement **30 October 2020**

Certificate Number **J/77309/01**

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

N/A – No Existing Building

Proposed Fire Safety Schedule

Issued under the Environmental Planning and Assessment Regulation 2000 Clause 168

N/A – Excavation and Piling Works Only

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.