

# INTERIM OCCUPATION CERTIFICATE

NO. 3620 - 05 - 2014 - IOC

26 May 2014



DESCRIPTION *Mixed Use Development with ancillary carparking*

WHOLE / PART *Part: This Interim Occupation Certificate covers the base building and access driveways into the base building only and excludes the following part of the base building:*

- the tenancy areas on level 2.*

PROPERTY *84D Roberts Road, Mortdale*

This certificate is issued by a Principal Certifying Authority and allows the applicant to occupy or use the building or part of the building as set out in the certificate. Issued under the Part 4A of the Environmental Planning and Assessment Act 1979, Sections 109C (1) (c), 109H & 109I.

## 1. DETAILS OF THE APPLICANT & THE OWNER

MR ☐ MS ☐ MRS ☐ DR ☐ COMPANY ☒ OTHER ☐

APPLICANT *Romanous Developments Pty Ltd*

ADDRESS *19 Clarence Street*

SUBURB *Penshurst* STATE *NSW* POSTCODE *2222*

POSTAL *As Above*

TELEPHONE *02 9580 1234* FAX *02 9580 8285*

MOBILE *0419 580 123* EMAIL *info@romanous.com.au*

NAME OF OWNER (if different from above) *As above*

ADDRESS *-*

SUBURB *-* STATE *-* POSTCODE *-*

DATE APPLICATION RECEIVED *24/01/14*

## 2. DETAILS OF THE LAND/BUILDING

ADDRESS *84D Roberts Ave*

SUBURB *Mortdale* STATE *NSW* POSTCODE *2223*

LOT NO. *21* SECTION

DP/MPS NO. *542051* VOLUME/FOLIO

DEVELOPMENT APPLICATION *08/DA-411* DATE ISSUED *16/12/09*

MODIFICATION APPLICATION NO. *08/DA-411 Rev 02* DATE ISSUED *02/02/12*  
*08/DA-411 Rev 03* *07/12/12*  
*MOD2013/0014(08/DA-411)* *05/06/13*

CONSENT AUTHORITY *Hurstville Council*

BCA CLASSIFICATION *6 and 7a*

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### 3. DECISION OF THE CERTIFYING AUTHORITY

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☒ APPROVED

☐ REFUSED (if refused provide reason/s)

TYPE OF CERTIFICATE ISSUED:

☒ an interim occupation certificate

☐ a final occupation certificate

DATE OF THIS DECISION 26/05/14

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### 4. INFORMATION ATTACHED TO THIS DECISION

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1. Application for an Occupation Certificate by Romanous Developments Pty Ltd, dated 24/01/14.
2. Fire Safety Schedule (as attached to this Certificate)
3. Interim fire safety certificate, issued by Tony Romanous, dated 28/04/14.
4. Site Validation Report (1), Rev 0, issued by Aargus Pty Ltd, dated 21/12/11.
5. Site Validation Report (2), issued by Aargus Pty Ltd, dated January 2011.
6. Interim Fire Engineering Implementation Report, Ver 1, issued by XEL Consulting Pty Ltd, dated 11/03/14.
7. Structural Certificate, issued by John Romanous & Associates Pty Ltd, dated 28/02/14.
8. Statement of Compliance – Lifts 1 & 2, issued by Kone Elevators Pty Ltd.
9. Section J.24 Compliance (Glazing), issued by Masterglass Aust Pty Ltd, dated 17/03/14.
10. Review of Evacuation Procedure, issued by CPM Engineering, dated 07/05/14.
11. Changes in Riparian Embankments – Effects on Flooding Review, issued by CPM Engineering, dated 07/05/14.
12. Subdivider/Developer Compliance Certificate, issued by Sydney Water, dated 07/05/14.
13. Design Statement – Open Deck Car Park Compliance, issued by FLDC Architects, dated 12/12/13.
14. Email regarding bollard installation compliance by Amir Mohina (Ausgrid), dated 13/02/14.
15. Certificate of Installation/Compliance – Waterproofing & Wet Areas, issued by Romanous Construction Pty Ltd, dated 08/01/14.
16. Site Inspection Report – “as-built” vehicular access and car parking arrangements, issued by Varga Traffic Planning Pty Ltd, dated 14/02/14.
17. Certificate of Installation – Insulations to slab soffit, issued by Zyplast Constructions Pty Ltd, dated 13/02/14.
18. Certificate of Installation – Insulation layer to external walls, issued by Zyplast Constructions Pty Ltd, dated 13/02/14.
19. Certificate of Installation – Fire-rated ceilings to MSB Room, issued by Zyplast Constructions Pty Ltd, dated 13/02/14.

20. *Certificate of Installation – Fire-rated ceilings to top of fire stairs and top of lobby roof level, issued by Zyplast Constructions Pty Ltd, dated 12/02/14.*
21. *Certificate of Installation – Fire-rated bulkheads over glazed windows on first and second floor, issued by Zyplast Constructions Pty Ltd, dated 12/02/14.*
22. *Certificate of Compliance/Installation – Fire Protection, issued by Romanous Construction, dated 13/02/13.*
23. *Certificate of Compliance/Installation – Fire alarm trip (front doors), issued by Imperial Security Services Pty Ltd, dated 13/2/14.*
24. *Certificate of Installation – Fire-rated enclosures to conceal hydraulic pipes, issued by Zyplast Constructions Pty Ltd, dated 12/02/14.*
25. *Certificate of Installation – Fire-rated enclosures to fire egresses, issued by Zyplast Constructions Pty Ltd, dated 12/02/14.*
26. *Survey Report, issued by Harrison Friedmann & Associates Pty Ltd, dated 30/10/13.*
27. *Certificate of Installation/Compliance – Stormwater, issued by John Romanous & Associates Pty Ltd, dated 20/01/14.*
28. *Completion Certificate – Landscape works, issued by Three Owls, dated 15/01/14.*
29. *Certificate of Installation/Compliance – Security, issued by Imperial Security Services Pty Ltd, dated 29/01/14.*
30. *Approval for Trade Waste, issued by Sydney Water, dated 08/03/12.*
31. *Instrument setting out terms of Rights, Easements and Restrictions on the Use of Land, Plan DP1191533, completed for the benefit of Hurstville Council and Ausgrid, dated 21/11/13.*
32. *Driveway Inspection, dated 27/11/13.*
33. *Email regarding Condition 110 compliance by Jason Storer (AED), dated 20/01/14.*
34. *Glass Performance Guide, issued by G.James.*
35. *Certificate of Installation/Compliance – Main Switchboard, issued by JLT Electrical Services Pty Ltd, dated 13/02/14.*
36. *Final Fire Safety Certificate, issued by Romteck Grid, dated 05/02/14.*
37. *Certificate of Installation/Compliance – Fire Seals, issued by Perry & Perry Plumbing, dated 05/12/13.*
38. *Email regarding provision of DA Condition 109 and Fire Safety Certificates/Statements by Paul Romanous (Romanous Constructions), dated 11/02/14.*
39. *Business Notification, Notification Reference Number: 1776, issued by NSW Food Authority.*
40. *Ausgrid Plans, Ausgrid Project No. SC01767, Sheet 1 to 4, dated 20/08/13.*
41. *Test Report – Fyrewrap duct insulation systems, issued by CSIRO Materials, Science and Engineering, dated 11/11/11.*
42. *Lift Operation and Maintenance Manual (Lift 1 & 2) – Kone Ecosystem Monospace, issued by Kone Elevators Pty Ltd.*
43. *Lift Operation and Maintenance Manual (Autowalk 1 & 2) – Kone Ecosystem Monospace, issued by Kone Elevators Pty Ltd.*
44. *Lift Operation and Maintenance Manual (Autowalk 3 & 4) – Kone Ecosystem Monospace, issued by Kone Elevators Pty Ltd.*
45. *Asbestos Management Plan, Document No ES5823.4, Rev 3, issued by Aargus Pty Ltd, dated 02/05/14.*

46. *Certificate of Compliance for External Façade Glazing, issued by AGP Pty Ltd, dated 24/02/14.*
47. *Final Fire Safety Certificate, issued by Grosvenor Fire Pty Ltd, dated 11/02/14.*
48. *External Glazing Certification, issued by Masterglass Aust Pty Ltd, dated 24/02/14.*
49. *Certificate of Compliance – Condition 114, issued by J.T. Romanous Solicitor, dated 27/02/14.*
50. *Certificate of Compliance – Roller Shutter Force Test, issued by Romanous Construction Pty Ltd, dated 24/02/14.*
51. *Statement of Compliance – Roller Shutter Opening Times, issued by Woolworths, dated 24/02/14.*
52. *Certificate of Installation/Compliance – Street, External, Artificial & Emergency Lighting and Exit Signs, issued by City Central Electronics, dated 25/02/14.*
53. *Certificate of Installation/Compliance – Warning and Operational Signs, issued by Romanous Construction Pty Ltd, dated 25/02/14.*
54. *Certificate of Installation/Compliance – Colours, Finishes & Materials, Car Park Spaces, No Gates at site entrance and no fixed ladder or platforms, issued by Romanous Construction Pty Ltd, dated 25/02/14.*
55. *Certificate of Installation/Compliance – Masonry, issued by Romanous Construction Pty Ltd, dated 25/02/14.*
56. *Certificate of Installation/Compliance – Ceiling, Wall and Floor Linings, Fire Rated Enclosures and Mechanical Ducting (Level 1), issued by Romanous Construction Pty Ltd, dated 25/02/14.*
57. *Email regarding Conditions 97 & 113 compliance by Paul Romanous (Romanous Construction), dated 28/02/14.*
58. *Certificate of Installation/Compliance – Section J8.3, issued by JLT Electrical Services Pty Ltd, dated 05/03/14.*
59. *Plumbing Compliance Certificate Hot Water Section J, issued by Perry & Perry Pty Ltd, dated 13/02/14.*
60. *Certificate of Installation/Compliance – Artificial Lighting, issued by JLT Electrical Services Pty Ltd, dated 21/02/14.*
61. *Installation/Completion Certification – CO Monitor for Carpark Exhaust System, issued by T&T Air Conditioning Pty Ltd, dated 21/03/14.*
62. *Certificate of Installation/Compliance – External Window and Door Seals, issued by Romanous Construction Pty Ltd, dated 05/03/14.*
63. *Essential Glazing Certification – External Glazed Assemblies, Internal Glazed Assemblies and Automatic Fail Safe Devices, issued by Masterglass Aust Pty Ltd, dated 04/12/13.*
64. *Certificate of Installation/Compliance – Flat Concrete Roof Insulation, issued by Romanous Construction Pty Ltd, dated 05/03/14.*
65. *Certificate of Installation/Compliance – Fire Seals Protecting Openings, issued by JLT Electrical Services Pty Ltd, dated 21/03/14.*
66. *Email regarding Non-Applicable Fire Safety Certificates by Paul Romanous (Romanous Construction), dated 21/03/14.*
67. *Certificate of Compliance/Installation – Hydraulics, issued by H4DA Pty Ltd, dated 12/03/14.*
68. *Fire Door Certificate, Certificate No 620, issued by Hume Doors & Timber (Aust) Pty Ltd, dated 14/03/14.*
69. *Hydraulic Services and Fire Service Certificate, issued by Perry & Perry Pty Ltd, dated 14/03/14.*
70. *Final Fire Safety Certificate, issued by Grosvenor Fire Pty Ltd, dated 11/02/14.*

71. Title Search, provided through Rudov & Associates Pty Ltd.
72. Email regarding driveway works by Nishat Siddique (Hurstville Council), dated 27/03/14.
73. Certificate of Compliance/Installation – Fire Hydrant and Fire Hose Reel Services, issued by H4DA Pty Ltd, dated 03/04/14.
74. Certificate of Installation/Compliance – Fire Curtain, issued by Romanous Construction Pty Ltd, dated 10/04/14.
75. Mechanical Design Certification, issued by Faircloth & Reynolds, dated 21/03/14.
76. As Built Survey, issued by Harrison Friedmann & Associates Pty Ltd, dated 27/02/14.
77. Certificate of Design/Installation – Post Tensioning, issued by B Stress PT Pty Ltd, dated January 2014.
78. Certificate of Installation/Compliance – Fire rated enclosures of fire isolated exits and passageways, issued by Romanous Construction Pty Ltd, dated 11/04/14.
79. Air Conditioning & Ventilation Installation Certificate, issued by T&T Air Conditioning Pty Ltd, dated 03/04/14.
80. Access/Compliance/OC Report – Access/Security/Accessibility Separation, issued by PSE Access Consulting, dated 06/04/14.
81. Certificate of Installation/Compliance – Mail Boxes, issued by Romanous Construction Pty Ltd, dated 05/04/14.
82. Certificate of Installation/Compliance – Smoke Doors, issued by Romanous Construction Pty Ltd, dated 10/04/14.
83. Mechanical Design Certification, issued by Faircloth & Reynolds, dated 30/04/14.
84. Certificate of Compliance Rev2 – Smoke Control, Certificate No C0795, issued by Smoke Control, dated 09/04/14.
85. Detection Commission Report, dated 28/03/14.
86. Section J.24 Compliance (Glazing), issued by Masterglass Aust Pty Ltd, dated 07/04/14.
87. Section J – Completion Certificate, issued by Building & Energy Consultants Australia Pty Ltd, dated 23/04/14.
88. Essential Glazing Certification – Glass Balustrades, issued by Masterglass Aust Pty Ltd, dated 26/01/14.
89. Certificate of Compliance – Balustrades, issued by Aluminium Group Pty Ltd, dated 14/04/14.
90. Service Report, completed by Grosvenor Fire Pty Ltd, dated 28/03/14.
91. Emergency Procedure Manual, Ver 1.0, issued by Emergency Management Services, dated April 2014.
92. Letter regarding outstanding occupation certificate items by Sally Webber (Cordato Partners), dated 21/05/14.
93. Email regarding FRNSW 152 inspection report compliance by Jason Storer (AED), dated 26/05/14.
94. Final Fire Safety Report, issued by Fire & Rescue NSW, dated 11/02/14.
95. Emergency Procedure Manual – Flooding, issued by Emergency Management Services.
96. Asbestos Clearance Certificate, issued by Aargus Pty Ltd, dated 19/05/14.
97. Site Occupation Suitability Letter, issued by Aargus Pty Ltd, dated 19/05/14.
98. Site Inspection Letter – Remedial Works, issued by Aargus Pty Ltd, dated 21/05/14.
99. Record of Inspection – Interim by Jason Storer (AED), dated 19/03/14.
100. Record of inspection – stormwater by Jason Storer (AED), dated 22/11/13.

101. Missed inspection report by Jason Storer (AED), footings.

102. Geotextile Plans issued by John Romanous & Associates Pty Ltd

Drawing No 6000-R01, Rev A, dated 16/05/14 – Riparian Zone Notes

Drawing No 6000-R02, Rev A, dated 16/05/14 – Riparian Zone Layout & Details – Sheet 1

Drawing No 6000-R03, Rev A, dated 16/05/14 – Riparian Zone Layout & Details – Sheet 2

Drawing No 6000-R04, Rev A, dated 16/05/14 – Riparian Zone Layout & Details – Sheet 3

## 5. CERTIFICATION

I, Jason Storer for AED,

Certify that:

- ☒ I have been appointed as the Principal Certifying Authority for the development
- ☒ The health and safety of the occupants of the building have been taken into consideration
- ☒ A current development consent is in force for the building
- ☒ Current Construction Certificates have been issued with respect to the plans and specifications for the building (3620-01-2012-CC, 3620-02-2013-CC, 3620-03-2013-CC & 3620-04-2014-CC)
- ☒ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia as a Class 6 and 7a building
- ☒ An Interim fire safety certificate has been issued for the building
- ☒ Report from NSW Fire Commissioner considered

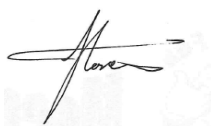
INTERIM OCCUPATION CERTIFICATE NO.

3620-05-2014-IOC

DATE 26/05/14

## 8. SIGNATURE

For this certificate to be valid, it must be signed by the Principal Certifying Authority.



SIGNATURE

NAME Jason Storer for AED

ADDRESS Suite 3.04, 55 Miller Street

SUBURB Pyrmont

STATE NSW

POSTCODE 2009

TELEPHONE (02) 9571 8433

FAX (02) 9571 8466

MOBILE 0430 165 515

EMAIL [jason@aedconsulting.com.au](mailto:jason@aedconsulting.com.au)

ACCREDITATION BODY OF THE CERTIFIER Dept. of Planning – Building Professionals Board (BPB)

ACCREDITATION NO. OF THE CERTIFIER BPB0394

## FIRE SAFETY SCHEDULE

PROPERTY: 84D Roberts Road, Mortdale

ADDRESS: 84D Roberts Road, Mortdale

PERFORMANCE BASED ALTERNATIVE SOLUTION: YES ☒ NO ☐

RELEVANT BCA VOLUME: BCA 2011

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)	Installed
<b>General - Fire Resistance</b>			
Fire-rated (or non-combustible) Access Panels, Doors to Fire-resisting Shafts	BCA C3.13	To AS1851.1	<input checked="" type="checkbox"/>
Fire Seals protecting openings in Fire-resisting components of the building (including Fire Collars & Fire-stopping/Mastic)	BCA Clause C3.15, BCA Specification C3.15, AS1530.4-2005	Annual inspection	<input checked="" type="checkbox"/>
Fire-rated Lift Landing Doors	BCA Part Clause C3.10, AS 1735.11-1986	To AS1851-2005	<input checked="" type="checkbox"/>
Fire-rated Doors	BCA clause C3.4, C3.5, C3.8, AS 1905.1-2005 and the XEL Fire report 2012-027-FER Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Fire Dampers	BCA Clause C3.15, AS/NZS 1668.1-1998 and AS1682 Part 1 and 2 1990	To AS1851.1	<input checked="" type="checkbox"/>
<b>General - Egress</b>			
Exit Doors & Paths of Travel to Exits	BCA Clause 186 EP&A Regulation 2000, BCA Section D	Monthly inspections to confirm exit doors are accessible, intact, operational & fitted with conforming hardware	<input checked="" type="checkbox"/>
Automatic Fail-safe Devices	BCA Clause D2.19, D2.21	To AS1851-2005	<input checked="" type="checkbox"/>
Warning & Operational Signs	BCA Clause D2.23, BCA clause E3.3 and Clause 183 of EP&A Regulation 2000 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14		<input checked="" type="checkbox"/>
<b>General - Services &amp; Equipment</b>			
Fire Extinguishers (Portable)	BCA Clause E1.6, AS2444-2001	To AS1851-2005	<input checked="" type="checkbox"/>
Fire Control Centre	BCA Clause E1.8	Annual inspection	<input checked="" type="checkbox"/>
<b>Electrical Services</b>			
Smoke detection system	BCA Spec E2.2b, AS 1668.1 – 1998 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	Annual inspection	<input checked="" type="checkbox"/>
Building Occupant warning system	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Fire alarm monitoring system	AS 1670.3 – 2004 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS 2293.2	<input checked="" type="checkbox"/>
Emergency Lighting	BCA Part E4, AS 2293.1-2005 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS 2293.2	<input checked="" type="checkbox"/>
Exit Signs	BCA Part E4, AS 2293.1-2005	To AS 2293.2	<input checked="" type="checkbox"/>

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)	Installed
<b>Hydraulic Services</b>			
Fire Hydrants & Mains	BCA Clause E1.3, AS 2419.1-2005 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Automatic Fire Suppression Systems (Sprinklers)	AS 2118.1-1999 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Fire Hose Reel Systems	BCA Clause E1.4, AS 2441-2005 and the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
<b>Fire engineering</b>			
Drencher protected glazing	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Smoke curtain	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Vertical fire separation of the various classes	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Travelator and stair materials compliant with fire hazard properties	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Signage to the travelator and stair	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
No combustibles within the travelator and stair	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Roller shutters to Woolworth and liquor tenancies to stay open during trading hours	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Roller shutter to liquor store openable without a key from inside and with a force not more than 110N	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Smoke exhaust system	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Emergency evacuation plan	AS3745:2010 as per the XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	To AS1851-2005	<input checked="" type="checkbox"/>
Ceiling of fire stairs at roof level fire rated in one direction only	BCA Alternative Solution Report, Report No. P213_204-2 NM, issued by Design Confidence (Sydney) Pty Ltd, dated 3/2/14.	Annual	<input checked="" type="checkbox"/>
Unprotected openings adjacent to the east boundary <ul style="list-style-type: none"> <li>A 1m wide walkway line marked alongside the openings in the east elevation of the open deck car parks on the First and Second floors.</li> <li>Signs provided along the eastern upturn walls of the car park on the First and Second floors, in a colour of strong contrast to the background stating</li> </ul>	XEL Fire report 2012-027-FER/ Rev 06a, dated 8.1.14	Annual	<input checked="" type="checkbox"/>

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)	Installed
'NO COMBUSTIBLE ITEMS WITHIN 1m OF THIS WALL' as illustrated in Appendix B.			
Caution low head height signage – base building garbage room	Design Confidence Report P213-204-1, dated 10.10.13	Annual	<input checked="" type="checkbox"/>
Barrier minimum 1-m from front of base building garbage room	Design Confidence Report P213-204-1, dated 10.10.13	Annual	<input checked="" type="checkbox"/>
Bins stored in base building garbage room to be 1.45m deep and 1.45m high, with capacity of 3m2	Design Confidence Report P213-204-1, dated 10.10.13	Annual	<input checked="" type="checkbox"/>