



## CONSTRUCTION CERTIFICATE

Pursuant to Part 6 of the Environmental Planning & Assessment Act 1979

<b>CERTIFICATE NO.:</b>	CC-23011
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	27 February 2023
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 1 DP 1250259
Address	28 McPherson Street, Banksmeadow NSW 2019
<b>LOCAL GOVERNMENT AREA:</b>	Bayside Council
<b>APPLICANT:</b>	
Name	Cameron Rubenach
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Email	Cameron.rubenach@goodman.com
<b>OWNER:</b>	
Name	The Trust Company Limited as custodian for the Goodman Industrial Trust No. 1
Address	Level 18, 123 Pitt Street, Sydney NSW 2000
Email	Cameron.rubenach@goodman.com
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC1: Civil works, installation of driven piles and construction of suspended deck <b>only</b> , associated with construction of a suspended concrete hardstand with two (2) warehouse buildings. <i>Note:</i> <ol style="list-style-type: none"><li>This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works.</li><li>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</li></ol>
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	SSD-9691 (08.04.2021)
<b>STATUTORY CERTIFICATION:</b>	
<i>Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning &amp; Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning &amp; Assessment Act 1979.</i>	
<b>APPROVED PLANS:</b>	Refer to Schedule 1
<b>FIRE SAFETY SCHEDULE:</b>	Refer to Schedule 2
<b>CONDITIONS:</b>	Refer to Schedule 3
<b>AIBS PROFESSIONAL STANDARDS SCHEME:</b>	<b>Liability limited by a scheme approved under Professional Standards Legislation</b>
<b>CERTIFYING AUTHORITY DETAILS:</b>	
Certifying Authority Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
<b>SIGNATURE:</b>	 Date: 27/02/2023
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith Accreditation No. BDC0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

+ Architectural Plans prepared by Reid Campbell:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
A1400	6	20.02.2023	A0003	7	20.02.2023
A0000	7	20.02.2023	A1405	6	20.02.2023

#### DOCUMENTATION RELIED UPON

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

+ Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CC Application Form	Goodman Property Services (Aust) Pty Ltd	31.01.2023
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000101891	Long Service Corporation	23.12.2022
3.	Aconex correspondence – DA 16 – no anchors crossing boundaries	Costin Roe Consulting PL	21.12.2022
4.	Statement regarding consultation with service providers + attachments: <ul style="list-style-type: none"> <li>HV Ausgrid Plans</li> <li>Freyssinet Site instruction plan</li> <li>Jemena Site instruction plan</li> <li>NBN design plan</li> <li>Sydney Water Tap In</li> </ul>	Richard Crookes Constructions Ausgrid Freyssinet Jemena NBN Sydney Water	13.12.2022 01.12.2022 01.12.2022 22.11.2022 15.12.2022
5.	NBN Infrastructure Plans	NBN	22.11.2022
6.	Construction Traffic Management Plan	Ason Group	05.12.2022
7.	Erosion Sediment Control Plan	Costin Roe Consulting PL	23.11.2022
8.	Statement – Unexpected Finds Procedure	Richard Crookes Constructions	21.12.2022
9.	Builders Details and Insurances: <ul style="list-style-type: none"> <li>Workers Compensation Policy</li> <li>PI Policy</li> <li>TP Policy</li> </ul>	Richard Crookes Constructions Icare WTW WTW	15.11.2022 25.07.2022 02.11.2022 02.11.2022
10.	Structural Design Certification	Costin Roe Consulting PL	08.12.2022
11.	Tap In Approval	Sydney Water Corporation	25.01.2023
12.	Statement confirming no VPA entered into	Goodman Property Services (Aust) Pty Ltd	Not Dated
13.	Design Compliance – Civil Works	Reid Campbell	08.02.2023
14.	Biodiversity Certification	SLR	25.01.2023
15.	Construction Traffic Management Plan	Ason Group	14.02.2023
16.	Statement – B17 – survey / Flood Impact Assessment / photos	Richard Crookes Constructions	09.01.2023
17.	Revised Flood Impact Assessment	BMT Commercial Australia PL	03.01.2023
18.	Survey Plan	Rygate Surveyors	30.10.2018
19.	Flood Detention Basin Management Plan	Costin Roe Consulting PL	08.02.2023
20.	Flood Management Response Plan	Costin Roe Consulting PL	08.02.2023



<b>ITEM</b>	<b>DOCUMENTATION</b>	<b>PREPARED BY</b>	<b>DATE</b>
21.	Construction Waste Management Plan	Richard Crookes Constructions	10.11.2022
22.	Construction Environmental Management Plan	Geosyntec Consultants	15.02.2023
23.	Civil Works Drawings	Costin Roe Consulting PL	16.12.2022



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

Issued under Section. 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

<b>ADDRESS:</b>	28 McPherson Street, Banksmeadow
<b>OWNER:</b>	The Trust Company Limited, as custodian for the Goodman Industrial Trust No. 1
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-9691
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-23011

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

### SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection	BCA Spec. E2.2a AS/NZS 1668.1 – 2015	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 AS 2118.1 – 2017	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 AS 1670.1 – 2018, Clause 3.22	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Doors	BCA Clauses C2.12 & C2.13 AS 1905.1 – 2015 Manufacturer's specifications	✓
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 Manufacturers' specifications	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer's specifications	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 & Spec. E2.2b AS/NZS 1668.1 - 2015	✓
Warning & Operational Signs	EP&A (DC&FS) Reg. 2021 Section 108 BCA Clause D3.6, D2.23, D3.6, E3.3 & H101.8 AS 1905.1 – 2015	✓



### **SCHEDULE 3**

#### CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to section/s 27, 22, 116 or 117 (formerly cl. 144, 146B, 187 & 188, respectively) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

*Nil.*



BLACKETT  
MAGUIRE+  
GOLDSMITH

27 February 2023

The General Manager  
Bayside Council  
PO Box 21  
ROCKDALE NSW 2216

Dear Sir / Madam,

**REFERENCE: DA NO. SD-9691  
28 MCPHERSON STREET, BANKSMEADOW  
CONSTRUCTION CERTIFICATE**

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (the Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant: Goodman Property Services (Aust) Pty Ltd  
Subject Address: 28 McPherson Street, Banksmeadow  
Project No. 210336  
Date Received: 03 November 2022  
Date Determined: 27 February 2023

Please find undercover a copy of the Construction Certificate No. CC-23011 for the proposed CC1: Civil works, installation of driven piles and construction of suspended deck only, associated with construction of a suspended concrete hardstand with two (2) warehouse buildings.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate for Council's record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith  
Director  
**Blackett Maguire + Goldsmith Pty Ltd**

**Liability limited by a scheme approved under Professional Standards Legislation**

**Address** Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

**Postal** PO Box 167  
Broadway NSW 2007  
**ABN** 18 408 985 851

**Contact** Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bmplug.com.au



BLACKETT  
MAGUIRE+  
GOLDSMITH

27 February 2023

Goodman Property Services (Aust) Pty Ltd  
1-11 Hayes Road  
Rosebery NSW 2018  
Attention: Cameron Rubenach

Dear Cameron,

**REFERENCE: DA NO. SSD-9691  
28 MCPHERSON STREET, BANKSMEADOW  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 03.11.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23011 and associated documentation for the proposed CC1: Civil works, installation of driven piles and construction of suspended deck only, associated with construction of a suspended concrete hardstand with two (2) warehouse buildings.

We have forwarded a copy of the Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works, by our office.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

The primary reason for these Statutory Mandatory Critical Stage Inspections is to ensure that the development proceeds in accordance with the development consent, Construction Certificates and that the development is fit for occupation in accordance with its classification under the Building Code of Australia. The Principal Certifying Authority does not undertake detailed quality control inspections. Critical Stage Inspections do not provide the level of supervision required to ensure that the minimum standards and tolerances specified by the 'Guide to Standards and Tolerances 2017 ©' are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

The NSW Office of Fair Trading have published a 'Guide to Standards and Tolerances 2017 ©'. The guide can be obtained from the Office of Fair Trading website.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact me on 9211 7777.

Yours sincerely,

Dean Goldsmith  
Director

**Blackett Maguire + Goldsmith Pty Ltd**

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Fax: 02 9211 7774  
Email: admin@bmplusg.com.au



27 February 2023

The Minister for Planning  
Department of Planning and Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9691**  
**28 MCPHERSON STREET, BANKSMEADOW**  
**CONSTRUCTION CERTIFICATE**

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (the Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

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Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith  
Director

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## INSPECTION SCHEDULE

### STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

### OTHER REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

### COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019\_1 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd