



12 Aug 2022

JOHNSTAFF PROJECTS (NSW) PTY. LTD.
Level 5, 9 Castlereagh Street
SYDNEY NSW 2000

Dear Damian Gibson,

RE: 235 Grose Vale Road North Richmond

Construction Certificate 2 - Medical centre use to be temporarily relocated to current main admin building, Admin use to be temporarily relocated to current consulting rooms, Chapel use to be temporarily relocated to room in Belmont House, Demolish all structures proposed for demolition except for Food services unit, St Pauls Unit and Consulting Rooms.

Reference no.22000296

Please find enclosed your **Construction Certificate number- 22000283 /2**. Please keep a copy of this approval and the stamped approved plans associated onsite throughout the course of the development works.

This Certificate permits Construction Certificate 2 - Medical centre use to be temporarily relocated to current main admin building, Admin use to be temporarily relocated to current consulting rooms, Chapel use to be temporarily relocated to room in Belmont House, Demolish all structures proposed for demolition except for Food services unit, St Pauls Unit and Consulting Rooms. to proceed in accordance with the endorsed plans.

It is important that you understand the inspection process and the requirements of the Environmental Planning & Assessment Act and Regulations with regard to the role of the Principal Certifier.

Construction Inspections

The following Inspections are required to be undertaken by **MBC Group** during the course of construction of the development. **Please provide at least 48 hours' notice prior to the inspection being required.**

Where the works involve the construction of a **9a & 5** the development site must be inspected at the following stages:-

In accordance with our Fee and Service Proposal, a total of 4 has been allowed for. Any additional inspections will be charged at our standard rates.

Please contact **MBC Group** on 02 9939 1530 or admin@mbc-group.com.au to arrange an inspection prior to any of the above stages:

A set of stamped plans has been provided and must be kept on site at all times. This is particularly important, as the Building Inspector may not have access to the approved drawings for the inspection. If you require extra sets of stamped drawings, we will be pleased to assist.

The required PC sign has been provided and must be erected in a prominent position on the site. The provided sign shows:-

- the name, address and telephone number of the **Principal Certifier** for the work, i.e.

MBC Group

Suite 3 / 18 Sydney Road Manly 2095

Contact Ph. (02) 9939 1530

Please also ensure a sign is erected which details the following:-

- the name of the **principal contractor** (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Building Occupation

Please provide the following certificates or statements which would generally be required prior to the issue of an Occupation Certificate.

ITEM NO.	REQUIRED CERTIFICATES	COMMENT - PLEASE PROVIDE	STATUS/STAGE	ACTION BY
1.	Staging Plans	Please provide a copy of architectural plans detailing the area proposed to be handed over as part of this occupation Certificate. This shall clearly indicate all stages of the development handover.		
2.	Application form	Please use the e-Planning portal to submit new applications. It's simple to do so: 1. Go to https://www.planningportal.nsw.gov.au/ 2. If you haven't already done so, set up an account by clicking the red button 'My Account'		

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		<p>in the top right corner. You can use your Service NSW account to login.</p> <p>3. Once logged in, you can create a new application through clicking 'new' in the top left pop-out menu.</p> <p>4. Enter the details of your application and upload any required documents through the portal.</p> <p>5. Nominate MBC Group as your building certifier in the portal.</p>		
3.	Final Fire Safety Certificate	<p>Final Fire Safety Certificate for the building to the standards nominated on the fire safety schedule. Refer to template attached.</p> <p>Note: All commissioning and installation certificates must be dated no later than 3 months prior to the issuance of the Final Fire Safety Certificate.</p>		
4.	EP&A Reg Clause 152	<p>FRNSW will be requested to attend site and provide a final fire safety report for the project. The following is required for submission to FRNSW:</p> <ul style="list-style-type: none"> a) A completed - Application for OC b) A completed - Final Fire Safety Certificate c) A copy of the Final FER (a CC must be issued to capture any updated FER prior to the 152 lodgement) d) A copy of the fire engineers 152B compliance statement (see below) 		
5.	EP&A Reg Clause 152B Fire Engineers Statement	<p>Please provide certification from the appointed Fire Engineer, who is C10 accredited, confirming the as built works incorporate all requirements of the applicable Fire Engineering Report and listed Performance Solution/s. (152b compliance certificate)</p>		
6.	Acoustic Engineering	<p>Installation Certificate from the contractor responsible for the construction of walls and floor between residential units certifying that the construction meets the Sound Transmission (Rw) ratings of:</p> <ul style="list-style-type: none"> • BCA Part F5 • Any applicable acoustic report for the development 		
7.	Civil Engineering Stormwater & drainage	<p>Statement from the civil engineer certifying that the installation, operation and discharge of the storm water system is in accordance with:</p> <ul style="list-style-type: none"> • The approved construction drawings, • Council DCP, • BCA Clause F1.1; and • AS 3500.3-2015. 		
8.	Civil Engineering Roadwork and Carparking	<p>Statement from the civil engineer certifying that the carpark and roadways have been completed on accordance with the relevant construction certificate documentation; and</p>		

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		<ul style="list-style-type: none"> • BCA Clause D3.5, • AS 2890.1-2004, • AS 2890.6-2009 (accessible). • All line Marking is complete 		
9.	Electrical Engineering	<p>Statement from the electrical engineer/ contractor certifying that the electrical installation is installed in accordance with:</p> <ul style="list-style-type: none"> • AS 3000-2018 and Part J6 of the BCA. • AS 1680-2009 Interior lighting – safe movement. • In accordance with the electrical design statement and plans • Evidence all cabling is from an Australian source and are fit for use and compatible with all elements specifically used on the development (cabling, conduit/piping, adhesives, collars, exit signs etc). • Evidence the products used are from an Australian source and have been tested by an approved testing facility. • All ITP"s are approved by the licensed electrical contractor providing the certification; and • A statement from the licensed electrical contractor confirming that all ITP's have been completed to their satisfaction 		
10.	Electrical Engineering Outdoor lighting	<p>Statement from the electrical engineer/ contractor certifying that the electrical installation is installed in accordance with:</p> <ul style="list-style-type: none"> • AS 1158 - Lighting for Roads and Public Spaces. • AS 4282: 1997 - Control of the obtrusive effects of outdoor lighting 		
11.	Geotechnical Engineering	Statement from a registered geotechnical engineer certifying the building has been completed in accordance with their specification/ report.		
12.	Hydraulic Engineering	<p>Statement from the licenced plumbing contractor stating that the plumbing has been installed in accordance with:</p> <ul style="list-style-type: none"> • BCA Part J7 • Plumbing Code of Australia • AS 3500-2015 • In accordance with the mechanical design statement and plans • Evidence all materials are from an Australian source and are fit for use and compatible with all elements specifically used on the development (conduit/piping, adhesives, collars, etc). • Evidence the products used are from an Australian source and have been tested by an approved testing facility. • All ITP"s are approved by the licensed electrical contractor providing the certification; and 		

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		<ul style="list-style-type: none"> A statement from the licensed electrical contractor confirming that all ITP's have been completed to their satisfaction. 		
13.	Mechanical Engineering	<p>Statement from the mechanical engineer/contractor stating that the mechanical systems have been installed and commissioned in accordance with:</p> <ul style="list-style-type: none"> BCA Clause F4.5 (Ventilation of rooms), F4.11 (Carpark) and Part J5, AS 1668.1-2015, AS 1668.2 -2012 and AS 3666.1-2014 & cooling towers register with NSW Health In accordance with the project specific Acoustic Report In accordance with the mechanical design statement and plans Evidence all materials are from an Australian source and are fit for use and compatible with all elements specifically used on the development (ducting, adhesives, collars, etc). Evidence the products used are from an Australian source and have been tested by an approved testing facility. All ITP's are approved by the licensed mechanical contractor providing the certification; and A statement from the licensed mechanical contractor confirming that all ITP's have been completed to their satisfaction. 		
14.	Mechanical Engineering Kitchen Exhaust	<p>Statement from the mechanical engineer/contractor stating that the mechanical systems have been installed and commissioned in accordance with:</p> <ul style="list-style-type: none"> BCA Clause F4.12 & Part J5, AS 1668.2 -2012 		
15.	Structural Engineering	<p>Statement from the structural engineer certifying all structural components of the building have been completed in accordance with:</p> <ul style="list-style-type: none"> The structural design statement and plans, Geotechnical engineers' report/ specification, BCA Part B1 and Spec C1.1, The applicable Australian Standards, The required FRL's of all columns, beams, walls, shafts, floors and roof have been achieved. <p>Structural certificate shall include the following information:</p> <ul style="list-style-type: none"> The actual concrete mix. Slump and admixtures were verified and approved, prior to any concrete pour (whether on or off site) for compliance, All items as identified on the structural 		

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		<p>engineers inspection reports were completed to the accredited structural engineers satisfaction,</p> <ul style="list-style-type: none"> • All ITP"s are approved by the accredited structural engineer providing the certification; and • A statement from the accredited structural engineer confirming that all ITP's have been completed to their satisfaction 		
16.	Structural Engineering Balustrade	<p>Statement from the structural engineer stating that all barriers to prevent falls (balustrades) and have been completed in accordance with:</p> <ul style="list-style-type: none"> • he structural design statement and plans, • BCA Part B1, Clause D2.16, D2.17, • AS 1170.0-2002, AS 1170.1-2002, AS 1170.2-2011 <p>Structural certificate shall include the following information:</p> <ul style="list-style-type: none"> • The actual adhesive mix was verified and approved, prior to installation of balustrades for compliance, • All items as identified on the structural engineer's inspection reports were completed to the accredited structural engineers satisfaction, • All ITP"s are approved by the accredited structural engineer providing the certification; and • A statement from the accredited structural engineer confirming that all ITP's have been completed to their satisfaction 		
17.	Structural Engineering Facade	<p>Statement from the structural engineer stating that all façade elements and associated barriers and fixings have been designed and completed in accordance with:</p> <ul style="list-style-type: none"> • BCA Part B1, • AS 1170.1-2002 (specific to occupancy load) • Codemark certificates • Weatherproofing performance solution report • section J energy efficiency report 		
18.	Termite Protection	<p>Installation Certificate from the installer of the termite management system in accordance with:</p> <ul style="list-style-type: none"> • The structural design statement and plans • BCA Clause B1.4 • AS 3660.1-2014 <p>Plus, a Statement from the Principal Contractor (or installer) at handover confirming the termite management system has not been compromised during construction. Builders must be vigilant in supervising the building process to ensure the termite management system is installed correctly and not compromised by other aspects of the</p>		

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		building process.		
19.	Waterproofing Internal wet areas	<p>Installation Certificate from the contractor stating that waterproofing to internal wet areas has been installed in accordance with:</p> <ul style="list-style-type: none"> • BCA Clause F1.7 • AS 3740-2010 • The product used and product specification in accordance with the relevant Australian Standard) • The installer must certify the waterproofing has been installed in accordance with eh detail waterproofing plans, specifications and installation manual for the tested system used. All technical data and installation manual shall be attached to the certificate. • The product used must be tested to AS4858 and evidence provided demonstrating it is compatible with the substrate and tiles specifically used on the project. • Evidence shall be provided demonstrating all persons who installed the waterproofing are licensed water proofers in NSW. • NSW licence in Construction Waterproofing; plus • Completion of CPC31411 Certificate III in Construction Waterproofing; or • Completion of an earlier Australian AQF Level III qualification in Construction • All ITP's are to be approved by the licensed waterproofer providing the certification. All ITP's are to include a reference to the approved document and detail the product and application method for each area. • A statement shall also be provided by the licensed waterproofer confirming that all ITP's are completed to their satisfaction <p>Tiling</p> <p>Installation Certificate from the licensed contractor stating that tiling to internal wet areas has been installed in accordance with:</p> <ul style="list-style-type: none"> • AS3958 suite • In accordance with the completed and approved plans and specification. • Installed in accordance with the product specification for the tile adhesive used and ceramic/ stone tiling Australian Standard • Evidence that all tiling has been installed in accordance with the tile adhesive installation manual for the type and thickness of glue application • Evidence the products used are from an Australian source (tiles, adhesive and angles) 		

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		<p>and have been tested by an approved testing facility.</p> <ul style="list-style-type: none"> All ITP's are to be approved by the licensed tiler providing the certification. All ITP's are to include a reference to the approved document and detail the product and application method for each area. A statement shall also be provided by the licensed tiler confirming that all ITP's are completed to their satisfaction 		
20.	Waterproofing External areas & Tiling	<p>Installation Certificate from the contractor stating that waterproofing to external areas has been installed in accordance with:</p> <ul style="list-style-type: none"> BCA Clause F1.4 AS 4654.1- 2012 and AS 4654.2-2012 The product used and product specification in accordance with the relevant Australian Standard) The installer must certify the waterproofing has been installed in accordance with eh detail waterproofing plans, specifications and installation manual for the tested system used. All technical data and installation manual shall be attached to the certificate. Evidence the products used are from an Australian source and have been tested by an approved testing facility. The product used must be tested to AS4858 and evidence provided demonstrating it is compatible with the substrate and tiles specifically used on the project. Evidence shall be provided demonstrating all persons who installed the waterproofing are licensed water proofers in NSW. NSW licence in Construction Waterproofing; plus Completion of CPC31411 Certificate III in Construction Waterproofing; or Completion of an earlier Australian AQF Level III qualification in Construction All ITP's are to be approved by the licensed waterproofer providing the certification. All ITP's are to include a reference to the approved document and detail the product and application method for each area. A statement shall also be provided by the licensed waterproofer confirming that all ITP's are completed to their satisfaction <p>Tiling Installation Certificate from the licensed contractor stating that tiling to internal wet areas has been</p>		

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		installed in accordance with: <ul style="list-style-type: none"> • AS3958 suite • In accordance with the completed and approved plans and specification. • Installed in accordance with the product specification for the tile adhesive used and ceramic/ stone tiling Australian Standard • Evidence that all tiling has been installed in accordance with the tile adhesive installation manual for the type and thickness of glue application • Evidence the products used are from an Australian source (tiles, adhesive and angles) and have been tested by an approved testing facility. • All ITP's are to be approved by the licensed tiler providing the certification. All ITP's are to include a reference to the approved document and detail the product and application method for each area. • A statement shall also be provided by the licensed tiler confirming that all ITP's are completed to their satisfaction 		
21.	Fire Hose Reels Commissioning	Report from fire services tester on the fire hose reels, including the results of pressure and flow tests accompanied by a statement confirming compliance with: <ul style="list-style-type: none"> • BCA Clause E1.4 • AS 2441-2005 • Evidence the products used are from an Australian source and have been tested by an approved testing facility. 		
22.	Fire Hydrants Commissioning	Report from fire services tester on the fire hydrants, including the results of pressure and flow tests accompanied by a statement confirming compliance with: <ul style="list-style-type: none"> • AS 2419.1-2005 • Evidence the products used are from an Australian source and have been tested by an approved testing facility. 		
23.	Fire Hydrants AS2491 - Blockplan	Where Hydrants are installed, confirmation that the hydrant block plan has been provided on a durable anti fade, anti-corrosion plate (scribed Aluminium) that complies with: <ul style="list-style-type: none"> • AS 2419.1-2005 		
24.	Fire Seals, Collars, Pillows, Dampers	Installation Certificate from the contractor responsible for the installation of fire seals, fire collars, fire pillows and fire dampers confirming that they have been installed in accordance with the Standards as listed on the below Fire Safety Schedule, the manufacturers specification and Tested Prototype.		

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		This must include a complete schedule of penetration location, a photo of one type of each penetration protection method, list the fire rating achieved and the Test Report number applicable to the item used.		
25.	Fire Doors Fire Rated Access Panels including into Fire-isolated lift shafts	<p>Installation Certificate from the contractor responsible for the installation of fire doors / Access Panels confirming that they have been installed in accordance with the Standards as listed on the below Fire Safety Schedule, the manufacturers specification and Tested Prototype.</p> <p>This must include a complete schedule of Fire Door/ Smoke Door/ Shutter/ Window/ Curtain/ Access Panel locations, list the fire rating achieved and the Test Report number applicable to the item installed.</p>		
26.	Smoke Seals	<p>Certificate must attach the manufacturers installation manual and fire test report(s) and the applicable Fire Engineering Report.</p> <p>The ambient and medium temperature seals are to have been tested to AS 1530.7-2007, or equivalent, for ambient (25 ± 15°C) and medium (200 ± 20°C) temperature smoke.</p> <p>The door and seals are to form a smoke door assembly that complies with AS 6905-2007</p>		
27.	Smoke Seals & Non-combustible electrical cupboards	<p>Installation certificate from the contractor responsible for the installation of non-combustible backing and smoke seals to all EDB, Electrical Switch board, Meter and Data cupboards in accordance with:</p> <ul style="list-style-type: none"> • BCA Clause D2.7 		OC5
28.	Lifts and Emergency Lifts	<p>Installation Certificate from the lift/ Escalator contractor certifying the design and installation of the lifts/ Escalators has been completed in accordance with:</p> <ul style="list-style-type: none"> • BCA Clause E3 • AS 1735 Suite <p>Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with:</p> <ul style="list-style-type: none"> • BCA Clause C3.10 • AS 1530.4-2015 • AS 1735.11-1986 <p>Please also provide proof of plant registration with WHS NSW.</p>		
29.	Light Weight Fire Resisting	Installation Certificate from the contractor responsible for the installation of fire rated dry		

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	Construction including Dry walls and / or Intumescent	walls or other lightweight construction confirming the installation is in accordance with the Standards as listed on the below Fire Safety Schedule and the manufacturers specification. This must include a complete schedule of fire rated light walls locations or intumescent application locations, the FRL achieved and list the applicable specification number installed to. This must include spandrel certification.		
30.	Fire isolated stairways and Passageways	Installation Certificate from the builder/ contractor stating that all fire-isolated stairways have been constructed in accordance with: <ul style="list-style-type: none"> • BCA Clause C1.1 and D2.11 		
31.	Fire-isolated exits Re-entry facilities	Installation Certificate from a Licensed electrician who is a CFSP certifying the installation of re-entry fail-safe devices complies with: <ul style="list-style-type: none"> • BCA Clause D2.22 • Are connected to the FIP to fail in fire mode 		
32.	Smokeproof construction	Installation Certificate from the contractor responsible for the installation of the smoke proof construction certifying that the: <ul style="list-style-type: none"> • Walls extend to the underside of the roof covering, floor slab over or fire rated ceiling • That any penetrations have been appropriately smoke sealed and smoke doors have been fitted with smoke seals in accordance with manufacturers specifications and BCA Clause C3.4 • Full size, scaled as-built smoke compartmentation plans 		
33.	Substations	A satisfactory inspection report from the relevant electricity authority for the installation of high voltage supply and equipment. Please include evidence of registered easements required by the authority.		
34.	Glazing Internal	Installation Certificate from window manufacturer/ Installer certifying that all external glazed assemblies have been installed and comply with: <ul style="list-style-type: none"> • BCA Clause B1.4, • AS 1288-2006 • The applicable Energy Efficiency Report for the project 		
35.	Windows	Installation Certificate from window manufacturer/ Installer certifying that all external glazed assemblies have been installed and comply with: <ul style="list-style-type: none"> • BCA Clause B1.4, F1.13 • BCA Part J2 • AS2047-2014, • AS 1288-2006 • The applicable Energy Efficiency Report for the 		

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		<p>project</p> <ul style="list-style-type: none"> Test reports for the manufacturing of glazing and windows shall be provided verifying this is undertaken by a registered testing authority 		
36.	Building Fabric and Sealing	<p>Installation Certificate from the contractor certifying all external building fabric and building sealing has been installed in accordance with:</p> <ul style="list-style-type: none"> BCA Part J1 and J3 The applicable Energy Efficiency Report for the project Weatherproofing performance solution report 		
37.	External Wall System – Disclosure Statement and Certification	<p>On completion of the façade, please provide an External Wall Disclosure Statement (Installation) prepared by the Head Contractor’s representative or other supervising professional such as the Project Architect or Façade Engineer.</p>		
38.	Weatherproofing	<p>Please provide a Weatherproofing report verifying compliance with performance requirement FP1.4 & FP1.5 of the BCA and weatherproofing report</p> <p>Please provide an installation certificate from the façade installer certifying compliance with the above-mentioned report.</p>		
39.	Facilities for Energy Monitoring	<p>Statement from the head contractor certifying access for maintenance has been provided in accordance with:</p> <ul style="list-style-type: none"> BCA Part J8 		
40.	Fire Hazard Properties	<p>Statement of compliance that fire hazard properties of all new materials finishes and linings in accordance with clause C1.10 of the BCA including a copy of each fire hazard test report e.g. Carpets, vinyl, timber, etc.</p> <p>Must include a schedule of materials & locations of installation throughout the development.</p>		
41.	Window Cleaning	<p>Installation Certificate from a suitably qualified person confirming the installation of the window cleaning system complies with:</p> <ul style="list-style-type: none"> BCA Clauses BV1, B1.1, Spec B1.2 of the BCA. The Work Health and Safety Act 2011 and associated Regulations made under that Act, AS1170-2002 		
42.	Stair Treads and Risers	<p>Installation Certificate from the main contractor certifying the installation of the Stair Treads & Risers complies with:</p> <ul style="list-style-type: none"> BCA Clause D2.13 AS1428.1-2009 		
43.	Roofing	<p>Installation Certificate from the roofing contractor certifying the roof coverings have been installed in accordance with</p> <ul style="list-style-type: none"> BCA Clause B1.4 F1.5, J1 and J3 AS1562.1-2018 (Sheet Roof) 		

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		<ul style="list-style-type: none"> AS 1562.2-1999 (Corrugated fibre cement) AS 1562.3-1996 (Plastics) AS 2049-2002 AS 2050-2002 (Roof Tiles) (As applicable) Manufacturers Specifications 		
44.	Door Hardware	Installation Certificate from a suitably qualified person certifying the door hardware and operation achieves compliance with: <ul style="list-style-type: none"> BCA Clause D2.19, D2.20, D2.21 AS 1428.1-2009 		
45.	Accessible and Ambulant Sanitary Facilities	Installation Certificate from a suitably qualified person confirming the as built sanitary facilities achieve compliance with: <ul style="list-style-type: none"> BCA Clause D3.3, D3.6, ADCF BCA Clause F2.9 and Spec F2.9 AS1428.1-2009 		
46.	Slip Resistance	Installation Certificate from a suitably qualified person confirming the as built works (stair nosing, ramps, landings, Accessible walkways, kitchens) have been provided compliant Slip Resistance to achieve compliance with: <ul style="list-style-type: none"> BCA Clause D2.14, AS1428.1-2009 AS 4586 - 2013 <p>Please include the product specification and a schedule of locations in which that product has been applied.</p>		
47.	Access for Persons with a Disability	Provide a compliance statement from the Access Consultant to the certifying that compliance is achieved with: <ul style="list-style-type: none"> BCA Part D3 AS1428.1-2009 and the Access to Premises Standard 2010 Any relevant performance solution report 		
48.	Access Performance Solutions	Provide a statement from the Access Consultant to the affect that the development satisfies the provisions of the Access Performance Solution Report.		
49.	Tactile Ground Surface indicators	Installation Certificate from a suitably qualified person confirming that the Tactile Ground Surface Indicators have been installed in accordance with: <ul style="list-style-type: none"> BCA Clause D3.8 AS1429.1 – 2009 and AS1429.4.1 -2009 		
50.	Hearing Augmentation	Please provide a statement from a qualified engineer/ contractor certifying that the hearing augmentation system complies with: <ul style="list-style-type: none"> BCA Clause D3.7 AS 1428.1-2009 AS 1428.5 – 2010 Manufacturers Specifications 		
51.	Energy Efficiency/ Basix	Provide a compliance statement from the Energy Efficiency Consultant to the affect that the works		

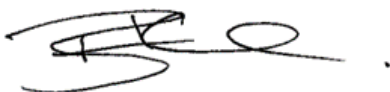
ITEM NO.	REQUIRED CERTIFICATES	COMMENT - PLEASE PROVIDE	STATUS/STAGE	ACTION BY
		<p>achieves compliance with:</p> <ul style="list-style-type: none"> The applicable energy efficiency report for the project BASIX Report 		
52.	Sydney Water	<p>Please provide Sydney Water certified copies of the relevant:</p> <ul style="list-style-type: none"> Section 73 Compliance Certificate Trade waste agreement 		
53.	Main Contractor & Architect Consistency Statement	<p>Please provide a consistency statement from the Architect & principal contractor confirming the as-built works are consistent with the approved Construction Certificate plans and specifications.</p>		
54.	Arborist Report	<p>Please provide a completion statement from the qualified arborist certifying all tree protection, removal and pruning/lopping has been completed in accordance with:</p> <ul style="list-style-type: none"> The approved Arborist Report The approved landscaping plans The local councils DCP AS 4970-2009 AS 4373-2007 		
55.	Landscaping	<p>Please provide a completion statement from the qualified landscaper certifying compliance all landscaping and tree planting has been completed in accordance with:</p> <ul style="list-style-type: none"> The approved landscaping plans The local councils DCP 		
56.	Damp Proof Course	<p>Installation Certificate from a suitably qualified person certifying the installation of the Damp Proof Course complies with:</p> <ul style="list-style-type: none"> BCA Clause F1.9 and F1.10 AS 2904-1995 AS 3660.1-2014 AS 2870-2011 		
57.	Natural Ventilation	<p>Statement or certificate from a suitably qualified person certifying that sufficient natural ventilation has been provided to achieve compliance with:</p> <ul style="list-style-type: none"> Specific Design Statement BCA Clause F4.5 		
58.	Protection of Openable Windows	<p>Installation Certificate from the relevant contractor certifying all windows have been protected in accordance with:</p> <ul style="list-style-type: none"> BCA Clause D2.24 and restricted to not open more than 125mm. Please reference installed device's specification 		
59.	Site Survey Plan	<p>Survey report from a registered surveyor confirming each floor level, buildings overall height and setbacks to all boundaries is consistent with the Approved Plans.</p>		
60.	Maintenance & Plant Access Installation Certificate	<p>Please provide certification from the relevant contractor certifying the fixed platforms, walkways, stairways and/ or ladders have been installed in accordance with AS1657-2013</p>		

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61.	Mandatory Signage/ Warning and Operational Signs	Installation certificate from the relevant contractor certifying mandatory signage has been installed in accordance with: <ul style="list-style-type: none"> • C3.6 • Spec C1.8 • D2.23 • D3.6 • E3.3 • The applicable fire engineering and access performance solution reports 		
62.	Swimming Pool Fence	Installation Certificate from the appointed contractor certifying the as built pool fence / barrier achieves compliance with <ul style="list-style-type: none"> • BCA Clause G1.1 • AS 1926.1-2012 • Swimming Pools Act & Regs 		
63.	NOTE	All installation/completion certificates are required to reference the FER, ESD, Part J, product specification, installation manual, fire hazard test report where required.		
64.	DA Conditions of Consent	Please address all conditions listed within the relevant consent requiring matters to be completed or certified prior to the issue of OC, with suitable evidence / certifications provided to MBC.		
65.	Fire Safety Measures	Fire Safety Installation Certificates for the following installation of <u>each new or modified essential fire safety</u> measure to the standard nominated on the Fire Safety Schedule below.		
66.	PCA Inspection Report – Close Out	The completion of all inspection items as noted in the Final Inspection Report issued by MBC.		

Development Consent Conditions set out in DA no. SSD-10394, issued by Hawkesbury City Council - Windsor will also need to be addressed in addition to the above prior to release of the Occupation Certificate.

If you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,



William Burke
Senior Building Surveyor
MBC Group

Fire Safety Certificate

Approved under the Environmental Planning and Assessment Regulation 2000.

Version 2.0

Effective from 1 December

How to complete this form

1. Please print in CAPITAL LETTERS.
2. Please complete all relevant sections in full.

Section 1: Type of certificate

- This is a mark applicable box) a final fire safety certificate (complete the declaration at [Section 6](#) of this form)
 an interim fire safety certificate (complete the declaration at [Section 7](#) of this form)

Section 2: Building the subject of this certificate

Street No.	Street Name	Suburb	Postcode
235	Grose Vale Road	North Richmond	2754
Lot No (if known)	DP/SP (if known)	Building Name (if applicable)	
11	DP1134453		

- This certificate applies to (mark the applicable box) the whole building
 part of the building

Section 3: Description of building or part of the subject of this certificate

Storeys above ground in the building (No.)	Storeys below ground in the building (No.)
0	

If this certificate relates to a part of the building - describe that part and its location in the building

22000283Construction Certificate 2 - Medical centre use to be temporarily relocated to current main admin building, Admin use to be temporarily relocated to current consulting rooms, Chapel use to be temporarily relocated to room in Belmont House, Demolish all structures proposed for demolition except for Food services unit, St Pauls Unit and Consulting Rooms.

Uses of building or part the subject to this certificate (e.g. retail, offices, residential, assembly, carparking)

Hospital & Office Premises

Section 4: Name and address of the owner of the building or part

Owner	Owner's Signature	Date
St John of God Health Care Inc		

Street No.	Street Name	Suburb	Postcode
Ground Floor, 12 Kings Park Road		Perth	6005



Section 5: Fire Safety Measures

1. All essential fire safety measures for the building must be listed for a final fire safety certificate
2. All essential fire safety measures for the relevant part of the building must be listed for an interim fire safety certificate

Fire Safety Measures	Status*	Date**	Minimum Standard of Performance
Automatic Fire Detection & Alarm Systems (Administration, St Raphael's, St Josephs, St Paul, Xavier, Medical Centre, Education Centre, Belmont House, CTC, Flats Cafe, New Generator and switch rooms, the Stables, Staff and Patient Dining Rooms and Stores)	E	AS 1670-1986	
Automatic Fire Detection & Alarm Systems (The Lodge, St Augustine's and Archives)	E	AS 1670-1995	
Early Warning & Intercommunication Systems (All areas except the generator and switch rooms)	E	AS2220-1989	
Fire Doors/Smoke Doors	E	AS 1905.1-1990	
Fire Hose Reel System	E	Ord.70 Cl. 27.2, Minist.Spec 10	
Fire Hydrant System	E	Ord. 70 Cl. 27.3, Minist. Spec 10	
Portable Fire Extinguishers	E	AS 2444 -1995	
Automatic Fire (Sprinklers) Suppression (Belmont House) System	E	AS 2118 -1982	
Exit Signs	E	AS 2293.1 - 2005	
Emergency Lighting	E	AS 2293.1 - 2005	
Mechanical Fan Shutdown	E	AS 1668.1 - 2005	

Notes

* Indicate whether the measure is new (N), existing (E) or Modified (M)

A fire safety certificate must generally deal with all essential fire safety measures in the current fire safety schedule for the building. However, the certificate need not deal with any measure the subject of other fire safety certificates or fire safety statements issued within the previous 6 months. The assessment of a measure must have been carried out within 3 months prior to the date on which this fire safety certificate is issued.

Section 6: Final fire safety certificate declaration

I, _____ (insert full name)
being the (mark the applicable box) owner
 owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this certificate is issued.

Owner/Agent	Owner/Agent Signature	Date

Section 7: Interim fire safety certificate declaration

I, _____ (insert full name)
being the (mark the applicable box) owner
 owner's agent

certify that each essential fire safety measure specified in this certificate:

- a) has been assessed by a properly qualified person, and
- b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which this certificate relates.

Owner/Agent	Owner/Agent Signature	Date

Section 8: Owners authorisation

(To be completed when an agent makes the declaration in Section 6 or Section 7 of this form)

I, being the owner, authorise the agent named in Section 6 or Section 7 to act on my behalf to make the declaration

Owner	Owner's Signature	Date
St John of God Health Care Inc		

Section 9: Contact details of person issuing this certificate

Title	Given Name/s	Family Name
Phone	Email	

Section 10: Fire safety schedule

A current fire safety schedule for the building must be attached to this certificate.

