

BUILDING CERTIFICATES AUSTRALIA PTY LTD
Building Regulations, Certifications & Fire Safety Consultants
ABN 45 105 050 897

- construction, compliance & occupation certificates
- fire safety inspections for building upgrades
- pre-development compliance advice
- principal certifying authority (PCA)
 - liaising with local authorities
 - BCA compliance reporting
 - building approvals
 - strata approval

FINAL OCCUPATION CERTIFICATE 12/0682/06

Issued under Part 4A of the Environmental Planning and Assessment Act 1979 Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

APPLICANT DETAILS

Applicant: Crown Landmark Developments Pty Ltd
Address: Level 29, 1 Market Street, Sydney NSW 2000
Phone: 9925 0088

OWNER DETAILS

Name of the person having benefit of the development consent: Crown Landmark Pty Ltd & Crown Cornerstone Investments Pty Ltd & Sathio Investments Pty Ltd

DEVELOPMENT CONSENTS AND DETAILS

Address of Development: 45-47 Macquarie Street & 134-140 Marsden Street, Parramatta NSW 2150
Development Consent Number: MP09_0167 and Mod 1, 2, 3, 4, 5 and 6
Date Issued: 28/10/2011, 22/03/2012, 26/06/2014, 14/08/14, 5/11/2015, 31/05/2016, 07/06/2016
Consent Authority / Local Government Area: Parramatta City Council
Development Consent Description: **Mod 6: 514 Residential Apartments, comprised of:**
61 x studio apartments, 265 x 1 bedroom apartments, 171 x 2 bedroom apartments, 17 x 3 bedroom apartments and 72 serviced apartments. A 448m² Archaeological interpretation centre, A 665m² conference centre, Construction and Use of new mixed Use development with a maximum GFA of 47,145m²
Construction Certificate Number: 103/12 (Lyall Dix), 423/12, 111/13, 161/13 (Lee Kippax), 462/14, 105/15, 321/15, 501/15, 088/16, 12/0682/01 (Peter Antcliffe)
Construction Certificate Issue Date: 09/07/12, 12/12/12, 04/04/13, 14/05/13, 19/09/14, 10/03/15, 28/07/2015, 18/11/15, 19/04/16, 10/02/17
Building Classification: 2, 3, 5, 6, 7a, 7b, 9b, 10b
Use: Mixed Use - Residential and Commercial

PRINCIPAL CERTIFYING AUTHORITY

Certifying Authority: Peter Antcliffe
Accreditation Body: Building Professionals Board
Accreditation Number: BPB 0009

DETERMINATION

Determination: Approved
Type of Occupation Certificate: Final Occupation Certificate (No.6)
List of Inspection Dates and Documents Used to Support Determination: Schedule 1
Determination Date: 05/07/2017

I, Peter Antcliffe, as the certifying authority, state that:

- i. The health and safety of the occupants of the building have been taken into consideration where an interim occupation certificate is being issued, and
- ii. A current development consent or complying development certificate is in force for the building, and
- iii. If any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- iv. The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and
- v. A fire safety certificate has been issued for the building (if a fire safety schedule is required under Part 9), and
- vi. A report from the Fire Commissioner has been considered (if required).

Signed:

Dated: 05 July, 2017

Peter Antcliffe
Principal Certifying Authority

Head Office: 225 Commonwealth Street, Surry Hills NSW 2010

62 Croydon Street, Cronulla NSW 2230

Phone: (02) 8014 7720

Email: admin@bcaustralia.net.au

Conditions of approval

1. To protect and conserve the listed World Heritage values of the Australian Convict Sites World Heritage property and Old Government House and Domain National Heritage place and to maximise consistency with the Highly Sensitive Area Controls defined in the **Conservation Agreement**, the approval holder must:
 - a. ensure that no part of **Section D** of the building at 45-47 Macquarie Street and 134-140 Marsden Street, Parramatta, New South Wales, exceeds a height limit of 62.1 metres, as measured from the natural ground level directly below (or RL73.1 metres on the western edge of the Hunter Street frontage of **Section D** and RL72.3 metres on the eastern edge of the Hunter Street frontage of **Section D**)
 - b. ensure all levels of **Section D** above 54 metres as measured from the natural ground level directly below, are setback from the floors below 54 metres, consistent with the 'Level 16 and 17 – 2117' and 'Level 18 – 2118' floor plans and the figure called 'Perspectives – 4102' in the variation received on 26 November 2015
 - c. utilise external building materials, finishes and colours that are sympathetic to the surrounding environment in accordance with the final Preliminary Documentation (17 June 2015)
 - d. ensure that the side of **Section D** facing the Old Government House and Domain World and National Heritage Place is no wider than 30 metres.
2. Within five (5) days after the **commencement of the action**, the approval holder must advise the **Department** in writing of the actual date of commencement.
3. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
4. On **completion of the action**, the **approval holder** must publish a report on their website addressing compliance with the conditions of this approval. Non-compliance with any of the conditions of this approval must be reported to the **Department** within five (5) business days of the non-compliance occurring.
5. Upon the direction of the **Minister**, the **approval holder** must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.



Approval

Modification to V by Crown development, corner Macquarie and Marsden Streets, Parramatta, New South Wales (EPBC 2014/7331)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted	Crown Landmark Development Pty Ltd
proponent's ACN	ACN 140 255 090
proposed action	To modify the previously approved V by Crown, located at 45-47 Macquarie Street and 134-140 Marsden Street, within the Parramatta CBD, New South Wales [as described in EPBC Act referral 2014/7331 received on 15 September 2014, the variation of proposal to take action received on 28 November 2014 and the variation of proposal to take action received on 26 November 2015].

Approval

controlling provision	decision
World Heritage properties (sections 12 & 15A)	approve
National Heritage places (sections 15B & 15C)	approve


conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2021.

Decision-maker

name and position	Dane Roberts Acting Assistant Secretary Assessments (NSW/ACT) and Fuel Branch
signature	
date of decision	22 January 2016