



PLANNING CERTIFICATE UNDER SECTION 10.7 (2)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AS AMENDED.

Certificate Number: **106254**
Reference: 13934:167293
Issue Date: 10 June 2020
Receipt No: 6310660
Fee Paid: \$ 53.00

ADDRESS: Building A 1409/11 Solent Circuit, NORWEST NSW 2153
DESCRIPTION: Lot 80 SP 99882

The land is zoned:
Zone B2 Local Centre
Zone SP2 Infrastructure

The following prescribed matters apply to the land to which this certificate relates:

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act, the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Regulation 2000.

PLEASE NOTE: THIS CERTIFICATE IS AUTOMATICALLY GENERATED. IT MAY CONTAIN EXCESSIVE SPACES AND/OR BLANK PAGES.

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING MATTERS
PRESCRIBED UNDER SECTION 10.7 (2) OF THE ABOVE ACT.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

(A) **Local Environmental Plans**

The Hills Local Environmental Plan 2019, as amended, applies to all land in the Shire unless otherwise stated in this certificate.

State Environmental Planning Policies

SEPP No.19 - Bushland In Urban Areas
 SEPP No.21 - Caravan Parks
 SEPP No.33 - Hazardous And Offensive Development
 SEPP No.50 - Canal Estate Development
 SEPP No.55 - Remediation Of Land
 SEPP No.64 - Advertising And Signage
 SEPP No.65 - Design Quality Of Residential Apartment Development
 SEPP No.70 - Affordable Housing (Revised Schemes)
 SEPP (Building Sustainability Index: Basix) 2004
 SEPP (State Significant Precincts) 2005
 SEPP (Mining, Petroleum Production And Extractive Industries) 2007
 SEPP (Miscellaneous Consent Provisions) 2007
 SEPP (Infrastructure) 2007
 SEPP (Exempt and Complying Development Codes) 2008
 SEPP (Affordable Rental Housing) 2009
 SEPP (State and Regional Development) 2011

SEPP (Vegetation in Non-Rural Areas) 2017
 SEPP (Educational Establishments and Child Care Facilities) 2017
 SEPP (Primary Production and Rural Development) 2019

Sydney Regional Environmental Plan No. 9 Extractive Industry (No.2 - 1995)
 Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River
 (No.2 – 1997)

The following SEPP's may apply to the land. Please refer to '**Land to which Policy applies**' for each individual SEPP.

SEPP (Housing For Seniors Or People With A Disability) 2004

(2) The name of each **proposed environmental planning instrument** that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

(A) **Proposed Local Environmental Plans**

Proposed The Hills Local Environmental Plan 2019 (Amendment No.) applies to this land.

Refer Attachment 1(2)(A)

(B) **Proposed State Environmental Planning Policies**

Draft State Environmental Planning Policy (Environment)
Draft Remediation of Land State Environmental Planning Policy
Draft State Environmental Planning Policy (Short-term Rental Accommodation) 2019
Draft Activation Precincts State Environmental Policy

- (3) The name of each development control plan that applies to the carrying out of development on the land.

The Hills Development Control Plan 2012

Note: the land is within The Hills Development Control Plan 2012 Part B map sheet. Refer Council's website www.thehills.nsw.gov.au to view the map sheet.

- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP).

- (A) The Hills Local Environmental Plan 2019 applies to the land unless otherwise stated in this certificate and identifies the land to be:

Zone B2 Local Centre
Zone SP2 Infrastructure

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions

regarding Exempt Development

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

The Hills Local Environmental Plan 2019?

NO

Any other Planning Proposal?

NO

- (F) Whether the land includes or comprises critical habitat?

The Hills Local Environmental Plan 2019?

NO

Any other Planning Proposal?

NO

- (G) Whether the land is in a conservation area (however described)?

The Hills Local Environmental Plan 2019?

NO

Any Other Planning Proposal?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

The Hills Local Environmental Plan 2019?

NO

Any other Planning Proposal?

NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)*, or
 - (b) a Precinct Plan (within the meaning of the 2006 SEPP), or
 - (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the ACT.
- (A) State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan) does not apply.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) applies to the land unless otherwise stated in this certificate and identifies the land to be:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan) does not apply.

Note: This precinct plan applies to land within the Box Hill Precinct or Box Hill Industrial Precinct.

- (B) The purposes for which the instrument provides that development may be carried out within the zone without development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Exempt Development.

- (C) The purposes for which the instrument provides that development may not be carried out within the zone except with development consent:

Refer Attachment 2(B)

Also refer to the applicable instrument for provisions regarding Complying Development

- (D) The purposes for which the instrument provides that development is prohibited in the zone:

Refer Attachment 2(B)

- (E) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

Any amendments to Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (F) Whether the land includes or comprises critical habitat?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (G) Whether the land is in a conservation area (however described)?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

- (H) Whether an item of environmental heritage (however described) is situated on the land?

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct Plan)?

NO

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 11 The Hills Growth Centre Precincts Plan)?

NO

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code, Rural Housing Code and Greenfield Housing Code

Complying development under the Housing Code, Rural Housing Code and Greenfield Housing Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

Housing Alterations Code and General Development Code

Complying Development under the Housing Alterations Code and General Development Code **may be** carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on the land **unless** the development is carried out on any part of the lot that is not affected by the following specific land exemption/s:

The land is reserved for a public purpose in the environmental planning instrument. Refer to the Land Zoning Map of the applicable instrument.

Commercial and Industrial Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes

Complying Development under the Commercial and Industrial Alterations, Container Recycling Facilities, Subdivision, Demolition and Fire Safety Codes **may be** carried out on the land.

Note: Where reference is made to an applicable map, this information can be sourced from the following websites:

The Hills Local Environmental Plan 2019 - www.thehills.nsw.gov.au
State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Appendix 2 North Kellyville Precinct) or (Appendix 11 The Hills Growth Centre Precincts Plan) – <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area>

4, 4A (Repealed)

4B. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

NO

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the Coal Mine Subsidence Compensation Act 2017?

NO

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under -

- (A) Division 2 of Part 3 of the Roads Act 1993; or

NO

- (B) any environmental planning instrument; or

NO

(C) any resolution of council?

a) The Hills Development Control Plan 2012?

NO

b) Any other resolution of council?

NO

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by council, or

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

a) By The Hills Local Environmental Plan 2019 zoning?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

b) By The Hills Local Environmental Plan 2019 local provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

c) By The Hills Development Control Plan 2012 provision?

NO

No resolution has been adopted but attention is directed to the fact that there are areas within the Shire liable to landslip.

(ii) Bushfire

YES

Please note this is a statement of policy only and NOT a statement on whether or not the property is affected by bushfire. That question is answered in Section 11 of this certificate.

The NSW Rural Fire Service Guidelines entitled 'Planning for Bushfire Protection 2018'. Development subject to bushfire risk will be required to address the requirements in these guidelines and can be downloaded off the RFS web site www.rfs.nsw.gov.au

The Development Control Plan may also contain provisions for development on Bushfire Prone Land and Bushfire Hazard Management. Refer Part 1(3) of this certificate for the applicable Development Control Plan.

(iii) Tidal inundation

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by tidal inundation.

(iv) Subsidence

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by subsidence.

(v) Acid sulphate soils

NO

(vi) Land contamination

NO

Please note this is a statement of Council policy only and NOT a statement on whether or not the property is affected by contamination or potential contamination.

(vii) Any other risk

NO

7A. Flood related development controls information

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls?

NO

Please note this is a statement of flood related development controls and is NOT a statement on whether or not the property is subject to flooding.

- (3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The Hills Local Environmental Plan 2019?

NO

Any other Planning Proposal?

NO

State Environmental Planning Policy?

NO

Proposed State Environmental Planning Policy?

NO

9. Contributions plans

The name of each contributions plan applying to the land:

THE HILLS SECTION 7.12

9A. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016?

NO

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage)?

NO

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section)?

NO

11. Bush fire prone land

Has the land been identified as bush fire prone land?

NO

12. Property vegetation plans

Has the council been notified that a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies to this land?

NO

13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on this land (but only if the council has been notified of the order)?

NO

14. Directions under Part 3A

Whether there is a direction by the Minister in force under section 75P (2)(c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

NO

15. Site compatibility certificates and conditions for seniors housing

(a) Whether there is a current site compatibility certificate (seniors housing) of which council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land?

NO

(b) Whether there are any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land?

NO

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land?

NO

17. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

NO

(2) Whether there are any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land?

NO

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

NO DEVELOPMENT PLAN APPLIES

(2) The date of any subdivision order that applies to the land.

NO SUBDIVISION ORDER APPLIES

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site verification certificates

Whether there is a current site verification certificate, of which the council is aware, in respect of the land?

NO

Note. A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land - see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

20. Loose-fill asbestos insulation

Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that is listed on the Loose-Fill Asbestos Insulation Register that is required to be maintained under that Division?

Council has **not** been notified by NSW Fair Trading that the land includes any residential premises that are listed on the register. Refer to the NSW Fair Trading website at www.fairtrading.nsw.gov.au to confirm that the land is not listed on this register.

Note: There is potential for loose-fill asbestos insulation in residential premises that are not listed on the Register. Contact NSW Fair Trading for further information.

21. Affected building notices and building product rectification orders

(1) Whether there is any affected building notice of which the council is aware that is in force in respect of the land?

NO

(2) (a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

NO

(b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

NO

(3) In this clause:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

NO

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,

NO

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,

NO

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of the Act – if it is subject to such an order at the date when the certificate is issued,

NO

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

NO

THE HILLS SHIRE COUNCIL

MICHAEL EDGAR
GENERAL MANAGER

Per: 

PLEASE NOTE: COUNCIL RETAINS THE ELECTRONIC ORIGINAL OF THIS CERTIFICATE. WHERE THIS CERTIFICATE REFERS TO INFORMATION DISPLAYED ON COUNCIL'S WEBSITE OR TO ANY EXTERNAL WEBSITE, IT REFERS TO INFORMATION DISPLAYED ON THE WEBSITE ON THE DATE THIS CERTIFICATE IS ISSUED.

ATTACHMENT 1(2)(A)**PLANNING PROPOSALS TO INTRODUCE EXEMPT DEVELOPMENT CRITERIA FOR ADVERTISING ON COUNCIL OWNED INFRASTRUCTURE (1/2020/PLP & 2/2020/PLP)**

On 13 August 2019, Council resolved to initiate two planning proposals to amend The Hills Local Environmental Plan 2019 (1/2020/PLP) and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it relates to the North Kellyville and Box Hill Release Areas (2/2020/PLP) to include exempt development criteria for advertising undertaken by or on behalf of Council on bus shelters, seats, street signs and bridges.

The proposed amendments seek to establish a clear administrative pathway for the provision of advertising on 'road related infrastructure' by Council and clarify the permissibility and approval pathway for this form of advertising through Council's LEP and the Growth Centres SEPP.

The proposed exempt development criteria would control the location, scale and design of small scale advertising on structures such as bus shelters, seats and street signs to ensure they are of minimal environmental impact. It would also require signage on bridges to comply with the provisions of the State Government's Transport Corridor Outdoor Advertising Signage Guidelines.

Gateway Determinations have been issued by the Department of Planning, Industry and Environment for both planning proposals. Delegation for making of the amendments has been issued to Council under the Gateway Determinations.

For further information please contact Council's Duty Planner on 9843 0469.

The above details are in keeping with the exhibited planning proposal. Please note that changes to the planning proposal may be made post exhibition. The current status and details of the planning proposal can be viewed on Council's website www.thehills.nsw.gov.au under the 'Building' menu bar, then 'Application Tracking'.

ATTACHMENT 2(B)**Zone B2 Local Centre****1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home-based child care; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2019 which defines words and expressions for the purpose of the plan.

NOTE: Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

ATTACHMENT 2(B)**Zone SP2 Infrastructure****1 Objectives of zone**

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

NOTE: This land use table should be read in conjunction with the Dictionary at the end of The Hills LEP 2019 which defines words and expressions for the purpose of the plan.

NOTE: Activities permitted without development consent are still subject to other provisions in Environmental Planning Instruments and/or Acts.

2.5 Additional permitted uses for particular land

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

Schedule 1 Additional permitted uses

(Clause 2.5)

1 Use of certain land at Rouse Hill Regional Centre, Rouse Hill

- (1) This clause applies to land at Rouse Hill Regional Centre, Rouse Hill, shown as "Item 2" on the Additional Permitted Uses Map.
- (2) Development for a purpose shown in Column 2 of the Table to this item is permitted with development consent in a zone shown opposite in Column 1, subject to any condition shown opposite in Column 3.

Column 1	Column 2	Column 3
Zone R3 Medium Density Residential	Residential flat buildings Shop top housing Business premises	In conjunction with shop top housing
Zone R4 High Density Residential	Business premises	In conjunction with shop top housing
Zone B4 Mixed Use	Attached dwellings Multi dwelling housing	

2 Use of certain land at Samantha Riley Drive, Kellyville

- (1) This clause applies to certain land at Kellyville, being:
 - (a) 301 Samantha Riley Drive, comprising Lots 101 and 103, DP 1122070, and
 - (b) part of drainage reserves fronting Samantha Riley Drive, comprising part of Lot 1, DP 1067762 and part of Lot 1, DP 1028391, shown as "Item 3" on the Additional Permitted Uses Map.
- (2) Development for the purposes of shops is permitted with development consent.

- (3) Development consent under subclause (2) may only be granted if the retail floor space on the site is no more than 1,900m².

3 Use of certain land at Wilkins Avenue and Windsor Road, Beaumont Hills

- (1) This clause applies to certain land at Beaumont Hills, being:
 - (a) part of 1-3 Wilkins Avenue, comprising part of Lot 101, DP 1124350, and
 - (b) RMB 104 Windsor Road, comprising Lot 7, DP 13822, and
 - (c) RMB 104A Windsor Road, comprising Lot 80, DP 1014622, and
 - (d) RMB 105 Windsor Road, comprising Lot 104, DP 1124350,shown as "Item 4" on the Additional Permitted Uses Map.
- (2) Development for the purposes of a garden centre and landscaping material supplies is permitted with development consent.

4 Use of certain land at Excelsior Avenue, Castle Hill

- (1) This clause applies to and at 160-162 Excelsior Avenue, Castle Hill, being Lots 1 and 2, DP 562533, shown as "Item 5" on the Additional Permitted Uses Map.
- (2) Development for the purposes of a child care centre is permitted with development consent.

5 Use of certain land at Solent Circuit, Baulkham Hills

- (1) This clause applies to that part of land at 11-13 Solent Circuit, Baulkham Hills, comprising Lot 5074, DP 1003042, that is zoned SP2 Infrastructure, shown as "Item 6" on the Additional Permitted Uses Map.
- (2) Development for the purposes of building identification signs, business identification signs, commercial premises or residential flat buildings is permitted with consent.

6 Use of certain land within Bella Vista Station Precinct in Zone B7

- (1) This clause applies to certain land within the Bella Vista Station Precinct that is in Zone B7 Business Park, shown as "Item 7" on the Additional Permitted Uses Map.
- (2) Development for the purposes of a market is permitted with development consent.
- (3) Development for the purpose of a shop with a gross floor area not exceeding 2,500m² is permitted with development consent.

- (1) This clause applies to land at 74 O'Briens Road, Cattai, being Lot 28, DP 270416, shown as "Item 8" on the Additional Permitted Uses Map.
- (2) Development for the purpose of dwelling houses is permitted with development consent.
- (3) Development consent under this clause may only be granted if the consent authority is satisfied that:
 - (a) the development will not result in the erection of more than 300 dwelling houses on the land to which this clause applies, and
 - (b) no dwelling house will be erected on a lot with a lot size of less than 450 square metres.
- (4) Development consent must not be granted for development under this clause unless a development control plan that provides for the phasing of development has been prepared for the land.

8 Use of certain land at Commercial Road, Rouse Hill

- (1) This clause applies to certain land at Commercial Road, Rouse Hill, being part of Lot 5, DP 30916, that is in Zone R1 General Residential, shown as "Item 9" on the Additional Permitted Uses Map.
- (2) Development for the purposes of shops is permitted with development consent.
- (3) Development consent under subclause (2) may only be granted if the retail floor space on the site is no more than 1,700m².

9 Use of certain land at 6 McCausland Place, Kellyville

- (1) This clause applies to land at 6 McCausland Place, Kellyville, being Lot 1001, DP 1172742, shown as "Item 10" on the Additional Permitted Uses Map.
- (2) Development for the purposes of a residential flat building is permitted with development consent.
- (3) Development consent under subclause (2) may only be granted if the number of dwellings contained, or proposed to be contained, in the residential flat building does not exceed 20.

10 Use of certain land at 26-30 Norbrik Drive, Bella Vista

- (1) This clause applies to land at 26-30 Norbrik Drive, Bella Vista, being Lot 1, DP 1217654, shown as "Item 11" on the Additional Permitted Uses Map.
- (2) Development for the purposes of seniors housing is permitted with development consent.

11 Use of certain land at 40 Solent Circuit, Norwest

- (1) This clause applies to land at 40 Solent Circuit, Norwest, being Lot 2105 DP 1201899, shown as "Item 13" on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent:
 - (a) restaurants or cafes, but only if the total maximum gross floor area of all restaurants and cafes on the land does not exceed 200m²,
 - (b) business premises or shops, but only if the total maximum gross floor area of all business premises and shops on the land does not exceed 200m².

12 Use of certain land at 522 Windsor Road, Baulkham Hills

- (1) This clause applies to land at 522 Windsor Road, Baulkham Hills, being Lot 533, DP 773889 and Lot 22, DP 1075051, shown as "Item 14" on the Additional Permitted Uses Map.
- (2) Development for the purposes of seniors housing and associated restaurants or cafes, shops or business premises is permitted with development consent.
- (3) Development consent under this clause may only be granted if:
 - (a) the number of beds contained in a residential care facility that is part of the development does not exceed 120, and
 - (b) the number of self-contained dwellings contained in the development does not exceed 70, and
 - (c) the gross floor area of any restaurant or cafe, shop or business premises contained in the development is no more than 100m², with a maximum combined gross floor area of no more than 300m².

13 Use of certain land at Fullers Road and Old Northern Road, Glenhaven

- (1) This clause applies to certain land at Glenhaven, being:
 - (a) 2 and 2a Fullers Road, being Lots 1 and 2, SP 46522, and
 - (b) 434 Old Northern Road, being Lot 1, DP 369807,shown as "Item 15" on the Additional Permitted Uses Map.
- (2) Development for the purposes of seniors housing is permitted with development consent if the seniors housing comprises no more than 9 self-contained dwellings.

14 Use of certain land within Bella Vista Station Precinct and Kellyville Station Precinct in Zone SP2

- (1) This clause applies to certain land within the Bella Vista Station Precinct and the Kellyville Station Precinct that is in Zone SP2 Infrastructure, shown as "Item 20" on the Additional Permitted Uses Map.
- (2) Development for the purposes of an environmental facility or a recreation area is permitted with development consent.

15 Use of certain land within Bella Vista Station Precinct and Kellyville Station Precinct in Zones R1 and R4

- (1) This clause applies to certain land within the Bella Vista Station Precinct and the Kellyville Station Precinct that is in Zone R1 General Residential and Zone R4 High Density Residential, shown as "Item 21" on the Additional Permitted Uses Map.
- (2) Development for the purposes of an exhibition village or recreation facility (outdoor) is permitted with development consent.

16 Use of certain land at 328-334 Annangrove Road, Rouse Hill

- (1) This clause applies to land at 328-334 Annangrove Road, Rouse Hill, being Lot 34, DP 834050 and Lots 12 and 13, DP 833069, shown as "Item 22" on the Additional Permitted Uses Map.
- (2) Development for the purposes of specialised retail premises is permitted with development consent.

FINAL OCCUPATION CERTIFICATE

NO. 7769-01-2020-FOC

1 June 2020



Issued under Part 6, Division 6.2 of the Environmental Planning and Assessment Act 1979

APPLICANT DETAILS

APPLICANT *Darren Beasley – Prime Esplanade Land Pty Ltd*

ADDRESS *30.02-420 George Street, Sydney NSW 2000*

MOBILE *0448 981 457*

EMAIL *Darren.beasley@aoyuangroup.com*

OWNER DETAILS

NAME OF OWNER *As above*

DATE APPLICATION RECEIVED *13/05/2020*

RELEVANT CONSENTS

DEVELOPMENT APPLICATION	<i>1395/2016/JP</i>	DATE ISSUED	<i>20/10/2016</i>
MODIFICATION APPLICATION NO.	<i>1395/2016/JP/A</i>	DATE ISSUED	<i>08/05/2018</i>
MODIFICATION APPLICATION NO.	<i>1395/2016/JP/B</i>	DATE ISSUED	<i>29/11/2019</i>
MODIFICATION APPLICATION NO.	<i>1395/2016/JP/C</i>	DATE ISSUED	<i>12/12/2019</i>
MODIFICATION APPLICATION NO.	<i>1395/2016/JP/D</i>	DATE ISSUED	<i>12/03/2020</i>

CONSENT AUTHORITY *AED* LOCAL GOVERNMENT AREA *The Hills Shire Council*

CONSTRUCTION CERTIFICATE NO.	<i>7769-01-2018-CC</i>	DATE ISSUED	<i>13/06/2018</i>
CONSTRUCTION CERTIFICATE NO.	<i>7769-02-2018-CC</i>	DATE ISSUED	<i>24/08/2018</i>
CONSTRUCTION CERTIFICATE NO.	<i>7769-03-2019-CC</i>	DATE ISSUED	<i>8/01/2019</i>
CONSTRUCTION CERTIFICATE NO.	<i>7769-04-2020-CC-A</i>	DATE ISSUED	<i>12/02/2020</i>
CONSTRUCTION CERTIFICATE NO.	<i>7769-05-2020-CC-A</i>	DATE ISSUED	<i>1/06/2020</i>

PROPOSAL

ADDRESS *11-13 Solent Circuit, Norwest NSW 2153*

LOT NO. *5074* DP NO. *1003042*

BUILDING CLASSIFICATION *2, 5, 6, 7a, 9b & 10a*

DESCRIPTION *Demolition of existing structures and the construction of two mixed use buildings*

EXCLUSIONS *Work associated with Building Information Certificate, Certificate No. 108/2020/AEU, dated 22.01.20*

ALTERNATIVE SOLUTION REPORT/S

TITLE	DATE	REFERENCE & REVISION	REPORT PREPARED BY	ACCREDITATION NO
Fire Engineering Report	<i>28/04/20</i>	<i>18223-R01 Issue 7</i>	<i>Innova Services</i>	<i>BPB0801</i>

ATTACHMENTS *Schedule 1*



PRINCIPAL CERTIFIER

CERTIFYING AUTHORITY. *Trenton Jones*

ACCREDITATION DETAILS. *Building Professionals Board
BPB0203
A1 Unrestricted*

DETERMINATION

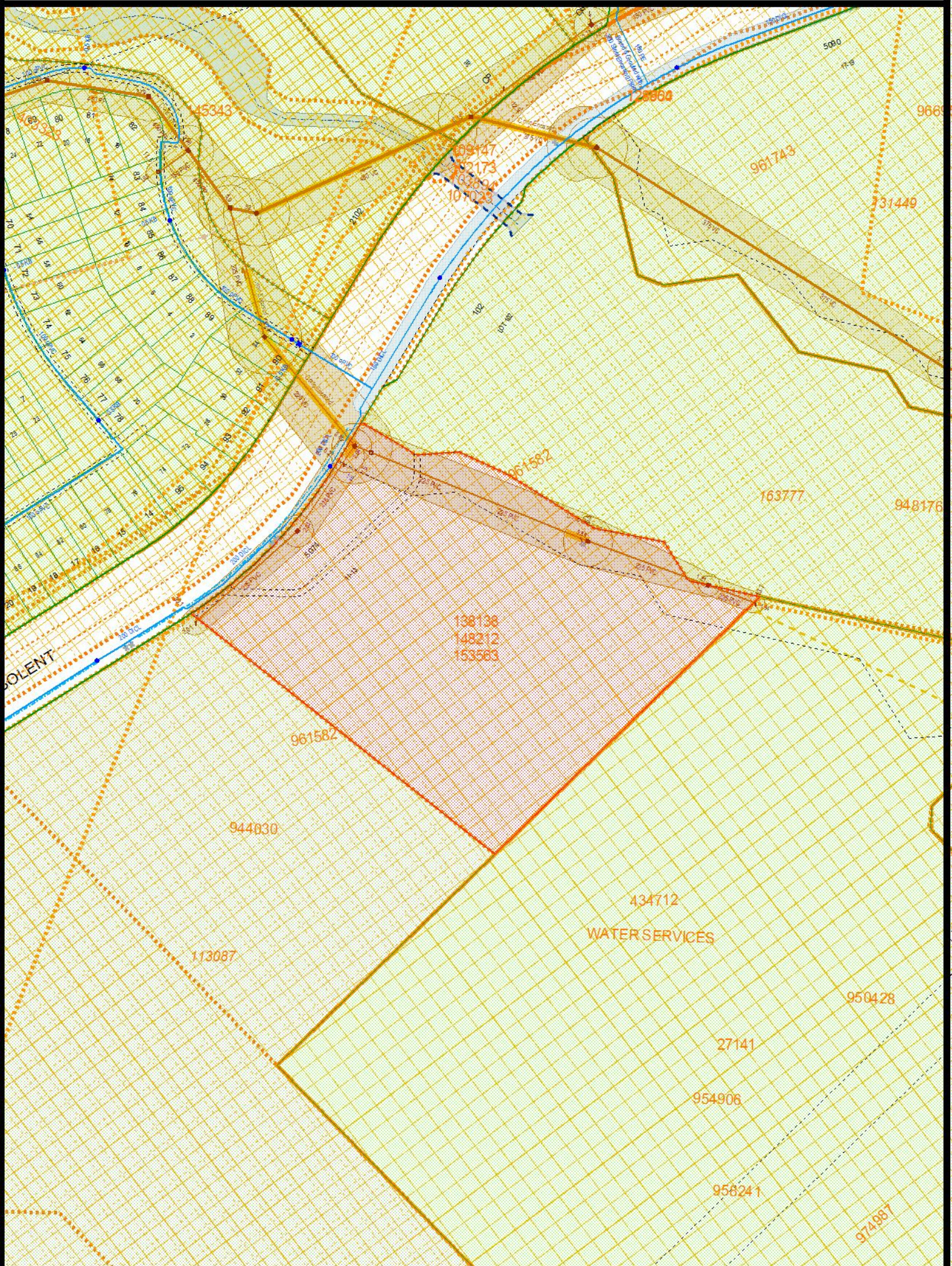
APPROVAL DATE. *01/06/2020*

Pursuant to Clause 155(1)(e) of the Environmental Planning & Assessment Regulation 2000, as the Principal Certifying Authority, I confirm that:

- *A current Development Consent is in force with respect to the building;*
- *A Construction Certificate has been issued with respect to the plans and specifications for the building;*
- *The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;*
- *A Final Fire Safety Certificate has been issued for the building;*
- *Where required, a report from the Fire Commissioner has been considered.*

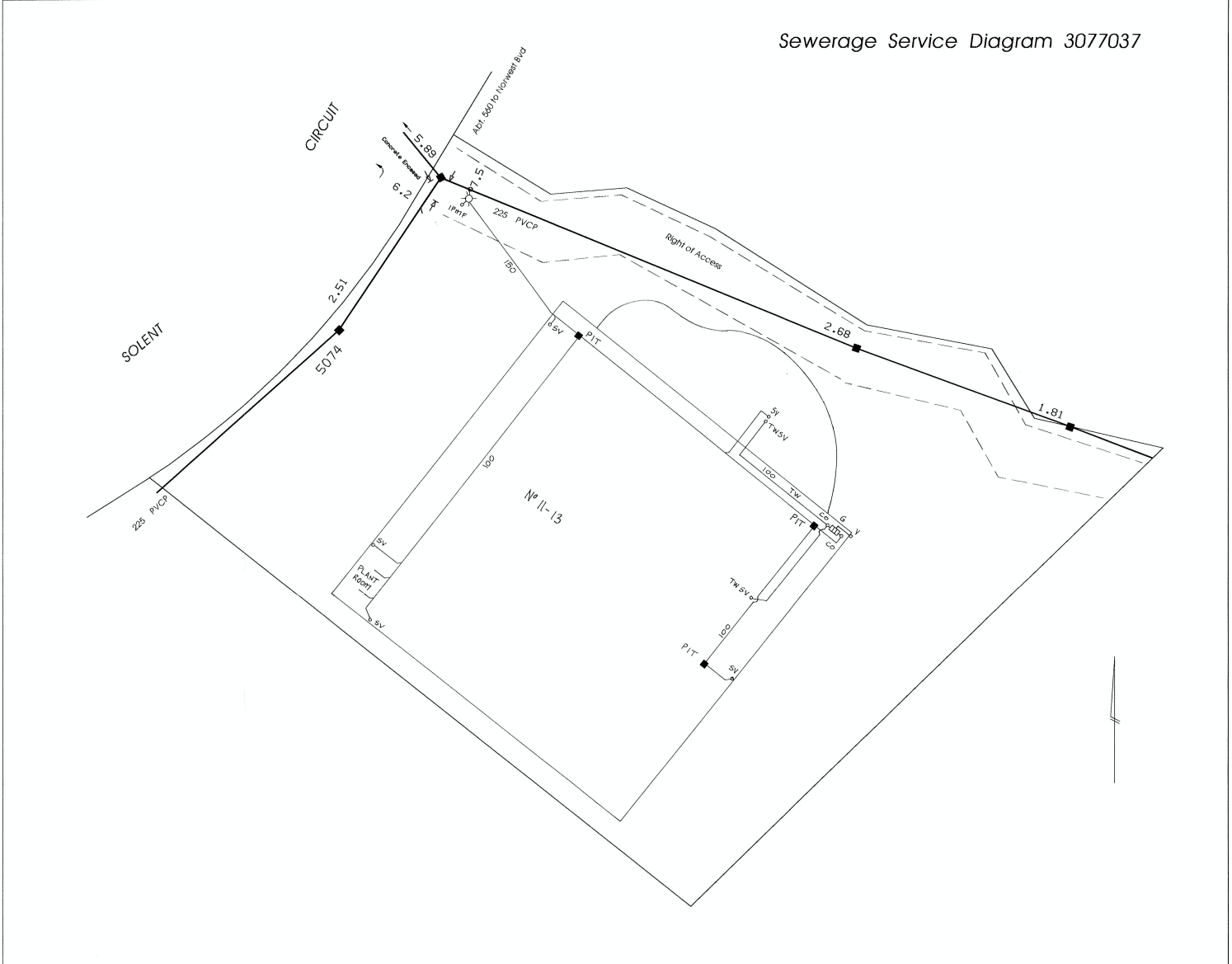


Trenton Jones



NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

Sewerage Service Diagram 3077037



Form 77/644 (A.3 No.4) (April - 87) 5320 (44) Water Board Printing Services

PN 5031282

INDICATES - DRAINAGE FITTINGS		SYMBOLS AND ABBREVIATIONS		INDICATES		PLUMBING FIXTURES & OR FITTINGS			
■	Manhole	□	P	CO	Clear Out	BD	Bed		
□	Chamber	□	R	O V	Vent Pipe	S	Shower		
●	L.H.	—	C	T	Tube	DW	Dishwasher		
□	Boundary Trap	○	V	K	Kitchen Sink	F	Floor Waste		
○	Inspection Shaft	○	IP	W	Water Closet	M	Washing Machine		
○	PI	MF	Mica Plug	B	Bath Waste	BS	Bar Sink		
□	Grease Interceptor	Jt.	Junction	H	Handbasin	LS	Lab Sink		
□	Gully	•	RP	INDICATES - PLUMBING ON MORE THAN ONE LEVEL					
				○	SV	Soil Vent Pipe	○	WS	Waste Stack

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's sewer. The existence and position of the Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of records available at Board's Business Offices. (Section 33 Of Board's Act). Position of structures, boundaries, sewers and sewerage service shown hereon are approximate only and in general the outlines of buildings may have been drawn from initial building plans submitted to the Board. Discrepancies in outline can occur from amendment to these plans. Discrepancies in position and type of drainage lines and fittings can be due to unnotified work. Before building work is commenced drainage levels is recommended. License is required to submit to the Board a Certificate Of Compliance as not all work may have been supervised.

NOTE: This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records (By Law 8, Clause 3).

Connection Dates: a

M.W.S. & D.B.

SEWERAGE SERVICE DIAGRAM

MUNICIPALITY OF BAULKHAM HILLS SUBURB OF BAULKHAM HILLS

Scale: Approx. 1:500 Distances/depths in metres pipe diameters in millimetres

W.s. Inspector	Date of Issue	PLUMBING Inspected	<input type="checkbox"/> YES <input type="checkbox"/> NO
U.s. Cert. Of Compliance No.	Outfall	Inspector	
Sewer Ref. Field Diagram Examined by	Drainer	Cert. Of Compliance No.	
Sheet No.	Plumber		
Tracing Checked by	Boundary Trap is not required	For Regional Manager	

Copy of Diagram No 3077037

NOTE: This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records. The existence and position of Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of records available at Board's Business Offices. Position of structures, boundaries, sewers and sewerage service shown hereon are approximate only.

SCHEDULE 1 - ATTACHMENTS

No.	Title	Prepared by	Reference	Date
1.	Occupation Certificate Application Form	Darren Beasley	-	13/05/20
2.	Final Fire Safety Certificate	Darren Beasley	-	13/05/20
3.	Design Certificate – Structural CC2 - Concrete Structures - Steel Structures	Taylor Thomson Whitting	171527	03/08/18
4.	Design Certificate – Structural CC3 - Concrete Structures - Steel Structures	Taylor Thomson Whitting	171527	05/12/18
5.	Structural Statement – Slab Thickness	Taylor Thomson Whitting	171527	05/04/20
6.	Structural Design Statement – Geotechnical Report	Taylor Thomson Whitting	171527	24/03/20
7.	Structural Design Certificate	Northrop	SY190457	04/07/19
8.	Structural Adequacy Statement	Taylor Thomson Whitting	171527	13/12/18
9.	Installation Certificate – Structural Adequacy - Aluminium Balcony Balustrades - Glass & Aluminium Pool Fencing	Trimlite Aluminium Balustrades & Louvres	-	26/03/20
10.	Balustrade Testing Report	Scope Testing Services	-	29/07/16
11.	Structural Design Check – Trimlite Aluminium Balustrades & Louvres	Civil & Structural Engineering Design Services Pty Ltd	T-11-267795	22/01/20
12.	Installation Certificate – Fire Safety Measures - Automatic Fire Suppressions System (Sprinklers) - Hydrant System - Fire Seals (service penetrations) - Portable Fire Extinguishers	Fine Line Fire Protection Pty Ltd	-	30/04/20
13.	Installation Certificate – Automatic Fire Detection and Alarm System	Sydney Map Electrical Pty Ltd	-	29/04/20
14.	Installation Certificate – Building Occupant Warning System	Sydney Map Electrical Pty Ltd	-	29/04/20
15.	Fire Alarm Testing Report	Acoustic Logic	20181176.5	07/05/20
16.	Installation Certificate – Sound System and Intercom System for Emergency Purposes	Sydney Map Electrical Pty Ltd	-	29/04/20
17.	Installation Certificate – Automatic Fail Safe Devices	Sydney Map Electrical Pty Ltd	-	29/04/20
18.	Installation Certificate – Fire Door Sets	Exodus Doors	-	30/04/20
19.	Installation Certificate – Fire Rated Dry Wall	Sydney Map Electrical Pty Ltd	-	29/04/20
20.	Installation Certificate – Fire Seals and Collars	Bluewater Plumbing (NSW) Pty Ltd	-	25/03/20

No.	Title	Prepared by	Reference	Date
21.	Installation Certificate – Fire Safety Measures <ul style="list-style-type: none"> - Fire Dampers - Fire Seals - Mechanical Air Handling Systems - Pressurising Systems Part J - Smoke Dampers - Access Panels, Doors & Hoppers (Installed by Southern Cross for Mechanical Services Only) 	Southern Cross Climate Control Pty Ltd	-	27/03/20
22.	Installation Certificate – Fire Rated Dry Wall	YH Interiors Company Pty Ltd	-	25/03/20
23.	Installation Certificate – <ul style="list-style-type: none"> - Access Panels - Door and Hoppers to Fire Resisting Shafts 	YH Interiors Company Pty Ltd	-	25/03/20
24.	Installation Certificate – Lightweight Construction (Fire/Smoke Rated)	YH Interiors Company Pty Ltd	-	25/03/20
25.	Installation Certificate – Access Panels, Doors and Hoppers to Fire Resisting Shafts	YH Interiors Company Pty Ltd	-	25/03/20
26.	Installation Certificate – Fire Rated Walls	Cathay Chung Yue Estate Pty Ltd	-	21/04/20
27.	Installation Certificate – Warning & Operational Signs	AW Signs Pty Ltd	-	29/04/20
28.	Installation Certificate – Part J6 Artificial Lighting & Power	Sydney Map Electrical Pty Ltd	-	26/03/20
29.	Installation Certificate – Smoke Seals and non combustible enclosures to electrical and communications cupboards and enclosures (Doors)	Exodus Doors Pty Ltd	-	30/04/20
30.	Installation Certificate – Smoke Seals (Doors)	Exodus Doors Pty Ltd	-	30/04/20
31.	Fire Resistance Test on Fire Damper protecting an opening in a concrete slab	CSIRO Building, Construction & Engineering	FSH 0593	July 1998
32.	Fire Resistance Test on Fire Damper in Masonry Wall	CSIRO Building, Construction & Engineering	FSV 0844	20/07/01
33.	Assessment Report – Fire resistance of Boss FireMastic – HPE sealant protecting pipes and cable penetrations	Warrington Fire	49599300.7	22/02/19
34.	Fire Assessment Report – Fyreboxs	Branz	FC10266-002	16/09/19
35.	Damper Service Penetrations Schedule	Bowers Fire Protection Experts	-	-
36.	Fire Collar & Seals Test Report – 25mm Plastic Conduit	Exova Warrington Fire Aus Pty Ltd	SFC 35506000L.3	-
37.	Fire Collar & Seals Test Report – 50mm uPVC Pipe	Exova Warrington Fire Aus Pty Ltd	SFC 3550600N.3	-
38.	Material Safety Data Sheet – Fire Collars & Seals Ezipex	EziPex Water & Gas Solutions	-	July 18
39.	Fire Assessment Report – Fire Collars	Branz	FAR 4849	2/05/18

No.	Title	Prepared by	Reference	Date
40.	Test Report – Fire Collars & Seals - Maxlite Protection Systems	Materials Science and Engineering	FCO-2586	27/09/18
41.	Test Report – Fire Collars & Seals - Performance of Service Penetrations protected with Fyrewrap Elite 1.5	CSIRO – Infrastructure Technologies	FCO-3024A	13/05/15
42.	Test Report – Fire Collars & Seals in Hebel Wall	Exova Warrington Fire	FRT180357.1	08/10/18
43.	Test Report – Fire Collars & Seals in Tyco Fyreset Mortar	CSIRO Building, Construction & Engineering	FSP 0768	15/08/01
44.	Test Report – Fire Collars & Seals Fyrebox in Hebel	CSIRO – Infrastructure Technologies	FSP 1913	01/08/18
45.	Fire Collars & Seals Fire Penetration Schedule	-	-	-
46.	Mechanical Service Penetration Schedule	Bowers Fire Protection Experts	-	-
47.	Test Report – Fire Resistance of Trafalgar Fire Containment Fyreboxes with Various Penetrations	Branz	FC10266-002	16/09/19
48.	Fire Resistance Test on Fire Damper Assembly protecting an opening in a masonry wall	CSIRO Building, Construction & Engineering	FSV 0844	20/07/01
49.	Mechanical Schematic Block Diagram	Southern Cross Climate Control	M-SHC-01	-
50.	Installation Certificate – Exit Sign System	Sydney Map Electrical Pty Ltd	-	29/04/20
51.	Installation Certificate – Fire Safety Measures - Fire Rated Door Sets - Fire Rated Enclosure of Fire Isolated Exits and Passageways	Exodus Doors	-	30/04/20
52.	Installation Certificate – Fire Hose Reels	Bluewater Plumbing (NSW) Pty Ltd	-	25/03/20
53.	Installation Certificate – Hydraulic Plumbing & Drainage	Bluewater Plumbing (NSW) Pty Ltd	-	25/03/20
54.	Compliance Statement – Fire Rated Walls	YH Interiors Company	-	-
55.	Safety Data Sheet – Firestop	USG Boral	-	21/11/19
56.	Fire Alarm Block Plan	FBP	A	04/20
57.	Fire Rating Schedule – Electrical	Sydney Map Electrical Pty Ltd	-	12/05/20
58.	Sprinkler and Hydrant Block Plan	Fineline Fire Protection Pty Ltd	-	-
59.	Hydrant Schematic Block Plan	Fineline Fire Protection Pty Ltd	RS01 Rev 03	26/11/19
60.	Wet Fire Rating Schedule	Fineline Fire Protection Pty Ltd	-	-
61.	Fyreflex Sealant Fire Rated Mastic	Trafalgar Fire Containment Solutions	19765	24/01/15
62.	Fyreflex Sealant Technical Guide	Trafalgar Fire Containment Solutions	-	-
63.	Trafalgar Fire Rated Access Panel Specification	Trafalgar Fire Containment Solutions	-	-

No.	Title	Prepared by	Reference	Date
64.	Block Work Certification	Trefoil Masonry	EA-1	30/04/20
65.	Construction stage Acoustic Compliance Test Report	Acoustic Logic	20181176.2	28/04/20
66.	Installation Certificate – Electrical Wiring and Installation	Sydney Map Electrical Pty Ltd	-	26/03/20
67.	Condition 11 – deleted	The Hills Shire Council	1395/2016/JP/A	08/05/18
68.	Condition 14 – Litter Control	Westbourne Constructions Pty Ltd	-	09/04/20
69.	Condition 19 and 78 (Planning Agreement) compliance – Payment Receipt	The Hills Shire Council	6258991	28/04/20
70.	Condition 24 and 25 – Service Agreement - Domestic Waste - Commercial Waste	Veolia Environmental Services (Australia) Pty Ltd	L268860	19/12/19
71.	Condition 24 and 25 – Service Agreement - Domestic Waste Commercial Waste	Veolia Environmental Services (Australia) Pty Ltd	L268814	19/12/19
72.	Condition 26 – Construction of Separate Waste Storage Areas	Westbourne Constructions Pty Ltd	-	09/04/20
73.	Condition 27 – Residential Garbage Chute System	Westbourne Constructions Pty Ltd	-	09/04/20
74.	Condition 28 – Residential Bulky Goods Area	Westbourne Constructions Pty Ltd	-	09/04/20
75.	Condition 35 – Water Sensitive Urban Design Handover Process (Operations and Maintenance Manual)	Taylor Thomson Whitting (NSW) Pty Ltd	171527	30/03/20
76.	Condition 44 – Excavation/Anchoring Near Boundaries	Westbourne Constructions Pty Ltd	-	09/04/20
77.	Condition 46 – External Finishes	Westbourne Constructions Pty Ltd	-	09/04/20
78.	Condition 78 – Planning Agreement (Receipt)	The Hills Shire Council	-	28/04/20
79.	Condition 83 – Section 73 Compliance Certificate	Sydney Water	163777	27/04/20
80.	Condition 85 – Provision of Telecommunication Services	LBNCo Pty Ltd	-	07/04/20
81.	Condition 92 – Public Infrastructure Inventory Report – Post Construction	Partridge Pty Ltd	2018R0019.002-ajd-postconstdilap	24/04/20
82.	Condition 92 – Evidence of Public Infrastructure Inventory Report – Post Construction submission to Council	Westbourne Constructions Pty Ltd	-	02/05/20
83.	Condition 94 – Water Sensitive Urban Design Certification (Works as Executed Levels Check)	Taylor Thomson Whitting	171527	06/02/20
84.	Condition 94 – Water Sensitive Urban Design Certification (Tank Inspection)	Taylor Thomson Whitting	171527	13/03/20
85.	Condition 94 – Water Sensitive Urban Design Certification (Operations and Maintenance Manual)	Taylor Thomson Whitting	171527	30/03/20

No.	Title	Prepared by	Reference	Date
86.	Condition 94 – Water Sensitive Urban Design Certification (Structural Inspection – OSD Tank)	Taylor Thomson Whitting	171527	20/03/20
87.	Condition 94 – Water Sensitive Urban Design Certification (Works as Executed Plan)	Taylor Thomson Whitting	171527 – C213 Rev C	30/01/20
88.	Installation Certificate – Electrical Wiring and Installation	Sydney Map Electrical Pty Ltd	-	26/03/20
89.	Installation Certificate – Fire and Smoke Seals – Electrical	Sydney Map Electrical Pty Ltd	-	29/04/20
90.	Certificate of Compliance – Electrical Work	Sydney Map Electrical Pty Ltd	4257670	18/03/20
91.	Installation Certificate – J6 - Artificial Lighting and Power	Sydney Map Electrical Pty Ltd	-	26/03/20
92.	Installation Certificate – J5 - Mechanical Ventilation	Southern Cross Climate Control	-	27/03/20
93.	Installation Certificate - Gas	Bluewater Plumbing (NSW) Pty Ltd	-	25/03/20
94.	Installation Certificate – Hot Water	Bluewater Plumbing (NSW) Pty Ltd	-	25/03/20
95.	Installation Certificate – Lightweight Construction (Fire/Smoke Rated)	YH Interiors Pty Ltd	-	25/03/20
96.	Installation Certificate – Fire Rated Walls	Cathay Chung Yue Estate Pty Ltd	-	21/04/20
97.	Data Sheet – Low Pressure Melamine Panels, Laminated Medium Density Fibre Board (MDF)	Polytec	-	01/05/17
98.	Upgrade of Finishes Schedule Apt 610	-	-	21/08/18
99.	Install Certificate – Tower Lifts 1&4 (Building 1&2)	Kone Elevators	-	29/04/20
100.	Installation Certificate – Self Closing Hoppers (Garbage Chute)	Elephants Foot Recycling Solutions	-	25/03/20
101.	Installation Certificate – Access Panel Fire Stairs	Trefoil Masonry Pty Ltd	-	12/05/20
102.	Installation Certificate – Access Panels, Doors and Hoppers to Fire Resisting Shafts	YH Interiors Company Pty Ltd	-	25/03/20
103.	Installation Certificate – Access Panels (General)	Trefoil Masonry Pty Ltd	-	30/04/20
104.	Installation Certificate – Roof Sheeting	Norwest Metal Roofing Pty Ltd	-	01/05/20
105.	Installation Certificate – Glazing	Trinity Windows Contracting Pty Ltd	-	24/03/20
106.	Thermal Calculation Report – Glazing	Fly Engineering Pty Ltd	01	23/04/20
107.	Window Restriction Declaration	Trinity Windows Contracting Pty Ltd	-	-
108.	Installation Certificate – Carpet - Cavalier Bremworth Toulon 30 - Cavalier Bremworth Verve - RC+D Andora	Cronulla Carpets	-	29/04/20
109.	Installation Certificate – Timber Flooring	YH Interiors Company	-	12/05/20

No.	Title	Prepared by	Reference	Date
	- Premium Floors Australia 12.5mm Quick Step Engineered Timber Floor			
110.	Installation Certificate – Timber Flooring - Plank Floors – Oak Engineered Timber Flooring (Blanc & Smoke)	Lucky Floor Pty Ltd	-	21/04/20
111.	Installation Certificate – Stormwater	Bluewater Plumbing (NSW) Pty Ltd	-	25/03/20
112.	Installation Certificate – Waterproofing	Aldridge Corporation Australia Pty Ltd	-	-
113.	Performance Solution Report – Departure from the DTS Provisions for natural light and ventilation to 'utility' rooms within residential units	Paul Aramini Consulting Pty Ltd	BCA 18/042	07/02/20
114.	Test Report – Insulation Fire Hazard Properties	SGS Group	AJFS1708005642FF	06/09/17
115.	Test Report – Customwood MR MDF 18mm	AWTA Test Product Testing	19-003251	20/08/19
116.	Test Report – 12.5mm Quick-Step Engineered Timber Floor	AWTA Test Product Testing	19-002694	18/07/19
117.	Test Report – Andorra/Ordina (BW) Carpet	APL Australia Pty Ltd	P172379	14/09/17
118.	Test Report – Verve 6528 Carpet	APL Australia Pty Ltd	137578	24/08/13
119.	Test Report – Wittur Lift Landing Doors	Branz	FAR 3526	17/11/10
120.	Test Report – Plank Floors Engineered Timber Flooring – Basso	AWTA Product Testing	16-001543	12/04/16
121.	Test Report – Toulon 30/5230 Carpet	APL Australia Pty Ltd	P172346	14/09/17
122.	Test Report – Fire Door Gap	CSIRO Infrastructure Technologies	FCO-2942 Rev A	10/11/17
123.	Slip Test Report – Ash Black Porcelain Textured	Safe Environments Pty Ltd	R8114	11/02/15
124.	Slip Test Report – SG307 Soho Textured	GripTek Anti-Slip Solutions Pty Ltd	300818B	30/08/18
125.	Slip Test Report – SG329 Beechwood Silver Porcelain Vein Cut 600x300mm	GripTek Anti-Slip Solutions Pty Ltd	160120A	16/01/20
126.	Slip Ratings Technical Specification - SKM-26031Km SKM- 26303K	Skheme Pty Ltd	-	29/01/20
127.	Slip Ratings Technical Specification - Marmo Matt/Marmo Grip/Urban Grip	Skheme Pty Ltd	-	06/04/20
128.	Slip Ratings Technical Specification - SKM-29073K, SKM-29071K	Skheme Pty Ltd	-	29/01/20
129.	Slip Report Letter Confirming Finishes	Trulogic Pty Ltd	-	06/04/20
130.	Installation Certificate – Concrete	Westbourne Constructions Pty Ltd	-	22/05/20
131.	Structural Inspection Certificate - Onsite Detention Tank	Taylor Thomson Whitting	171527	20/03/20

No.	Title	Prepared by	Reference	Date
132.	Certification of Fire Engineering Works	Innova Services Pty Ltd	18223-L01	25/05/20
133.	Interim Occupation Architectural Statement of Compliance	Turner Architects	11013	30/03/20
134.	Installation Certificate – Pool & Spa Water Reticulation System	Crystal Pools Pty Ltd	-	05/05/20
135.	Installation Certificate – Vertical Partitioning Fins	Kolder Pty Ltd	-	13/05/20
136.	Compliance Certificate and Product Warranty – Roof Safety & Abseil Access System	Safety Anchors Pty Ltd t/as Safemaster Height Safety Solutions	-	04/05/20
137.	Landscape Certification	Scape Design Pty Ltd	SL65-15	18/05/20
138.	Condition 94 – Water Sensitive Urban Design Certification Works as Executed Plan Main Works Stormwater & Siteworks Plan	Richard Abbott Surveyor	181106	19/05/20
139.	Fire Penetration Matrix	-	-	-
140.	Statement of Compliance/Completion – Access	Accessible Building Solutions	-	21/05/20
141.	Performance Solution – Egress Stair Handrail	Accessible Building Solutions	217171	14/05/20
142.	Installation Certificate – Sarking (James Hardie HardieWrap)	Cathay Chung Yue Estate Pty Ltd	-	22/05/20
143.	Installation Certificate – Sarking (James Hardie HardieWrap)	YH Interiors Company	-	22/05/20
144.	Technical Data Sheet – James Hardie HardieWrap	James Hardie	-	Dec 19
145.	Fire Test Report – James Hardie HardieWrap	CSIRO Materials Science and Engineering	FNF10756	07/02/13
146.	Compliance Certificate – BASIX	Westbourne Constructions Pty Ltd	-	-
147.	Flow Test Report – Combined Hydrant Sprinkler System	Fine Line Fire Protection Pty Ltd	-	26/03/20
148.	Flow Switch Test Sheet – Fire Alarm	Fine Line Fire Protection Pty Ltd	-	-
149.	Calibration Certificate – Pressure Gauge	Ambit Instruments Pty Ltd	19255	27/03/19
150.	Pressure Test Report – Pressure Gauge	Ross Brown Sales Pty Ltd	11585N	14/08/19
151.	Certificate of Conformity – Balustrades	Capral Aluminium Limited	6447	17/07/19
152.	Structural Design Report – Aluminium Balustrade	Civil & Structural Engineering Design Services Pty Ltd	D-11-267676	25/11/19
153.	Structural Certificate – Balustrades	Civil & Structural Engineering Design Services Pty Ltd	D-11-267676-1	17/01/20
154.	Structural Design Check – Frameless Glass Balustrade	Civil & Structural Engineering Design Services Pty Ltd	T-11-267795	22/01/20
155.	Test Report – Frameless Glass Balustrade	Scope Testing Services Pty Ltd	STS17-0140-10	23/11/17
156.	Supplier Certificate – 10mm Heat Soaked Toughened Glass	TCT Group Pty Ltd	-	06/12/19

No.	Title	Prepared by	Reference	Date
157.	Condition 13 – Compliance with Pedestrian Wind Environment Statement	Windtech Consultants Pty Ltd	WC722-05F01(rev0)	12/05/20
158.	Condition 31 – Retention of Trees	Urban Tree Management Australia Pty Ltd	20210 loc2	25/05/20
159.	Condition 6 – Compliance with Norwest Association Requirements Satisfied	Norwest Association Limited	-	19/05/20
160.	Condition 39 & 92 Satisfied - Protection of Public Infrastructure - Public Infrastructure Inventory Report Post Construction	The Hills Shire Council	-	21/05/20
161.	Conditions 43, 55 and 79 - Minor Engineering Works - Engineering Works and Design - Internal Pavement Construction	Taylor Thomson Whitting	171527 CAAA-Rev1	22/05/20
162.	Conditions 7 and 41 - Provision of Parking Spaces - Vehicular Access Parking Car Park Design Review Certificate	Taylor Thomson Whitting	171527	06/08/18
163.	Conditions 7 and 41 - Provision of Parking Spaces - Vehicular Access Parking Traffic Inspection Certificate	Taylor Thomson Whitting	171527 TAAA	14/05/20
164.	Condition 16 – Acoustic Requirements - OC Certification	Acoustic Logic	20181176.2/1305A/R0/MB	13/05/20
165.	Condition 16 – Acoustic Requirements - Acoustic Compliance Test Report	Acoustic Logic	20181176.2	28/04/20
166.	Installation Certificate – Part J3 Building Sealing	Cathay Chung Yue Estate Pty Ltd	-	18/05/20
167.	Installation Certificate – Part J3 Building Sealing	YH Interiors Company	-	18/05/20
168.	Structural Inspection Certificate	Taylor Thomson Whitting	171527	28/02/20
169.	Record of Inspection – Pre CC	Trenton Jones (AED)	7769	09/05/19
170.	Record of Inspection – Bounding Wall - Building B Level 4	Clint Mills (AED)	7769	09/04/19
171.	Record of Inspection – Bounding Wall - Building B Level 5	Clint Mills (AED)	7769	10/04/19
172.	Record of Inspection – Bounding Wall - Building B Level 4	Kelly Smith (AED)	7769	16/04/19
173.	Record of Inspection – Bounding Wall - Building B Level 5	Clint Mills (AED)	7769	30/04/19
174.	Record of Inspection – Bounding Wall - Building A Level 5	Kelly Smith (AED)	7769	06/05/19
175.	Record of Inspection – Bounding Wall - Building B Level 6 & 7	Kelly Smith (AED)	7769	06/05/19
176.	Record of Inspection – Bounding Wall	Kelly Smith (AED)	7769	06/05/19

No.	Title	Prepared by	Reference	Date
	- Building B Level 6 & 7			
177.	Record of Inspection – Bounding Wall - Building A Level 6	Kelly Smith (AED)	7769	13/05/19
178.	Record of Inspection – Bounding Wall - Building B Level 8	Kelly Smith (AED)	7769	13/05/19
179.	Record of Inspection – Bounding Wall - Building A Level 7	Kelly Smith (AED)	7769	20/05/19
180.	Record of Inspection – Bounding Wall - Building A Level 8 & 9	Kelly Smith (AED)	7769	29/05/19
181.	Record of Inspection – Bounding Wall - Building B Level 9	Kelly Smith (AED)	7769	29/05/19
182.	Record of Inspection – Bounding Wall - Building A Level 10	Kelly Smith (AED)	7769	05/06/19
183.	Record of Inspection – Bounding Wall - Building B Level 10	Kelly Smith (AED)	7769	05/06/19
184.	Record of Inspection – Bounding Wall - Building A Level 11	Kelly Smith (AED)	7769	13/06/20
185.	Record of Inspection – Bounding Wall - Building B Level 11	Kelly Smith (AED)	7769	13/06/20
186.	Record of Inspection – Bounding Wall - Building A Level 12	Kelly Smith (AED)	7769	27/06/19
187.	Record of Inspection – Bounding Wall - Building B Level 12	Kelly Smith (AED)	7769	27/06/19
188.	Record of Inspection – Bounding Wall - Building A Level 13	Kelly Smith (AED)	7769	04/07/19
189.	Record of Inspection – Bounding Wall - Building B Level 13	Kelly Smith (AED)	7769	04/07/19
190.	Record of Inspection – Waterproofing - Building A Level 9 - Building B Level 8	Kelly Smith (AED)	7769	08/07/19
191.	Record of Inspection – Bounding Wall - Building A Level 14	Kelly Smith (AED)	7769	17/04/19
192.	Record of Inspection – Bounding Wall - Building B Level 14	Kelly Smith (AED)	7769	17/07/19
193.	Record of Inspection – Bounding Wall - Building A Level 16	Kelly Smith (AED)	7769	02/08/19
194.	Record of Inspection – Bounding Wall - Building B Level 16	Kelly Smith (AED)	7769	02/08/19
195.	Record of Inspection – Bounding Wall - Building A Level 17	Kelly Smith (AED)	7769	14/08/19
196.	Record of Inspection – Bounding Wall - Building B Level 17	Kelly Smith (AED)	7769	14/08/19
197.	Record of Inspection – Bounding Wall - Building B Level 18	Kelly Smith (AED)	7769	28/08/19
198.	Record of Inspection – Bounding Wall - Building A Level 18	Kelly Smith (AED)	7769	28/08/19
199.	Record of Inspection – Bounding Wall - Building A Level 19	Kelly Smith (AED)	7769	04/09/19

No.	Title	Prepared by	Reference	Date
200.	Record of Inspection – Bounding Wall - Building B Level 19	Kelly Smith (AED)	7769	11/09/19
201.	Record of Inspection – Progress - Balustrades	Ben Murrow (AED)	7769	25/09/19
202.	Record of Inspection – Pre Final	Ben Murrow (AED)	7769	15/10/19
203.	Record of Inspection – Pre Final	Ben Murrow (AED)	7769	16/10/19
204.	Record of Inspection – Stair Audit	Edward Di Michiel (AED)	7769	06/11/19
205.	Record of Inspection – Pre Final	Ben Murrow (AED)	7769	15/01/20
206.	Record of Inspection – Pre Final	Roland Allam (AED)	7769	16/03/20
207.	Record of Inspection – Pre OC	Trenton Jones (AED)	7769	09/04/20
208.	Record of Inspection – Pre OC	Trenton Jones (AED)	7769	24/04/20
209.	Record of Inspection – Pre OC	Trenton Jones (AED)	7769	08/05/20 11/05/20
210.	Record of Inspection – Pre Final	Ben Murrow (AED)	7769	19/05/20
211.	Record of Inspection – FRNSW	Trenton Jones (AED)	7769	20/05/20
212.	Missed Inspection – Stormwater	Trenton Jones (AED)	7769	25/03/20
213.	Record of Inspection – Final	Trenton Jones (AED)	7769	29.05.20
214.	FRNSW Key Handover email with attachments	Brandon Savill		30.05.20
215.	Instrument Setting Out Terms of Easements of Profits A Prendre Intended to be Created or Released and of Restrictions of the Use of Land or Positive Covenants Intended to be Created Pursuant to Section 88b Conveyancing Act	Prime Esplanade Land Pty Ltd.	DP1257111	22.05.20
216.	Plan of Subdivision of Lot 5074 in DP 1003042	Matthew Graham-Smith	DP1257111	28.02.20
217.	Installation / Completion Certificate - Fire Door self-closing devices - Smoke detector caps - Phone located with Fire Control Room	Joel Bryant (Westbourne Pty Ltd)	-	01.06.20
218.	Installation Certificate for: - Section J (shading devices) - SEPP 65 - Cleaning facilities (BCA NSW G1.101.	Joel Bryant (Westbourne Pty Ltd)	-	18.05.20
219.	Condition 8 – Dual Use Parking Spaces and Compliance with Carpark Management Report	Designa Australia Pty Ltd	-	18.05.20
220.	Condition 80 – Waste Storage Areas and Management System	Joel Bryant (Westbourne Pty Ltd)	-	21.05.20
221.	Condition 80 – Key Handover Sheet	Brandon Savill	-	Undated
222.	Letter of Compliance – Condition 80	The Hills Shire Council	-	21.05.20
223.	Condition 87 - Title Search	Land Registry Services	5074/1003042	10.3.20
224.	BASIX Completion Receipt	Planning Industry & Environment	CR-EJXF7Y8G-658108M_06	01/06/20
225.	Final fire safety report	FRNSW	D20/38311	21.05.20
226.	AED Letter in response to FRNSW Final fire safety report	AED	-	01.06.20

No.	Title	Prepared by	Reference	Date
227.	Condition 81 – Agreement for Onsite Waste Collection	-	-	Undated
228.	Test Report – Fire Sound Technical Data Sheet	H.B. Fuller Pty Ltd	-	Undated
229.	Assessment Report – Fire Resistance concrete penetrations	Exova Warrington Fire	27001-03	11/03/16
230.	Fire Sound Test Report – Aerated Concrete Penetrations	Warrington Fire	SFC 41257.3	20/12/06
231.	Fire Sound Test Report – Concrete Penetrations	Warrington Fire Research	41257 BS	11/10/06
232.	Fire Sound Material Safety Data Sheet	H.B. Fuller Pty Ltd	-	May 2013
233.	Test Report – Fire Resistance Test Pex Pipes	Exova Warrington Fire	35506000.4	15/07/15
234.	Assessment Report – Fire Resistance Hebel Speedpanel Plasterboard	Warrington Fire	49599300	22/02/19
235.	Assessment Report – Intumescent Damper	Exova Warrington Fire	33233400.7	16/04/18
236.	Assessment Report – Concrete Penetrations	Exova Warrington Fire	27001-03	11/03/16
237.	Fire Assessment Report – Fyrepex Sealant	Branz	FAR 4849	02/05/18
238.	Fire Test Report – Maxlite Protection Systems	Materials Science & Engineering	FCO-2586	13/08/19
239.	Assessment Report – Pronto Panel	Exova Warrington Fire	50130200.2	05/02/18
240.	Fire Test Report – Hebel Wall with Fyrepex Sealant	Exova Warrington Fire	FRT180357.1	08/10/18
241.	Test Report – Service Penetrations through vertical separating element	CSIRO Infrastructure Technologies	FSP 1724	04/02/16

SCHEDULE 2 - FIRE SAFETY SCHEDULE

ADDRESS: 11-13 Solent Circuit, Baulkham Hills

PERFORMANCE BASED ALTERNATIVE SOLUTION: YES NO

RELEVANT BCA VOLUME: BCA 2016

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
General - Fire Resistance		
Lightweight Construction	BCA Clause C1.8, BCA Specification C1.8	Annual inspection
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 & C3.16, AS1530.4-2014 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	Annual inspection
Fire-rated Lift Landing Doors	BCA Part Clause C3.10, AS1735.11-1986	To AS1851-2012
Fire Doors	BCA Part C3, AS1905.1-2015 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
Fire Dampers	BCA Clause C3.15, AS/NZS 1668.1-2015 AS1682.1-2015 AS1682.2-2015	To AS1851.1
Smoke Seals	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851.1
General - Egress		
Paths of Travel	BCA Clause 186 EP&A Regulation 2000, BCA Section D & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	Monthly inspections to confirm exit doors are accessible, intact, operational & fitted with conforming hardware
Automatic Fail-safe Devices (i.e. to unlock/open required Exit Doors)	BCA Clause D2.21, AS4085-1992, D2.22 (Re-entry from fire stairs)	To AS1851-2012
Signage	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851.1
Management in Use	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851.1
Warning & Operational Signs	Fire & Smoke Door Signage	BCA Clause D2.23
	Offences relating to Fire Stairs	Clause 183 of EP&A Regulation 2000
General - Services & Equipment		
Portable Fire Extinguishers	BCA Clause E1.6, AS2444-2001	To AS1851-2012
Emergency Lifts	BCA Clause E3.4, AS1735.2-2001	Weekly inspection
Warning Systems associated with Lifts (including Signs)	BCA Part E3	Annual inspection

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
Mechanical Services		
Air-conditioning & Mechanical Ventilation/Air Handling Systems	BCA Clause E2.2, BCA Table E2.2a, BCA NSW Table E2.2b, AS1668.1-2015 & AS 1668.2-2012 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
Automatic Shutdown of Air Handling Systems	BCA NSW Table E2.2b, BCA Specification E2.2a (Clause 5), AS1668.1-2015	To AS1851-2012
Stairwell Pressurisation Systems	BCA E2.2a, AS1668.1-2015	To AS1851-2012
Electrical Services		
Automatic Fire Detectors & Alarm Systems	(General Detection) BCA Clause E2.2 (Clauses 4, 6, 7), BCA Table E2.2a, BCA Specification E2.2a, AS1670.1-2015, AS3786-2014 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
Brigade Connections (System Monitoring) <i>System Monitoring is required for:</i>	Sprinklers BCA Clause E1.5, BCA Specification E1.5, AS2118.1-1999, AS1670.3-2004	To AS1851-2012
Sound Systems and Intercom Systems for Emergency Purposes	BCA Clause E4.9, AS1670.4-2015 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
Emergency Lighting	BCA E4.2, E4.4 & AS2293.1-2005	To AS 2293.2
Exit Signs	BCA E4.5, E4.6 & E4.8, AS2293.1-2005 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS 2293.2
Hydraulic Services		
Fire Hydrants	BCA Clause E1.3, AS2419.1-2005	To AS1851-2012
Automatic Fire Suppression Systems (Sprinklers) (including Brigade Connection) - Fast response sprinklers	BCA Clause E1.5, BCA Specification E1.5, AS2118.1-1999 & Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
Fire Hose Reel Systems	BCA Clause E1.4, AS2441-2005	To AS1851-2012
<u>Performance Solution 1</u> Floor within the wet areas within the residential units set-down in the floor slab results in a reduction of the slab from 200mm to 180mm.	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
<u>Performance Solution 2</u> Reduced FRL's within the Class 6 areas from 180 minutes to 120 minutes.	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
<u>Performance Solution 3</u> A single exit from the retail, restaurant and ground floor lobbies.	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
<u>Performance Solution 4</u> Distance between alternative exits within the carpark levels up to 108m in lieu of 60m. The travel distance within the carpark of up to 60m in lieu of 40m to the nearest exit.	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
<u>Performance Solution 5</u> Travel distance from the entry door into a residential unit from a point which 2 exits are available up to 12.5m Travel distance from the level 4 podium to a point of choice of 60m in lieu of 20m. Travel distance between alternative exits through a point of choice is up to 110m in lieu of 60m & distance to nearest exit is up to 120m in lieu of 40m. Residential corridors will be up to 45m without smoke doors in lieu of 40m <ul style="list-style-type: none"> ▪ Medium temperature smoke seals to all unit entry doors; ▪ Illuminated exits signs. 	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
<u>Performance Solution 6</u> Travel distance from the commercial tenancies to a point of choice of 29m in lieu of 20m.	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012
<u>Performance Solution 7</u> Fire stairs FS01, FS02 and FS03 discharge to a path of travel within 6m of unprotected openings. Fire stairs FS04, FS05 & FS 06 discharge within the building. Additionally FS04 and FS06 do not provide independent egress as per the requirement of D1.7(b) <ul style="list-style-type: none"> ▪ Alternative path of travel to reach the public road, in the opposite direction; ▪ Doors to the gas room and water meter room comprise -/60/30 fire doors with combined intumescent fire and smoke seals. Door into the FCR with an FRL - /120/30 self-closing door with combined intumescent fire and smoke seals. ▪ The construction bounding the discharge areas has an FRL of - /120/120 and not to incorporate any other openings. 	Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.	To AS1851-2012

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
<p><u>Performance Solution 8</u> Egress doors from the ground floor laneway restaurants and retail swing against the direction of egress:</p> <ul style="list-style-type: none"> ▪ Signage on the side that faces a person seeking egress to all inward swinging doors; ▪ Emergency evacuation procedures within the retail and restaurants on ground level; ▪ Automatic smoke detection and alarm system throughout the ground floor; ▪ A compliant lever handle to the subject doors. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 9</u> Discharge doors from FS04 and FS06 are not provided. Rising stairs from the basement level connected directly to the stairs from the levels above in lieu of no direct connection between rising and descending stairs:</p> <ul style="list-style-type: none"> ▪ Compliant stair pressurization for the fire isolated stairs and passage; ▪ Directional illuminated exit signage and additional signage within the fire isolated passageway to indicate the level of discharge. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 10</u> Omit sprinkler coverage to the cupboards, wardrobes and shower cubicles in residential units:</p> <ul style="list-style-type: none"> ▪ AS 2118.1-2017 where sprinklers are permitted to be omitted from cupboards and shadowed areas; ▪ The shower cubicles as shadowed areas not exceed 1.4m²; ▪ The cupboards not exceed 2.5m² in area and not used for the storage of flammable liquids; ▪ Fire sprinkler system installed in accordance with AS 2118.1-2017. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 11</u> Omit zone smoke control system to the Class 6 retail, restaurant and commercial areas of the building.</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
<p><u>Performance Solution 12</u> Evacuate the fire affected buildings/ areas only in lieu of the entire building in the event of a fire alarm:</p> <ul style="list-style-type: none"> ▪ Compliant fire separation between the different alarm zones; ▪ Smoke detector adjacent to the lift landing doors associated with each respective tower within the carparking levels; ▪ Adjacent to Building B residential lobby is the Fire Control Room, containing the main FIP and SSISEP panel (servicing, with Building A Residential lobby and Commercial lobby containing a secondary EWIS and SSISEP panel); ▪ Four alarm zones: <ul style="list-style-type: none"> ○ Carparking areas; ○ Class 5 and 6 areas; ○ Building A Lobby and Tower; ○ Building B lobby and Tower. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 13</u> Mechanical ventilation system serving the carparking areas comprises of jet fans in lieu of a ducted carpark ventilation system that complies with AS 1668.2:</p> <ul style="list-style-type: none"> ▪ Fast response sprinkler heads throughout the car parking levels. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 14</u> The building contains openings for the stair pressurization intake located beneath awnings adjacent to fire Stair 4, 5 and 6:</p> <ul style="list-style-type: none"> ▪ Awnings open on three sides; ▪ Fire Stair 05 intake 300mm lower than the finished ceiling awning fronting Railway Parade; ▪ Fire sprinklers throughout the building; ▪ Management in use procedure, areas under the awning kept free of anything that may obstruct or impede the free passage of persons with signage stating the following “STORAGE OF COMBUSTIBLE MATERIALS PROHIBITED” 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 15</u> To have the distance between alternative exits serving the residential levels of both buildings be 6.1m apart in lieu of being 9m apart:</p> <ul style="list-style-type: none"> ▪ Automatic fire sprinklers provided throughout the development; ▪ Management procedure implemented to ensure paths of travel to exits and lobby/ public corridor areas are kept free of anything that may obstruct or impede free passage of persons. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
<p><u>Performance Solution 16</u></p> <p>To reduce the FRL's of the structural building elements associated with the storage areas on levels B, 1, 2 and 3 to achieve an FRL of 120/120/120 (if loadbearing) or -/120/120 (if non-loadbearing), in lieu of 4-hour fire rated construction:</p> <ul style="list-style-type: none"> ▪ Storage rooms, other than residential cages, separated from the remainder of the level by 2 hour fire rated construction and associated doorways protected with self-closing -/120/30 fire doors. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 17</u></p> <p>To permit the use of sarking within the external wall assemblies of the subject development where the sarking material does not satisfy the non-combustibility requirements of the BCA.</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 18</u></p> <p>To omit fire sprinkler protection to the level 4 and level 5 podium pergola awnings, in addition to the high-level awning over building B driveway and the awning connecting carpark and building A.</p> <p>Also, to omit the fire sprinkler coverage from sections of the awning area above the podium level communal spa and pool area:</p> <ul style="list-style-type: none"> ▪ No stagnant fuel loads located in the non-sprinkler protected areas; ▪ Non-combustible Type A construction of the structures; ▪ Podium awnings forming no horizontal connection to the building; ▪ The automatic fire sprinkler system is to be installed in accordance with AS 2118.1-1999 throughout the remainder of the building. 	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020.</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 19</u></p> <p>To permit water filled metal pipes to be fire stopped in accordance with BCA Clause C3.15(a)(i), with the exception of the insulation criteria of the required FRL where there is likely to be combustible materials located within a 100mm radius for a distance of 2m of the fire rated penetration.</p> <p>Additionally the grouping of the PEX Pipes passing through the fire rated floor slab is not installed identically in accordance with a tested system as required by Specification C3.15</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020</p>	<p>To AS1851-2012</p>

ESSENTIAL SERVICE TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE OF INSPECTION OR TEST & FREQUENCY (for information only)
<p><u>Performance Solution 20</u></p> <p>To permit the use of 12mm plywood feature wall on the public corridor walls on residential levels and in the ground floor residential lobbies, in locations adjacent to the lift doors.</p> <p>Additionally, to permit the use of 12.5mm quick-step engineered Timber as cladding within the ground floor lobby of Building B</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 21</u></p> <p>To locate PVC sewer and stormwater pipes access doors within the fire-isolated stairway on Level 1, where access to services other than for fire-fighting or detection equipment as permitted in the Deemed to satisfy provisions of section E, must not be provided from a fire-isolated passageway under Clause D2.7 (a)</p> <p>Additionally, the access panel to the garbage chute is located within the fire-isolated stairway.</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 22</u></p> <p>To have the unobstructed width within the fire services pump room reduced to be less than 1m, being minimum 670mm.</p> <p>To have the unobstructed width within the mechanical plant rooms to be reduced to be less than 1m, being minimum 600mm</p> <p>To have the unobstructed width within the grease arrestor room to be reduced to be less than 1m, being minimum 910mm. Additionally the height of 1.9m in lieu of 2m.</p> <p>To have the path of travel from the Building B level 4 mechanical plant room reduced to 920mm in lieu of 1m.</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020</p>	<p>To AS1851-2012</p>
<p><u>Performance Solution 23</u></p> <p>To permit service penetrations through the hebel bounding wall which contains an additional layer of gyprock for acoustic rating, which is not identical to a hebel wall penetration tested system.</p>	<p>Fire Engineering Report prepared by Innova Services, Ref: 18223-R01, Issue 7, dated 28/04/2020</p>	<p>To AS1851-2012</p>



Revenue

Enquiry ID 3266131
Agent ID 81429403
Issue Date 27 May 2020
Correspondence ID 1707832786
Your reference CAP026-00001

INFOTRACK PTY LIMITED
DX Box 578
SYDNEY

Land Tax Certificate under section 47 of the *Land Tax Management Act, 1956*.

This information is based on data held by Revenue NSW.

Land ID	Land address	Taxable land value
D1003042/5074	11-13 SOLENT CC NORWEST 2153	\$22 970 000

There is **no land tax** (including surcharge land tax) charged on the land up to and including the 2020 tax year.

Yours sincerely,

Cullen Smythe

Chief Commissioner of State Revenue

Important information

Who is protected by a clearance certificate?

A clearance certificate states whether there is any land tax (including surcharge land tax) owing on a property. The certificate protects a purchaser from outstanding land tax liability by a previous owner, however it does not provide protection to the owner of the land.

When is a certificate clear from land tax?

A certificate may be issued as 'clear' if:

- the land is not liable or is exempt from land tax
- the land tax has been paid
- Revenue NSW is satisfied payment of the tax is not at risk, or
- the owner of the land failed to lodge a land tax return when it was due, and the liability was not detected at the time the certificate was issued.

Note: A clear certificate does not mean that land tax was not payable, or that there is no land tax adjustment to be made on settlement if the contract for sale allows for it.

When is a certificate not clear from land tax?

Under section 47 of the *Land Tax Management Act 1956*, land tax is a charge on land owned in NSW at midnight on 31 December of each year. The charge applies from the taxing date and does not depend on the issue of a land tax assessment notice. Land tax is an annual tax so a new charge may occur on the taxing date each year.

How do I clear a certificate?

A charge is removed for this property when the outstanding land tax amount is processed and paid in full. Payment can be made during settlement via an accepted Electronic Lodgement Network or at an approved settlement room.

To determine the land tax amount payable, you must use one of the following approved supporting documents:

- Current year land tax assessment notice. This can only be used if the settlement date is no later than the first instalment date listed on the notice. If payment is made after this date interest may apply.
- Clearance quote or settlement letter which shows the amount to clear.

The charge on the land will be considered removed upon payment of the amount shown on these documents

How do I get an updated certificate?

A certificate can be updated by re-processing the certificate through your Client Service Provider (CSP), or online at www.revenue.nsw.gov.au.

Please allow sufficient time for any payment to be processed prior to requesting a new version of the clearance certificate.

Land value, tax rates and thresholds

The taxable land value shown on the clearance certificate is the value used by Revenue NSW when assessing land tax. Details on land tax rates and thresholds are available at www.revenue.nsw.gov.au.

Contact details



Read more about Land Tax and use our online service at www.revenue.nsw.gov.au



1300 139 816*



Phone enquiries
8:30 am - 5:00 pm, Mon. to Fri.



landtax@revenue.nsw.gov.au

* Overseas customers call +61 2 7808 6906
Help in community languages is available.