

CONSTRUCTION CERTIFICATE No. J/78404/01

Issued under the Environmental Planning and Assessment Act 1979 Sections 6.4 and 6.7

Owner

Name: Wee Hur Capital Pty Ltd
Address: 8 Gillingham Street, Woolloongabba, QLD 4102

Property details

Address: 90-102 Regent Street, REDFERN NSW 2016
Lot/Portion No: 1-3 1
Section: 2
DP No: 3954 184335 & SP57425
Municipality: City of Sydney Council

Description and value of development

Description: Demolition of existing structures and construction of an 18-storey student accommodation building comprising:

- 381 student accommodation rooms, providing 408 beds
- communal student facilities, including lounge areas, games room, gymnasium and external terraces on level 2
- one ground floor retail tenancy
- public domain and landscaping works

Value of work: \$ 56,100,000.00

Building Code of Australia building classification

Part: Stage 1: Bulk Excavation and whole of Structure
Use: Student accommodation and retail & storage
BCA classification: 3, 6 & 7b

Determination

Approved/Refused: Approved
Date of Determination: 09 February 2022

Plans and specifications approved

- MGC Approved Plans prepared by AJ+C numbered AJC-AR-DW-0100[B], AJC-AR-DW-2200[K], AJC-AR-DW-2201[K], AJC-AR-DW-2202[J], AJC-AR-DW-2203[J], AJC-AR-DW-2207[H], AJC-AR-DW-2209[J], AJC-AR-DW-2213[J], AJC-AR-DW-2215[J], AJC-AR-DW-2219[H], AJC-AR-DW-2600[D], AJC-AR-DW-2601[D], AJC-AR-DW-2602[D], AJC-AR-DW-2603[D], AJC-AR-DW-2607[D], AJC-AR-DW-2609[D], AJC-AR-DW-2613[D], AJC-AR-DW-2615[D], AJC-AR-DW-3001[F], AJC-AR-DW-3002[F], AJC-AR-DW-3011[G], AJC-AR-DW-3012[G], AJC-AR-DW-3101[E], AJC-AR-DW-3102[E], AJC-AR-DW-4101[F], AJC-AR-DW-4201[F], AJC-AR-DW-4202[F] and AJC-AR-DW-4205[F]

Attachments

- Fire safety schedule.
- Application form for Construction Certificate.
- Record of Site Inspection made by Registered Certifier in accordance with Clause 143B (EP&A Regulations 2000) prior to issue of Construction Certificate.
- Fire Engineering Report No. 9074100 Revision A prepared by Omnii dated 18 January 2022.
- Report for Non-Aboriginal Archaeological Research Design and Methodology prepared by artefact dated February 2021
- Technical Specifications for Sydney Streets prepared by City of Sydney dated 2019
- Heritage Interpretation Strategy Plan prepared by artefact dated 7 July 2021
- Email Correspondence regarding Loading and Servicing Management Plan prepared by Major Projects Planning dated 1 December 2021

9. Email Correspondence regarding Heritage Interpretation Plan prepared by Major Projects Planning dated 2 December 2021
10. Statement of compliance for DA Condition B53 prepared by Richard Crookes Construction dated 13 October 2021
11. Email Correspondence regarding letter of deferral contributions prepared by Infrastructure NSW dated 11 October 2021
12. Long Service Levy Instalment Plan prepared by Long Service Corporation dated 16 November 2021
13. Email confirmation of successful Payment for Long Service Levy prepared by Service NSW dated 2 December 2021
14. Long Service Levy Receipt prepared by Long Service Corporation dated 2 December 2021
15. Scope of Certification for Condition B6 prepared by Architecture Urban Design Interior Graphics dated 3 July 2021
16. Letter Regarding Condition B40 prepared by Allen Jack + Cotter dated 1 December 2021
17. Letter Regarding Condition B7 prepared by Allen Jack + Cotter dated 1 December 2021
18. Design Certificate for Height Compliance prepared by Allen Jack + Cotter dated 3 December 2021
19. Acoustic Design Certificate prepared by Acoustic Logic dated 3 December 2021
20. Appendix regarding Train Tunnel Vibration Impact Assessment prepared by Acoustic Logic dated 19 January 2021
21. Metro Tunnel Vibration Management Plan revision 1 prepared by Acoustic Logic dated 14 December 2021
22. Compliance Statement for Condition B66 prepared by Artefact dated 3 December 2021
23. Basix Certificate for Multi Dwelling prepared by Vipac dated 24 June 2021
24. Environmental Planning and Assessment Direction prepared by Minister for Planning and Public Spaces dated 25 June 2020
25. Email Correspondence regarding Condition B20, Hold Points prepared by City of Sydney Council dated 9 December 2021
26. Email Correspondence regarding Heritage Interpretation Plan prepared by City of Sydney Council dated 13 July 2021
27. Email Correspondence regarding condition B25 prepared by City Infrastructure and Traffic Operations dated 3 December 2021
28. Email Correspondence regarding Loading Dock Management Plan prepared by Transport for NSW dated 26 October 2021
29. Email Correspondence regarding Sydney Metro DA Conditions prepared by Richard Crookes Construction dated 10 November 2021
30. Email Correspondence regarding DA Condition B53 prepared by Richard Crookes Construction dated 13 October 2021
31. Letter Regarding Conditions of Consent B9 and B10 prepared by Infrastructure NSW dated 11 October 2021
32. Loading and Servicing Management Plan revision V03 dated 1 October 2021
33. Engineering Portfolio for Stephen Hutchings prepared by Engineers Australia Portal
34. Condition A19 Monitoring and Environmental Audits prepared by Richard Crookes Constructions dated 13 August 2021
35. Condition B1 No works prior to Construction Certificate prepared by Richard Crookes Constructions dated 13 August 2021
36. Condition B73 Design Excellence and Integrity prepared by Richard Crookes Constructions dated 13 August 2021
37. Condition D46 Compliance prepared by Richard Crookes Construction dated 10 November 2021
38. Regulatory Item 14 Schedule of Contractors prepared by Richard Crookes Constructions dated 13 August 2021
39. Architectural Statement for Conditions A2(d), B14 and B72 prepared by Allen Jack + Cotter dated 3 December 2021
40. Floor Plans prepared by Allen Jack + Cotter numbered AJC-AR-DWG-2000[E], AJC-AR-DWG-2100[D], AJC-AR-DWG-2101[D]
41. Plan showing marks placed to identify the Sydney Metro First Reserve Boundary prepared by LTS dated 50670 010SO[1]
42. Plan of Detail and Levels prepared by LTS numbered 50670 011DT[1]
43. Sydney Water Approved plans prepared by Allen Jack + Cotter numbered AJC-AR-DWG-1301[B]
44. Email Correspondence confirming works associated with B25 will commence after CC2 Approval prepared by Richard Crookes Construction dated 15 December 2021
45. National Engineering Register for Stephen Hutchings
46. National Engineering Register for Matthew Beament
47. Compliance Certificate for Consent Condition B52 works prepared by Richard Crookes Construction dated 13 October 2021
48. Compliance Certificate for Consent Condition B53 works prepared by Richard Crookes Construction dated 13 October 2021

49. Compliance Certificate for Consent Condition B54 works prepared by Richard Crookes Construction dated 13 October 2021
50. Compliance Certificate for Consent Condition B55 works prepared by Richard Crookes Construction dated 13 October 2021
51. Compliance Certificate for Consent Condition B46 works prepared by Transport for NSW dated 18 January 2022
52. Foundation Pile Design Report Issue 3 prepared by Pile Design Solutions dated 16 December 2021
53. Numerical Modelling & Impact Assessment Report Rev 1 prepared by Douglas Partners dated 9 November 2021
54. Metro Tunnel Vibrational Management Plan Rev 2 prepared by Acoustic Logic dated 9 November 2021
55. Train Tunnel Vibration Impact Assessment Report prepared by Acoustic Logic dated 19 January 2021
56. Environmental Impact Statement prepared by Urbis dated 4 November 2020
57. Geotechnical Report Rev 1 prepared by Douglas Partners dated 30 September 2020
58. Impact Assessment Report & Monitoring Plan prepared by GKA Management dated 14 January 2022
59. Structural Statement for Consent Condition B29 prepared by Webber Design dated 17 September 2021
60. Structural Statement for Consent Condition B29 prepared by Webber Design dated 15 December 2021
61. Structural statement for Consent Condition B29 prepared by Webber Design dated 25 January 2022
62. Compliance Statement for Consent Condition B46 prepared by Transport for NSW dated 18 January 2022
63. Letter regarding Levels and Gradients Approval (Alignment Levels) prepared by City of Sydney Council dated 24 January 2022
64. Letter regarding Consent Conditions B20, B21 & B22 Drainage Connection & Stormwater Drainage Works Approval prepared by City of Sydney Council dated 24 January 2022
65. Letter regarding Consent Condition B60 prepared by JHA dated 12 October 2021
66. Letter regarding On Site Detention Approval prepared by Sydney Water dated 8 December 2021
67. Certificate of Placement for Third Party Liability prepared by Willis Towers Watson dated 30 November 2021
68. Compliance Statement regarding Alignment Level Design Plans prepared by LTS dated 7 December 2021
69. Design Certificate for Stormwater Drainage Service works prepared by JHA dated 19 January 2022
70. Email Correspondence regarding Consent Condition B46 prepared by Transport for NSW dated 10 January 2022
71. Email Correspondence regarding Consent Condition B48 prepared by Wee Hur dated 22 September 2021
72. Email Correspondence regarding Consent Condition B53 prepared by Reichard Crookes Construction dated 13 October 2021
73. Email Correspondence regarding Consent Condition B61 prepared by Richard Crookes Construction dated 10 January 2022
74. Email Correspondence regarding Consent Conditions B56, D46, B59 & B58 prepared by Sydney Metro dated 14 July 2021
75. Email Correspondence regarding Request for Clarification prepared by Sydney Metro dated 6 May 2021
76. Email Correspondence regarding Request for Initial Fire Safety Report prepared by FRNSW dated 21 January 2022
77. Email Correspondence regarding Section 73 Certificate prepared by MGP dated 7 December 2021
78. Email Correspondence regarding Section 73 Certificate prepared by Sydney Water dated 15 December 2021
79. Electrolysis & Stray Traction Current Report prepared by Cathodic Protection Services dated 21 October 2020
80. Flood Study and Assessment Report Rev 4 prepared by JHA dated 13 April 2021
81. Metro Tunnel Vibration Management Plan Rev 1 prepared by Acoustic Logic dated 24 February 2021
82. Notice of Anticipated Requirements prepared by Sydney Water dated 9 July 2021
83. Land Surveyor Licence No. SU001564 for Damian Joseph Maguire
84. Letter regarding Consent Condition D46 prepared by Richard Crookes Construction dated 10 November 2021
85. Piling Methodology Rev 01 prepared by ACE Civil dated 18 October 2021
86. Plans for Civil Works prepared by JHA numbered: C000[T1], C001[1], C201[2], C202[1], C203[2] and C204[1]
87. Plans for Consent Condition B48 Architectural works prepared by AJ+C numbered:
88. Plans for Consent Condition B48 Structural works prepared by Webber numbered: S030[P1], S081[P2], S082[P2] and S083[P1]
89. Plans for Footpath Design works prepared by JHA numbered: F000[T1], F101[2], F102[1], F103[1], F104[1] and F201[1].

90. Council Approved Plans for Stormwater works prepared by JHA numbered: C000[3], C001[3], C201[4], C202[3], C203[4], C204[3], C302[3], C401[4], C402[4], C403[3], C501[3], C502[3], C503[3] and C504[3].
91. Council Approved Plans for Levels and Gradients Approval (Alignment Levels) works prepared by JHA numbered: F000[2], F101[3],
92. Foundation Plans for General Arrangement works prepared by Webber Design
93. Design Certificate for Foundation Pile works prepared by Pile Design Solutions dated 4 February 2022
94. Design Certificate for Post Tensioning Slab Structural works prepared by Interspan dated 1 February 2022
95. Design Certificate for Stormwater Drainage Services prepared by JHA dated 31 January 2022
96. Design Compliance Statement for Hydraulic works prepared by JR Engineering Group dated 31 January 2022
97. Design Report Issue 3 for Foundation Piles prepared by Pile Design Solutions dated 16 December 2021
98. Interim Audit Advice prepared by Envirocene dated 7 February 2022
99. National Engineering Register Details for Kim Anh Vu
100. -
101. Plans for Post Tensioning prepared by Interspan numbered: 001[A], 010[A], 011[A], 050[A], 051[A], 052[A], 100[A], 101[A], 102[A], 103[A], 110[A], 110[A], 112[A], 113[A], 200[A], 211[A], 212[A], 213[A], 221[A], 222[A], 223[A], 300[A], 311[A], 312[A], 313[A], 321[A], 322[A], 323[A], 400[A], 411[A], 412[A], 413[A], 700[A], 701[A], 702[A], 703[A], 900[A], 911[A], 912[A], 913[A], 1000[A], 1011[A], 1012[A], 1013[A], 1300[A], 1301[A], 1302[A], 1303[A], 1500[A], 1501[A], 1502[A], 1503[A], 1600[A], 1601[A], 1602[A], 1603[A], 1900[A], 1901[A], 1902[A], 1903[A], 2000[A], 2001[A] and 2002[A].
102. Plans for Structural Works prepared by Webber Design numbered: WDE-ST-DWG-S000[C1], WDE-ST-DWG-S001[C1], WDE-ST-DWG-S002[C1], WDE-ST-DWG-S003[C1], WDE-ST-DWG-S030[C1], WDE-ST-DWG-S031[C1], WDE-ST-DWG-S032[C1], WDE-ST-DWG-S035[C1], WDE-ST-DWG-S036[C1], WDE-ST-DWG-S048[C1], WDE-ST-DWG-S080[C1], WDE-ST-DWG-S081[C1], WDE-ST-DWG-S082[C1], WDE-ST-DWG-S083[C1], WDE-ST-DWG-S085[C1], WDE-ST-DWG-S086[C1], WDE-ST-DWG-S087[C1], WDE-ST-DWG-S090[C1], WDE-ST-DWG-S095[C1], WDE-ST-DWG-S100[C2], WDE-ST-DWG-S105[C2], WDE-ST-DWG-S106[C2], WDE-ST-DWG-S110[C1], WDE-ST-DWG-S115[C1], WDE-ST-DWG-S120[C1], WDE-ST-DWG-S130[C1], WDE-ST-DWG-S140[C1], WDE-ST-DWG-S150[C1], WDE-ST-DWG-S180[C1], WDE-ST-DWG-S190[C1], WDE-ST-DWG-S200[C1], WDE-ST-DWG-S220[C1], WDE-ST-DWG-S240[C1], WDE-ST-DWG-S250[C1], WDE-ST-DWG-S280[C1], WDE-ST-DWG-S290[C1], WDE-ST-DWG-S300[C1], WDE-ST-DWG-S301[C1], WDE-ST-DWG-S302[C1], WDE-ST-DWG-S800[C1], WDE-ST-DWG-S801[C1], WDE-ST-DWG-S805[C1], WDE-ST-DWG-S820[C1], WDE-ST-DWG-S825[C1], WDE-ST-DWG-S826[C1], WDE-ST-DWG-S850[C1], WDE-ST-DWG-S855[C1], WDE-ST-DWG-S856[C1], WDE-ST-DWG-S857[C1], WDE-ST-DWG-S877[C1], WDE-ST-DWG-S878[C1], WDE-ST-DWG-S879[C1], WDE-ST-DWG-S880[C1], WDE-ST-DWG-S881[C1], WDE-ST-DWG-S885[C1], WDE-ST-DWG-S886[C1], WDE-ST-DWG-S887[C1], WDE-ST-DWG-S905[C1], WDE-ST-DWG-S906[C1], WDE-ST-DWG-S907[C1], WDE-ST-DWG-S950[C1], WDE-ST-DWG-S951[C1], WDE-ST-DWG-S960[C1], WDE-ST-DWG-S961[C1], WDE-ST-DWG-S962[C1], WDE-ST-DWG-S965[C1], WDE-ST-DWG-S966[C1], WDE-ST-DWG-S970[C1], WDE-ST-DWG-S980[C1], WDE-ST-DWG-S981[C1] and WDE-ST-DWG-S990[C1].
103. Rail Risk Management Plan Rev 0 prepared by GKA Management dated 14 January 2022
104. Remediation Action Plan Rev 0 prepared by Douglas Partners dated 27 October 2020
105. Remediation Works Plan prepared by Douglas Partners dated 21 January 2022
106. Structural Design Statement prepared by Webber Design dated 25 January 2022
107. Structural Statement for Consent Condition B29 prepared by Webber Design dated 25 January 2022
108. Structural Statement for Consent condition B29 prepared by Webber Design dated 17 September 2021
109. Survey Plan for Consent Condition B50 prepared by LTS
110. Letter confirming Satisfaction of Conditions B48, B50, B53, B54, B56, B58 & B59 prepared by Sydney Metro dated 16 December 2021
111. Email Correspondence regarding Post Approval Form for Consent Condition B29 prepared by NSW Department of Planning dated 14 January 2022
112. Email Correspondence regarding Post Approval Form for Consent Condition C15 prepared by NSW Department of Planning dated 7 February 2022
113. Email Correspondence regarding Request for Initial Fire Safety Report prepared by FRNSW dated 21 January 2022
114. Letter regarding RFI Response from Sydney Metro prepared by Wee Hur Capital dated 15 March 2021
115. Site Survey Plan prepared by LTS dated 330 September 2020
116. Plan for Basement Floor Drainage Service works prepared by JR Engineering Group numbered: JRE-HY-1000[02]
117. Plan for Utility Investigation works prepared by Sure Search numbered; Sheets 1-4

Development Consent

Certificate no.: SSD 10382
Date of Determination: 24 June 2021

Certificate / Registered Certifier

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment Regulation 2000 as referred to in Section 6.8 of the Environmental Planning and Assessment Act 1979.

Signature



Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
(ACN 093 211 995), Registered Body Corporate No. ABC 6
Signed by: Aaron Celarc
Category of Accreditation: Building Surveyor Unrestricted
Registered Certifier No.: BDC 2239

Date of endorsement **09 February 2022**
Certificate Number **J/78404/01**

Note: Prior to commencement of work section 6.6 of the Environmental Planning and Assessment Act 1979 must be satisfied.

ATTACHMENT 1

Existing Fire Safety Schedule

Issued under the Environmental Planning and Assessment Regulation 2000 Clause 168

N/A – New Building

Proposed Fire Safety Schedule

Issued under the Environmental Planning and Assessment Regulation 2000 Clause 168

N/A – Essential fire safety measures not proposed at this stage.