



## 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:

26 Mar 2026

## 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 - CC3A prepared by Denton Corker Marshall – DWG No. D19-A-2-20-0020 (16), D19-A-2-20-0021 (8), D19-A-2-20-0022 (16), D19-A-2-20-0023 (13), D19-A-3-20-0030 (2), D19-A-3-20-0031 (2), D19-A-3-20-0032 (2), D19-A-X-25-0102 (L), D19-A-X-25-0103 (4), D19-A-X-25-0203 (5), D19-A-X-25-0302 (6)

## SECTION I SIGNATURE

---

Signature :



Signed by: Matthew Marks  
Accreditation Number: BDC2882  
Date of endorsement: 26 Mar 2026  
Certificate Number: 25000287 / 10

## SECTION J PREVIOUS CROWN CERTIFICATES ISSUED (if applicable)

---

| Permit Number       | Description   | Permit Issue Date |
|---------------------|---|-------------------|
| CC1 - 25000287/7    | CC1 - Bulk Excavation and Shoring                     | 27 Jun 2025       |
| CC1A - 25000287 / 8 | CC1A - Piling, Foundations                            | 04 Aug 2025       |
| CC2 - 25000287/ 9   | CC2 - Inground services, substructure, service risers | 10 Nov 2025       |

## 25000287 / 10

- SSD Condition B07 - TfNSW Endorsement Confirmation dated 19 Jan 2026
- SSD Condition B07 - Loading Dock Management Plan prepared by The Transport Planning Partnership dated 16 Jan 2026
- SSD Condition B07 - Appendix E - Road Safety Audit prepared by The Transport Planning Partnership dated 21 Nov 2025
- SSD Condition B38 - Waste Management Plan prepared by Richard Crookes Constructions dated Jan 2026
- SSD Condition B08 - Public Art Plan prepared by cultural Capital dated 2026
- SSD Condition B38 - Email between CS & RCC regarding Operational Waste Management Plan dated 23 Jan 2026
- SSD Condition A17 & A18 - Approval Letter - Revised Staging Report prepared by NSW DPHI dated 21 Jan 2026
- SSD Condition B08 - Email submission of Public Art Plan to City of Sydney dated 05 Feb 2026
- SSD Condition B31 (b) & (c) - Design Statement - Flood Management prepared by Mott MacDonald dated 23 Feb 2026
- Fire Engineering - Performance Based Design Report No. SBA-MMD-XX-XX-RP-FE-0001 Rev D prepared by Mott MacDonald dated 06 Mar 2026
- Geotechnical Design Statement prepared by Douglas Partners dated 24 Mar 2026
- Structural Design Plans prepared by Mott Macdonald DWG D19-ST-2-30B-L200 (7), D19-ST-2-30B-L201 (11), D19-ST-2-30B-L202 (10), D19-ST-2-30B-L203 (9), D19-ST-3-30B-L300 (7), D19-ST-3-30B-L301 (9), D19-ST-3-30B-L302 (8), D19-ST-3-30B-L303 (1), D19-ST-X-10A-AA04 (C), D19-ST-X-30C-NL11 (G), D19-ST-X-30C-NL12 (G), D19-ST-X-30C-NL13 (G), D19-ST-X-30C-NL14 (G), D19-ST-X-30C-NL15 (G), D19-ST-X-30C-NL21 (G), D19-ST-X-30C-NL22 (G), D19-ST-X-30C-NL23 (G), D19-ST-X-30C-NL24 (G), D19-ST-X-30C-NL31 (G), D19-ST-X-30C-NL32 (G)
- Structural Compliance Certificate prepared by Interspan dated 19 Mar 2026
- SSD Condition B07 & B11 & B39 - Traffic Design Compliance Statement prepared by The Transport Planning Partnership dated 05 Mar 2026
- SSD Condition B31 (a) & (d) - Design Statement - Flood Management prepared by WSce dated 02 Mar 2026
- SSD Conditions B5 & B6 - Design Excellence and Integrity prepared by Urbis dated 27 Feb 2026
- Crown Approval Application Form SBA dated 10.11.2025

## 25000287 / 10

- 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. SSD SSD-55388456 dated 19 Nov 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 not implied for the construction of works beyond the scope specifically approved by Crown Approval No 25000287/10 dated 26 Mar 2026.
- All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above 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 Sydney (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).