

Issued under Environmental Planning and Assessment Act 1979 – Part 6 Division 6.8 Section 6.28 (2)

Approval Number: 24000412 / 2

SECTION A THE APPLICATION

Details of the Applicant

Name: Hindmarsh Construction
Address: Suite 2, Level 27
100 Miller Street North Sydney 2060
Phone: 02 9274 1100
Email: reg.struwig@hindmarsh.com.au; nsw@hindmarsh.com.au
Application Number: 24000292

Details of the property

Unit / Street Number: 16
Street Name: Herring Road
Suburb & Postcode: Macquarie Park 2109
Title Particulars (Lot & DP/SP): Lot 2000 DP 1305792

Description of Development as Approved by Development Consent

Construction and operation of a single storey RNA Pilot Research and Manufacturing Facility with mezzanine plant level, including:

- earthworks, tree removal and demolition.
- construction of an internal road.
- carpark alterations and provision of bicycle parking.
- utility works.
- signage.
- landscaping works.

Description of the Development Subject of this Crown Approval

CC2 - Remainder of works

Estimated Cost of Work

\$73,593,417.00

Development Consent (if applicable)

Development Consent No.: SSD-51811548 issued 29 Feb 2024
SSD-51811548-Mod-1 issued 12 Aug 2024
Name of Consent Authority: City of Ryde Council

Date Application for the Crown Approval was made

Date CC Application was received: 1 May 2024

SECTION B AUTHORITY HAVING JURISDICTION

Name: Joel Lewis Accreditation No.: BDC2335
Phone: 02 9939 1530
Email: admin@mbc-group.com.au
Address: Suite 3/18 Sydney Road Manly NSW 2095

SECTION C BUILDING CLASSIFICATION & BUILDING CODE OF AUSTRALIA EDITION

Class of the proposed building/s under the Building Code of Australia: 8 & 5
Building Code of Australia Edition Considered: 2022

SECTION D ATTACHMENTS

Refer to Appendix A for the attachments for this Crown Approval

SECTION E FIRE SAFETY SCHEDULE

If applicable, refer to attached Fire Safety Schedule for this Crown Approval

SECTION F SCHEDULE OF CONDITIONS

Refer to Appendix B for the Schedule of Conditions for this Certificate

SECTION G DATE OF ISSUE

Date of issue of this Certificate: 24 Jan 2025

SECTION H CERTIFICATION

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the National Construction Code - Building Code of Australia Volume 1 as applicable to the Classes of buildings concerned.

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed by MBC Group.

- Architectural Plans - RNA-HDR-AR-DG-1000, RNA-HDR-AR-DG-1100, RNA-HDR-AR-DG-1101, RNA-HDR-AR-DG-1103, RNA-HDR-AR-DG-1201, RNA-HDR-AR-DG-1301, RNA-HDR-AR-DG-1302, RNA-HDR-AR-DG-2101, RNA-HDR-AR-DG-2103, RNA-HDR-AR-DG-2104, RNA-HDR-AR-DG-2150, RNA-HDR-AR-DG-2200, RNA-HDR-AR-DG-2210, RNA-HDR-AR-DG-2211, RNA-HDR-AR-DG-2212, RNA-HDR-AR-DG-2213, RNA-HDR-AR-DG-2214, RNA-HDR-AR-DG-2215, RNA-HDR-AR-DG-2216,, RNA-HDR-AR-DG-2217, RNA-HDR-AR-DG-2218, RNA-HDR-AR-DG-2219, RNA-HDR-AR-DG-2220, RNA-HDR-AR-DG-2221, RNA-HDR-AR-DG-2250, RNA-HDR-AR-DG-2251, RNA-HDR-AR-DG-2260, RNA-HDR-AR-DG-2261, RNA-HDR-AR-DG-2262, RNA-HDR-AR-DG-2263, RNA-HDR-AR-DG-2264, RNA-HDR-AR-DG-2270, RNA-HDR-AR-DG-2301, RNA-HDR-AR-DG-2302, RNA-HDR-AR-DG-2400, RNA-HDR-AR-DG-2401, RNA-HDR-AR-DG-2402, RNA-HDR-AR-DG-2450, RNA-HDR-AR-DG-2601, RNA-HDR-AR-DG-2602, RNA-HDR-AR-DG-2603, RNA-HDR-AR-DG-2700, RNA-HDR-AR-DG-2701, RNA-HDR-AR-DG-2801, RNA-HDR-AR-DG-2802, RNA-HDR-AR-DG-2803, RNA-HDR-AR-DG-2804, RNA-HDR-AR-DG-2901, RNA-HDR-AR-DG-2902, RNA-HDR-AR-DG-3001, RNA-HDR-AR-DG-3002, RNA-HDR-AR-DG-3003, RNA-HDR-AR-DG-3101, RNA-HDR-AR-DG-3102, RNA-HDR-AR-DG-4110, RNA-HDR-AR-DG-4111, RNA-HDR-AR-DG-4112, RNA-HDR-AR-DG-4113, RNA-HDR-AR-DG-4201, RNA-HDR-AR-DG-4501, RNA-HDR-AR-DG-5001, RNA-HDR-AR-DG-5002, RNA-HDR-AR-DG-5030, RNA-HDR-AR-DG-5101, RNA-HDR-AR-DG-5102, RNA-HDR-AR-DG-5103, RNA-HDR-AR-DG-5104, RNA-HDR-AR-DG-5105, RNA-HDR-AR-DG-5106, RNA-HDR-AR-DG-5107, RNA-HDR-AR-DG-5201, RNA-HDR-AR-DG-5202, RNA-HDR-AR-DG-5501, RNA-HDR-AR-DG-5502, RNA-HDR-AR-DG-5503, RNA-HDR-AR-DG-6200, RNA-HDR-AR-DG-6201, RNA-HDR-AR-DG-6202, RNA-HDR-AR-DG-6203, RNA-HDR-AR-DG-6205, RNA-HDR-AR-DG-6250, RNA-HDR-AR-DG-6255, RNA-HDR-AR-DG-6300, RNA-HDR-AR-DG-6310, RNA-HDR-AR-DG-6311, RNA-HDR-AR-DG-6312, RNA-HDR-AR-DG-6313 prepared by HDR dated 20 Dec 2024
- Architectural Plans - ground floor layout DWG [RNA-HDR-AR-DG-2101] Rev 6 prepared by HDR dated 20 Dec 2024

SECTION I SIGNATURE

Signature :



Signed by: Joel Lewis
Accreditation Number: BDC2335
Date of endorsement: 24 Jan 2025
Certificate Number: 24000412 / 2

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- Hydraulic Design Statement prepared by Arup Australia dated 4 Dec 2024
- Mechanical Design Statement prepared by Austral Air Conditioning dated 4 Nov 2024
- Hydraulic Design Plans prepared by Arup Australia received 09 Dec 2024
- Electrical & UPS Design Statement prepared by Arup Australia dated 6 Nov 2024
- Electrical Design Plans prepared by Raston Group dated 1 Nov 2024
- Facade Performance Specification Rev 02 prepared by Inhabit dated 27 Sep 2024
- Facade Types Plans prepared by HDR dated 1 Nov 2024
- Mechanical Design Plans (HVAC) prepared by Austral Air Conditioning DWG DG-2002[A], DG-2003[A] dated 04 Nov 2024
- Mechanical Design Statement prepared by Austral Air Conditioning dated 04 Nov 2024
- Electrical Design Statement prepared by Arup Australia dated 6 Nov 2024
- Design Compliance Statement prepared by HDR dated 15 Dec 2024
- Mechanical Design Statement prepared by Arup dated 04 Dec 2024
- Fire Service Specification - Particulars prepared by Arup Australia dated 24 Jul 2024
- Erosion & Sediment Control Plan Rev 5 prepared by TTW dated 24 July 2024
- Dry Fire Services Plans prepared by Arup Australia Pro no. 20124 Rev 6 dated 01 Nov 2024
- Fire Services Design Statement (Wet and Dry) prepared by ARUP dated 6 Nov 2024
- Hydraulic Design Statement prepared by Inline Hydraulic Services dated 4 Nov 2024
- F3P1 Weatherproofing Performance Based Design Brief prepared by Greycat Consulting
- F3P1 Weatherproofing Performance solution report prepared by Greycat Consulting
- Hydraulic Design Plans prepared by Inline dated 5 Nov 2024
- Section J Energy Efficiency Report No RNA-ARP-ME-RPT-002, Rev C prepared by Arup Australia dated 22 Jul 2024
- Accessibility Performance Solutions report No.24000291 Rev.01 prepared by MBC Group dated 13.12.24
- Fire Compartment Plans - Ground & Mezzanine Floors DWG prepared by HDR dated 1 Nov 2024
- Fire Engineering Report Job no. 289887 prepared by Arup dated 18 Dec 2024
- Landscape Design Certificate prepared by 360 Degrees
- Landscape Design Plans prepared by 360 Degrees
- FFE Items Schedule (Group 1) RNA-HDR-AR-SCH-0001, Rev 1 prepared by HDR dated 1 Nov 2024
- Interior Finishes Schedule RNA-HDR-AR-SCH-0010, Rev 1 prepared by HDR dated 1 Nov 2024
- Architectural Specification RNA-HDR-AR-SP-0001, Rev C prepared by HDR dated 24 Jul 2024
- External FFE & Finishes Schedule RNA-HDR-AR-SCH-0002, Rev 2 prepared by HDR dated 1 Nov 2024

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- Compliance with any elements that are not specified as an attachment in this Crown Works Approval do not form part of this approval.
- This Crown Approval does not certify compliance with the conditions of Development Consent No's:
 - SSD-51811548 issued 29 Feb 2024
 - SSD-51811548-Mod-1 issued 12 Aug 2024
- The building works should not commence until the Crown is satisfied that the conditions of the Development Consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
- No approval is given nor implied for the construction of works beyond the scope specifically approved by Crown Approval No 24000412/2 dated 24 Jan 2025.
- All building works associated with the subject development are to be carried out in accordance with the approved documentation listed below in Appendix A - Any departure from the documentation cannot be undertaken without the review and approval by MBC Group
- Where there is any conflict between the Design Documentation and the advice provided by MBC Group, the advice issued takes precedence unless approved by MBC Group.
- In accordance with Section 6.28 of the EP&A Act 1979 Crown new Building Works is to comply with the Building Code of Australia (2022).
- Alteration of a relevant fire safety system subject to certification provided by an accredited practitioner - Fire Safety.
- MBC Group is to be contacted to undertake progress inspections throughout the development to ensure that the works are being carried out in accordance with the approved documentation.

Advisory Notes

- Where the cost of works exceeds \$250,000, the Head Contractor is to ensure that they have addressed their obligations under the Building and Construction Industry Long Service Payment Act 1986.
- The Crown & principal contractor is to obtain any relevant approvals required under Section 68 of the Local Government Act 1993 from City of Ryde Council (including but not limited to water, sewer, stormwater, on-site sewer management, trade waste) and the relevant service providers (including, but not limited to, water, gas, telecommunications & electricity).