



24 Feb 2023

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

Dear Damian Gibson,

**RE:           235 Grose Vale Road North Richmond**  
**Stage 3 - Construct all new facilities (Excluding Facade works)**  
**Reference no.22000296**

Please find enclosed your **Construction Certificate number- /3**. Please keep a copy of this approval and the stamped approved plans associated onsite throughout the course of the development works.

This Certificate permits Stage 3 - Construct all new facilities (Excluding Facade works) 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**

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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.**

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](mailto:admin@mbc-group.com.au) to arrange an inspection.

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.

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: <ol style="list-style-type: none"> <li>Go to <a href="https://www.planningportal.nsw.gov.au/">https://www.planningportal.nsw.gov.au/</a></li> <li>If you haven't already done so, set up an account by clicking the red button 'My Account' in the top right corner. You can use your Service NSW account to login.</li> <li>Once logged in, you can create a new application through clicking 'new' in the top left pop-out menu.</li> <li>Enter the details of your application and upload any required documents through the portal.</li> <li>Nominate MBC Group as your building certifier in the portal.</li> </ol>		
3.	Final Fire Safety Certificate	Final Fire Safety Certificate for the building to the standards nominated on the fire safety schedule. Refer to template attached.  Note: All commissioning and installation certificates must be dated no later than 3 months		

		prior to the issuance of the Final Fire Safety Certificate.		
4.	EP&A Reg Clause 152	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: 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	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)		
6.	Acoustic Engineering	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: <ul style="list-style-type: none"> <li>• BCA Part F5</li> <li>• Any applicable acoustic report for the development</li> </ul>		
7.	Civil Engineering Stormwater & drainage	Statement from the civil engineer certifying that the installation, operation and discharge of the storm water system is in accordance with: <ul style="list-style-type: none"> <li>• The approved construction drawings,</li> <li>• Council DCP,</li> <li>• BCA Clause F1.1; and</li> <li>• AS 3500.3-2015.</li> </ul>		
8.	Civil Engineering Roadwork and Carparking	Statement from the civil engineer certifying that the carpark and roadways have been completed on accordance with the relevant construction certificate documentation; and <ul style="list-style-type: none"> <li>• BCA Clause D3.5,</li> <li>• AS 2890.1-2004,</li> <li>• AS 2890.6-2009 (accessible).</li> <li>• All line Marking is complete</li> </ul>		
9.	Electrical Engineering	Statement from the electrical engineer/ contractor certifying that the electrical installation is installed in accordance with: <ul style="list-style-type: none"> <li>• AS 3000-2018 and Part J6 of the BCA.</li> <li>• AS 1680-2009 Interior lighting – safe movement.</li> <li>• In accordance with the electrical design statement and plans</li> <li>• 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).</li> <li>• Evidence the products used are from an</li> </ul>		

		<p>Australian source and have been tested by an approved testing facility.</p> <ul style="list-style-type: none"> <li>• All ITP's are approved by the licensed electrical contractor providing the certification; and</li> <li>• A statement from the licensed electrical contractor confirming that all ITP's have been completed to their satisfaction</li> </ul>		
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"> <li>• AS 1158 - Lighting for Roads and Public Spaces.</li> <li>• AS 4282: 1997 - Control of the obtrusive effects of outdoor lighting</li> </ul>		
11.	Geotechnical Engineering	<p>Statement from a registered geotechnical engineer certifying the building has been completed in accordance with their specification/ report.</p>		
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"> <li>• BCA Part J7</li> <li>• Plumbing Code of Australia</li> <li>• AS 3500-2015</li> <li>• In accordance with the mechanical design statement and plans</li> <li>• 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).</li> <li>• Evidence the products used are from an Australian source and have been tested by an approved testing facility.</li> <li>• All ITP's are approved by the licensed electrical contractor providing the certification; and</li> <li>• A statement from the licensed electrical contractor confirming that all ITP's have been completed to their satisfaction.</li> </ul>		
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"> <li>• BCA Clause F4.5 (Ventilation of rooms), F4.11 (Carpark) and Part J5,</li> <li>• AS 1668.1-2015, AS 1668.2 -2012 and AS 3666.1-2014 &amp; cooling towers register with NSW Health</li> <li>• In accordance with the project specific Acoustic Report</li> <li>• In accordance with the mechanical design statement and plans</li> <li>• 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).</li> </ul>		

		<ul style="list-style-type: none"> <li>• Evidence the products used are from an Australian source and have been tested by an approved testing facility.</li> <li>• All ITP's are approved by the licensed mechanical contractor providing the certification; and</li> <li>• A statement from the licensed mechanical contractor confirming that all ITP's have been completed to their satisfaction.</li> </ul>		
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"> <li>• BCA Clause F4.12 &amp; Part J5,</li> <li>• AS 1668.2 -2012</li> </ul>		
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"> <li>• The structural design statement and plans,</li> <li>• Geotechnical engineers' report/ specification,</li> <li>• BCA Part B1 and Spec C1.1,</li> <li>• The applicable Australian Standards,</li> <li>• The required FRL's of all columns, beams, walls, shafts, floors and roof have been achieved.</li> </ul> <p>Structural certificate shall include the following information:</p> <ul style="list-style-type: none"> <li>• The actual concrete mix. Slump and admixtures were verified and approved, prior to any concrete pour (whether on or off site) for compliance,</li> <li>• All items as identified on the structural engineers inspection reports were completed to the accredited structural engineers satisfaction,</li> <li>• All ITP's are approved by the accredited structural engineer providing the certification; and</li> <li>• A statement from the accredited structural engineer confirming that all ITP's have been completed to their satisfaction</li> </ul>		
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"> <li>• he structural design statement and plans,</li> <li>• BCA Part B1, Clause D2.16, D2.17,</li> <li>• AS 1170.0-2002, AS 1170.1-2002, AS 1170.2-2011</li> </ul> <p>Structural certificate shall include the following information:</p> <ul style="list-style-type: none"> <li>• The actual adhesive mix was verified and approved, prior to installation of balustrades for compliance,</li> </ul>		

		<ul style="list-style-type: none"> <li>• All items as identified on the structural engineer's inspection reports were completed to the accredited structural engineers satisfaction,</li> <li>• All ITP's are approved by the accredited structural engineer providing the certification; and</li> <li>• A statement from the accredited structural engineer confirming that all ITP's have been completed to their satisfaction</li> </ul>		
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"> <li>• BCA Part B1,</li> <li>• AS 1170.1-2002 (specific to occupancy load)</li> <li>• Codemark certificates</li> <li>• Weatherproofing performance solution report</li> <li>• section J energy efficiency report</li> </ul>		
18.	Termite Protection	<p>Installation Certificate from the installer of the termite management system in accordance with:</p> <ul style="list-style-type: none"> <li>• The structural design statement and plans</li> <li>• BCA Clause B1.4</li> <li>• AS 3660.1-2014</li> </ul> <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 building process.</p>		
19.	<b>Waterproofing Internal wet areas</b>	<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"> <li>• BCA Clause F1.7</li> <li>• AS 3740-2010</li> <li>• The product used and product specification in accordance with the relevant Australian Standard)</li> <li>• 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.</li> <li>• 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.</li> <li>• Evidence shall be provided demonstrating all persons who installed the waterproofing are licensed water proofers in NSW.</li> <li>• NSW licence in Construction Waterproofing; plus</li> </ul>		

		<ul style="list-style-type: none"> <li>• Completion of CPC31411 Certificate III in Construction Waterproofing; or</li> <li>• Completion of an earlier Australian AQF Level III qualification in Construction</li> <li>• 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.</li> <li>• A statement shall also be provided by the licensed waterproofer confirming that all ITP's are completed to their satisfaction</li> </ul> <p><b>Tiling</b></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"> <li>• AS3958 suite</li> <li>• In accordance with the completed and approved plans and specification.</li> <li>• Installed in accordance with the product specification for the tile adhesive used and ceramic/ stone tiling Australian Standard</li> <li>• Evidence that all tiling has been installed in accordance with the tile adhesive installation manual for the type and thickness of glue application</li> <li>• Evidence the products used are from an Australian source (tiles, adhesive and angles) and have been tested by an approved testing facility.</li> <li>• 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.</li> <li>• A statement shall also be provided by the licensed tiler confirming that all ITP's are completed to their satisfaction</li> </ul>		
20.	<b>Waterproofing External areas &amp; Tiling</b>	<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"> <li>• BCA Clause F1.4</li> <li>• AS 4654.1- 2012 and AS 4654.2-2012</li> <li>• The product used and product specification in accordance with the relevant Australian Standard)</li> <li>• 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.</li> <li>• Evidence the products used are from an Australian source and have been tested by an</li> </ul>		

		<p>approved testing facility.</p> <ul style="list-style-type: none"> <li>•</li> <li>• 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.</li> <li>• Evidence shall be provided demonstrating all persons who installed the waterproofing are licensed water proofers in NSW.</li> <li>•</li> <li>• NSW licence in Construction Waterproofing; plus</li> <li>• Completion of CPC31411 Certificate III in Construction Waterproofing; or</li> <li>• Completion of an earlier Australian AQF Level III qualification in Construction</li> <li>• 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.</li> <li>• A statement shall also be provided by the licensed waterproofer confirming that all ITP's are completed to their satisfaction</li> </ul> <p><b>Tiling</b></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"> <li>• AS3958 suite</li> <li>• In accordance with the completed and approved plans and specification.</li> <li>• Installed in accordance with the product specification for the tile adhesive used and ceramic/ stone tiling Australian Standard</li> <li>• Evidence that all tiling has been installed in accordance with the tile adhesive installation manual for the type and thickness of glue application</li> <li>• Evidence the products used are from an Australian source (tiles, adhesive and angles) and have been tested by an approved testing facility.</li> <li>• 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.</li> <li>• A statement shall also be provided by the licensed tiler confirming that all ITP's are completed to their satisfaction</li> </ul>		
21.	Fire Hose Reels Commissioning	<p>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:</p> <ul style="list-style-type: none"> <li>• BCA Clause E1.4</li> </ul>		



		<ul style="list-style-type: none"> <li>AS 2441-2005</li> <li>Evidence the products used are from an Australian source and have been tested by an approved testing facility.</li> </ul>		
22.	Fire Hydrants Commissioning	<p>Report from fire services tester on the fire hydrants, including the results of pressure and flow tests accompanied by a statement confirming compliance with:</p> <ul style="list-style-type: none"> <li>AS 2419.1-2005</li> <li>Evidence the products used are from an Australian source and have been tested by an approved testing facility.</li> </ul>		
23.	Fire Hydrants AS2491 - Blockplan	<p>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:</p> <ul style="list-style-type: none"> <li>AS 2419.1-2005</li> </ul>		
24.	Fire Seals, Collars, Pillows, Dampers	<p>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 <b>the Standards as listed on the below Fire Safety Schedule, the manufacturers specification and Tested Prototype.</b></p> <p><b>This must include a complete <u>schedule of penetration location</u>, 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.</b></p>		
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 <b>Standards as listed on the below Fire Safety Schedule, the manufacturers specification and Tested Prototype.</b></p> <p><b>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.</b></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 &	Installation certificate from the contractor		OC5

	Non-combustible electrical cupboards	responsible for the installation of non-combustible backing and smoke seals to all EDB, Electrical Switch board, Meter and Data cupboards in accordance with: <ul style="list-style-type: none"> <li>• BCA Clause D2.7</li> </ul>		
28.	Lifts and Emergency Lifts	Installation Certificate from the lift/ Escalator contractor certifying the design and installation of the lifts/ Escalators has been completed in accordance with: <ul style="list-style-type: none"> <li>• BCA Clause E3</li> <li>• AS 1735 Suite</li> </ul> Lift landing door certificate specifying the doors are as per the fire rated tested prototype in accordance with: <ul style="list-style-type: none"> <li>• BCA Clause C3.10</li> <li>• AS 1530.4-2015</li> <li>• AS 1735.11-1986</li> </ul> <b>Please also provide proof of plant registration with WHS NSW.</b>		
29.	Light Weight Fire Resisting Construction including Dry walls and / or Intumescent	Installation Certificate from the contractor responsible for the installation of fire rated dry walls or other lightweight construction confirming the installation is in accordance with the <b>Standards as listed on the below Fire Safety Schedule and the manufacturers specification.</b> <p>This <b>must</b> 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.</p> <p>This must include spandrel certification.</p>		
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"> <li>• BCA Clause C1.1 and D2.11</li> </ul>		
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"> <li>• BCA Clause D2.22</li> <li>• Are connected to the FIP to fail in fire mode</li> </ul>		
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"> <li>• Walls extend to the underside of the roof covering, floor slab over or fire rated ceiling</li> <li>• 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</li> <li>• Full size, scaled as-built smoke compartmentation plans</li> </ul>		

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"> <li>• BCA Clause B1.4,</li> <li>• AS 1288-2006</li> <li>• The applicable Energy Efficiency Report for the project</li> </ul>		
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"> <li>• BCA Clause B1.4, F1.13</li> <li>• BCA Part J2</li> <li>• AS2047-2014,</li> <li>• AS 1288-2006</li> <li>• The applicable Energy Efficiency Report for the project</li> <li>• Test reports for the manufacturing of glazing and windows shall be provided verifying this is undertaken by a registered testing authority</li> </ul>		
36.	Building Fabric and Sealing	Installation Certificate from the contractor certifying all external building fabric and building sealing has been installed in accordance with: <ul style="list-style-type: none"> <li>• BCA Part J1 and J3</li> <li>• The applicable Energy Efficiency Report for the project</li> <li>• Weatherproofing performance solution report</li> </ul>		
37.	External Wall System – Disclosure Statement and Certification	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.		
38.	Weatherproofing	Please provide a Weatherproofing report verifying compliance with performance requirement FP1.4 & FP1.5 of the BCA and weatherproofing report  Please provide an installation certificate from the façade installer certifying compliance with the above-mentioned report.		
39.	Facilities for Energy Monitoring	Statement from the head contractor certifying access for maintenance has been provided in accordance with: <ul style="list-style-type: none"> <li>• BCA Part J8</li> </ul>		
40.	Fire Hazard Properties	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.		

		Must include a schedule of materials & locations of installation throughout the development.		
41.	Window Cleaning	Installation Certificate from a suitably qualified person confirming the installation of the window cleaning system complies with: <ul style="list-style-type: none"> <li>• BCA Clauses BV1, B1.1, Spec B1.2 of the BCA.</li> <li>• The Work Health and Safety Act 2011 and associated Regulations made under that Act,</li> <li>• AS1170-2002</li> </ul>		
42.	Stair Treads and Risers	Installation Certificate from the main contractor certifying the installation of the Stair Treads & Risers complies with: <ul style="list-style-type: none"> <li>• BCA Clause D2.13</li> <li>• AS1428.1-2009</li> </ul>		
43.	Roofing	Installation Certificate from the roofing contractor certifying the roof coverings have been installed in accordance with <ul style="list-style-type: none"> <li>• BCA Clause B1.4 F1.5, J1 and J3</li> <li>• AS1562.1-2018 (Sheet Roof)</li> <li>• AS 1562.2-1999 (Corrugated fibre cement)</li> <li>• AS 1562.3-1996 (Plastics)</li> <li>• AS 2049-2002</li> <li>• AS 2050-2002 (Roof Tiles) (As applicable)</li> <li>• Manufacturers Specifications</li> </ul>		
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"> <li>• BCA Clause D2.19, D2.20, D2.21</li> <li>• AS 1428.1-2009</li> </ul>		
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"> <li>• BCA Clause D3.3, D3.6,</li> <li>• ADCF BCA Clause F2.9 and Spec F2.9</li> <li>• AS1428.1-2009</li> </ul>		
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"> <li>• BCA Clause D2.14,</li> <li>• AS1428.1-2009</li> <li>• AS 4586 - 2013</li> </ul> <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"> <li>• BCA Part D3</li> <li>• AS1428.1-2009 and the</li> <li>• Access to Premises Standard 2010</li> <li>• Any relevant performance solution report</li> </ul>		
48.	Access	Provide a statement from the Access Consultant to		

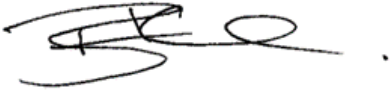
	Performance Solutions	the affect that the development satisfies the provisions of the Access Performance Solution Report.		
49.	Tactile Ground Surface indicators	Installation Certificate from a suitably qualified person confirming that the Tactile Ground Surface Indicators have been installed in accordance with: <ul style="list-style-type: none"> <li>• BCA Clause D3.8</li> <li>• AS1429.1 – 2009 and AS1429.4.1 -2009</li> </ul>		
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"> <li>• BCA Clause D3.7</li> <li>• AS 1428.1-2009</li> <li>• AS 1428.5 – 2010</li> <li>• Manufacturers Specifications</li> </ul>		
51.	Energy Efficiency/ Basix	Provide a compliance statement from the Energy Efficiency Consultant to the affect that the works achieves compliance with: <ul style="list-style-type: none"> <li>• The applicable energy efficiency report for the project</li> <li>• BASIX Report</li> </ul>		
52.	Sydney Water	Please provide Sydney Water certified copies of the relevant: <ul style="list-style-type: none"> <li>• Section 73 Compliance Certificate</li> <li>• Trade waste agreement</li> </ul>		
53.	Main Contractor & Architect Consistency Statement	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.		
54.	Arborist Report	Please provide a completion statement from the qualified arborist certifying all tree protection, removal and pruning/lopping has been completed in accordance with: <ul style="list-style-type: none"> <li>• The approved Arborist Report</li> <li>• The approved landscaping plans</li> <li>• The local councils DCP</li> <li>• AS 4970-2009</li> <li>• AS 4373-2007</li> </ul>		
55.	Landscaping	Please provide a completion statement from the qualified landscaper certifying compliance all landscaping and tree planting has been completed in accordance with: <ul style="list-style-type: none"> <li>• The approved landscaping plans</li> <li>• The local councils DCP</li> </ul>		
56.	Damp Proof Course	Installation Certificate from a suitably qualified person certifying the installation of the Damp Proof Course complies with: <ul style="list-style-type: none"> <li>• BCA Clause F1.9 and F1.10</li> <li>• AS 2904-1995</li> <li>• AS 3660.1-2014</li> <li>• AS 2870-2011</li> </ul>		
57.	Natural Ventilation	Statement or certificate from a suitably qualified person certifying that sufficient natural ventilation has been provided to achieve compliance with: <ul style="list-style-type: none"> <li>• Specific Design Statement</li> </ul>		

		<ul style="list-style-type: none"> <li>• BCA Clause F4.5</li> </ul>		
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"> <li>• BCA Clause D2.24 and restricted to not open more than 125mm.</li> <li>• Please reference installed device's specification</li> </ul>		
59.	Site Survey Plan	Survey report from a registered surveyor confirming each floor level, buildings overall height and setbacks to all boundaries is consistent with the Approved Plans.		
60.	Maintenance & Plant Access Installation Certificate	Please provide certification from the relevant contractor certifying the fixed platforms, walkways, stairways and/ or ladders have been installed in accordance with AS1657-2013		
61.	Mandatory Signage/ Warning and Operational Signs	<p>Installation certificate from the relevant contractor certifying mandatory signage has been installed in accordance with:</p> <ul style="list-style-type: none"> <li>• C3.6</li> <li>• Spec C1.8</li> <li>• D2.23</li> <li>• D3.6</li> <li>• E3.3</li> <li>• The applicable fire engineering and access performance solution reports</li> </ul>		
62.	Swimming Pool Fence	<p>Installation Certificate from the appointed contractor certifying the as built pool fence / barrier achieves compliance with</p> <ul style="list-style-type: none"> <li>• BCA Clause G1.1</li> <li>• AS 1926.1-2012</li> <li>• Swimming Pools Act &amp; Regs</li> </ul>		
63.	<b>NOTE</b>	All installation/completion certificates are required to reference the FER, ESD, Part J, product specification, installation manual, fire hazard test report where required.		
64.	<b>DA Conditions of Consent</b>	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.	<b>Fire Safety Measures</b>	<b>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.</b>		
66.	<b>PCA Inspection Report – Close Out</b>	The completion of all inspection items as noted in the Final Inspection Report issued by MBC.		

The following items will need to be addressed as required by the Development Consent Conditions set out in DA no. SSD-10394, issued by Hawkesbury City Council.

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

Yours faithfully,

A handwritten signature in black ink, appearing to be 'WB', with a horizontal line extending to the right and a small dot at the end.

William Burke  
Senior Building Surveyor  
**MBC Group**

# Fire Safety Certificate



Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3 and 4

## Section 1: Type of certificate

This is (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: Description of the building or part of the building

### Address (Street No, Street Name, Suburb and Postcode)

/ 235 Grose Vale Road North Richmond

### Lot No. (if known)

11

### DP/SP (if known)

DP 1134453

### Building name (if applicable)

### Provide a brief description of the building or part (building use, number of storeys, construction type etc)

Construction of four new two storey residential pavilions, a new one to two storey garden pavilion and a single storey wellness centre. And refurbishment of Belmont House, administration building and Xavier Building

## Section 3: Name and address of the owner(s) of the building or part of the building

### Name

St John of God Health Care Inc

### Address

Ground Floor, 12 Kings Park Road, Perth NSW 6005

## Section 4: Fire safety measures

	Measure	Status	Existing Performance Standard
1.	Access panels, doors and hoppers to fire-resisting shafts	N	BCA 2019 Amd. 1 Clause C3.13, AS 1905.1-2015, AS1905.2-2005 & Manufacturer's specifications
2.	Self-closing, automatic closing and latching mechanisms	N	BCA 2019 Amd. 1 Clause C3.4, C3.5, C3.7, C3.8, Spec C3.4
3.	Automatic fail safe devices	N	BCA 2019 Amd. 1 Clause D2.19, D2.21, D2.22, Spec C3.4, AS 2118.1-2017, AS 1670.1-2018
4.	Automatic fire detection and alarm system	N	BCA 2019 Amd. 1 Clause E2.2a, Spec. E2.2a Clause 4, 6 . AS 1670.1-2018,



	<b>Measure</b>	<b>Status</b>	<b>Existing Performance Standard</b>
5.	Automatic Fire Detection & Alarm Systems (Administration, St Raphael's, St Josephs, 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
6.	Automatic Fire Detection & Alarm Systems (The Lodge, St Augustine's and Archives)	E	AS 1670-1995
7.	Automatic fire suppression system	N	BCA 2019 Amd. 1 Clause E1.5, Spec. E1.5, Spec E1.5a AS 2118.1-2017
8.	Automatic Fire (Sprinklers) Suppression (Belmont House) System		AS 2118 -1982
9.	Emergency lift	E	BCA 2019 Amd. 1 Clause E3.4, AS 1735.1-2016 AS 1735.2-2001, AS1735.11-1986, AS1735.12 1999
10.	Emergency lighting	M	BCA 2019 Amd. 1 Clause E4.2, E4.3 E4.4, AS 2293.1-2018  AS 2293.1 - 2005
11.	Exit and directional signage	N	BCA 2019 Amd. 1 Clause E4.5, NSW E4.6 & E4.8, Spec E4.8, AS 2293.1-2018
12.	Emergency warning and intercommunication systems	N	BCA 2019 Amd. 1 Clause E4.9, AS 1670.4-2018
13.	Fire alarm monitoring system	N	BCA 2019 Amd. 1 Spec E2.2a Clause 8, AS 1670.3-2018
14.	Fire & Smoke dampers	N	BCA 2019 Amd. 1 Clause E2.2, C2.5, C3.12, C3.15, Spec E2.2, Spec C2.5, AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications
15.	Fire doors	M	BCA 2019 Amd. 1 Clause C2.12, C2.13, C3.4, C3.8, Spec C3.4, AS 1905.1-2015  AS 1905.1-1990 (existing doors)
16.	Fire hose reel systems	M	BCA 2019 Amd. 1 Clause E1.4, AS 2441-2005  Ord.70 Cl. 27.2, Minist.Spec 10

	<b>Measure</b>	<b>Status</b>	<b>Existing Performance Standard</b>
17.	Fire hydrant systems	M	BCA 2019 Amd. 1 Clause E1.3, AS 2419.1-2005,  Ord. 70 Cl. 27.3, Minist. Spec 10
18.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2019 Amd. 1 Clause C3.15, Spec C3.15, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
19.	Lightweight construction	N	BCA 2019 Amd. 1 Clause C1.8, Spec C1.8, Manufacturer's specifications
20.	Mechanical air handling systems	N	BCA 2019 Amd. 1 Clause C2.3, E2.2, Spec E2.2a, AS/NZS 1668.1-2015, AS 1668.2-2012
21.	Openings in fire-isolated lift shafts	N	BCA 2019 Amd. 1 Clause C3.10, AS 1735.11-1986
22.	Occupant warning system	N	BCA 2019 Amd. 1 Clause E2.2, Spec. E2.2a Clause 7, AS 1670.1-2018
23.	Path of travel for stairways, passageway and ramps	N	Section 107-109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
24.	Portable fire extinguishers	N	BCA 2019 Amd. 1 Clause E1.6, AS 2444-2001
25.	Pressurising systems	N	BCA 2019 Amd. 1 Clause E2.2a, AS/NZS 1668.1-2015
26.	Required automatic exit doors	N	BCA 2019 Amd. 1 Clause D2.19, D2.21
27.	Smoke doors	N	BCA 2019 Amd. 1 Clause C2.5, C2.14, Spec C3.4,
28.	Smoke-proof walls	N	BCA 2019 Amd. 1 NSW Clause C2.5(b), Spec C2.5
29.	Standby power systems	N	BCA 2019 Amd. 1
30.	Wall wetting sprinkler and drencher systems	N	BCA 2019 Amd. 1 Clause C3.4, AS 2118.2-2010
31.	Warning and operational signs	N	BCA 2019 Amd. 1 Clause C3.6, D2.23, E3.3, Spec E1.8, Clause 183 of the Environmental Planning and Assessment Regulation 2000
32.	Fire Engineering Report	N	Fire Engineering Report 43762 Rev. 04 prepared by Stantec Australia Pty Ltd dated 02 Sep 2022

# Fire Safety Certificate

Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



## Section 5: Name and contact details of the person making the declaration in section 6 or 7

Full name (Given Name/s and Family Name)

Organisation (if applicable)

Title/Position (if applicable)

Address (Street No, Street Name, Suburb and Postcode)

Phone

Email

# The person issuing the statement must not be CFSP listed in section 6

## Section 6: Final fire safety certificate declaration - for the whole of the building work

I, \_\_\_\_\_ (insert full name) being the:  owner  owner's agent

certify that each essential fire safety measure specified in the current fire safety schedule for the building has been assessed by a properly qualified person as capable of performing to at least the standard required by the current fire safety schedule.

Owner/Agent Signature

Date issued

## Section 7: Interim fire safety certificate declaration

I, \_\_\_\_\_ (insert full name) being the:  owner  owner's agent

certify that each essential fire safety measure specified in the current fire safety schedule for the part of the building has been assessed by a properly qualified person as capable of performing to at least the standard required by the current fire safety schedule.

Owner/Agent Signature

Date issued

### Note:

A fire safety certificate must not be issued unless the certificate is accompanied by a fire safety schedule for the building or part of the building in accordance with the Regulation.

**Please note:**

**The following information has been provided to help building owners complete the fire safety certificate template and does not comprise part of the form. The following pages do not have to be displayed in the building and need not be submitted to the local council and the Commissioner of Fire and Rescue NSW.**

## General

- Please print in CAPITAL LETTERS and complete all relevant sections in full.
- A reference to 'the Regulation' is a reference to the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- Completed fire safety certificates must be lodged with Fire and Rescue NSW by email at For further information about this process, please visit the 'Lodge a fire safety certificate' page at [www.fire.nsw.gov.au](http://www.fire.nsw.gov.au).
- As soon as practicable after issuing the fire safety certificate, the building owner must ensure a copy (together with a copy of the current fire safety schedule) is displayed in a prominent location within the building.
- Further information about building fire safety is available on the 'Fire safety in buildings' page of the Department's website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).

## Section 1: Type of certificate

- Mark the applicable box to identify if the certificate being issued is a final fire safety certificate or an interim fire safety certificate.
- Fire safety certificates are issued under Part 11 of the Regulation.
- A final fire safety certificate concerns the whole of the building work.
- An interim fire safety certificate concerns a completed part of the building work.

## Section 2: Description of the building or part of the building

- In addition to the address and other property identifiers, a brief description of the building or part is to be provided. This could include the use(s) of the building (e.g. retail, offices, residential, assembly, carparking), number of storeys (above and/or below ground), construction type or other relevant information.
- If the description relates to part of a building, the location of the part should be included in the description.

## Section 3: Name and address of the owner(s) of the building or part of the building

- Provide the name and address of each owner of the building or part of the building.
- The owner of the building or part of the building could include individuals, a company, or an owner's corporation.

## Section 4: Fire safety measures

- The purpose of this section is to identify all of the fire safety measures that apply to a building or part of a building.
- The statutory fire safety measures are listed in section 79 of the Regulation.
- Fire safety measures include items such as portable fire extinguishers, fire hydrants, fire sprinklers, fire detection and alarm systems and lightweight construction.
- For final fire safety certificates, the table in section 4 must list each of the essential fire safety measures that apply to the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the final fire safety certificate is issued.
- For interim fire safety certificates, the table in section 4 must list each of the essential fire safety measures that apply to the part of the building and the relevant standard of performance. The date(s) on which these measures were assessed and inspected must be within the 3 months prior to the date the interim fire safety certificate is issued.
- The person who carries out the assessment must—
  - (a) inspect and verify the performance of each essential fire safety measure being assessed, and
  - (b) test the operation of equipment that—

- (i) is specified in the current fire safety schedule for the building, and
- (ii) has not previously been tested in an assessment because it is newly installed.

- A fire safety certificate deals with all essential fire safety measures in the current fire safety schedule for the building or part. 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, except if the person who issued the relevant development consent, construction certificate or fire safety order determines that the fire safety certificate must address these measures.

### Section 5: Name and contact details of the person making the declaration in section 6 or 7

- The purpose of this section of the form is to detail the name, address and contact details of the person who is making the required declaration i.e., the person who completes and signs section 6 or section 7 of the form. This could be the owner(s) of the building or a nominated agent of the owner(s).
- Where a person makes the required declaration on behalf of an organisation (as the owner of the building), the name of the organisation and the title/position of the person must be provided. The person making the required declaration as a representative of the organisation must have the appropriate authority to do so.
- Where a person makes the required declaration on behalf of the owner(s) (as the owner's agent), this person must have the appropriate authority from the building owner(s) to undertake this function.
- In the case of a building with multiple owners, one owner may make the required declaration, however each of the other owners must authorise the owner who makes the required declaration to act as their agent.

### Section 6: Final fire safety certificate declaration

- The person completing this section is the person who is making the required declaration for the final fire safety certificate in accordance with section 83 and 84 of the Regulation and is the same person as detailed in section 5. The person making the required declaration must identify if they are the owner or the owner's agent.
- **In making the required declaration, the building owner or agent is not declaring that each fire safety measure meets the minimum standard of performance, but rather that each fire safety measure has been assessed, and was found by a properly qualified person to be capable of performing to that standard, as listed in section 4.** In performing this function, the building owner or owner's agent could obtain documentation from each properly qualified person to verify that the standard of performance has been met and that any new items of equipment have been tested, prior to completing the form.

### Section 7: Interim fire safety certificate declaration

- The person completing this section is the person who is making the required declaration for the interim fire safety certificate in accordance with section 83 and 84 of the Regulation and is the same person as detailed in section 5. The person making the required declaration must identify if they are the owner or the owner's agent.
- The information provided above in relation to section 6 on what the owner is declaring also applies to an interim fire safety certificate.

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