



CONSTRUCTION CERTIFICATE

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

CERTIFICATE No.:	CC-23076
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	06 July 2023
SUBJECT LAND:	
Lot & DP	Lot 1 DP 1250259
Address	28 McPherson Street, Banksmeadow NSW 2019
LOCAL GOVERNMENT AREA:	Bayside Council
APPLICANT:	
Name	Kerolous Shnuda
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Email	Kerolous.shnuda@goodman.com
OWNER:	
Name	The Trust Company Limited
Address	1-11 Hayes Road, Rosebery NSW 2018
Email	Kerolous.shnuda@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC2: Driveway ramps and crossovers, all above slab structures, roofing and cladding, Office fit-out, installation of services, external works, landscaping (Stage 2 Works) and Solar Panels only , associated with construction of a suspended concrete hardstand with two (2) warehouse buildings. <i>Note:</i> 1. 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. 2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD-9691 (08.04.2021)
STATUTORY CERTIFICATION:	
<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 & Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979.</i>	
APPROVED PLANS:	Refer to Schedule 1
FIRE SAFETY SCHEDULE:	Refer to Schedule 2
CONDITIONS:	Refer to Schedule 3
CERTIFYING AUTHORITY DETAILS:	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Tony Heaslip Accreditation No. BDC0178
AIBS PROFESSIONAL STANDARDS SCHEME:	Liability limited by a scheme approved under Professional Standards Legislation.



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by Reid Campbell:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
A_0000	12	21.04.2023	A_1212	5	21.04.2023
A_0001	11	21.04.2023	A_1220	7	21.04.2023
A_0002	11	21.04.2023	A_1221	6	21.04.2023
A_0003	12	21.04.2023	A_1222	5	21.04.2023
A_1100	8	21.04.2023	A_1300	7	21.04.2023
A_1101	8	09.05.2023	A_1305	7	21.04.2023
A_1105	8	21.04.2023	A_1310	7	21.04.2023
A_1106	8	09.05.2023	A_1320	7	21.04.2023
A_1200	7	21.04.2023	A_1400	9	21.04.2023
A_1201	6	21.04.2023	A_1405	9	21.04.2023
A_1202	5	21.04.2023	A_1410	7	21.04.2023
A_1210	7	21.04.2023	A_1420	7	21.04.2023
A_1211	6	21.04.2023			

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	17.04.2023
2.	Letter Acceptance of preconstruction Evidence	Department of Planning and Environment	24.02.2023
3.	Letter of Approval of Construction Environmental Management Plan	Department of Planning and Environment	23.02.2023
4.	Letter of Approval of Flood Detention Basin Management Plan	Department of Planning and Environment	23.02.2023
5.	Electrical Design Statement	Modcol PL	21.04.2023
6.	Hydraulic Design Statement	Sparks and Partners	20.04.2023
7.	Fire Services Design Statement	Force Fire & Safety PL	20.04.2023
8.	FH, FHR Coverage Plans	Sparks and Partners	20.04.2023
9.	Lift Design Certificate	Otis Elevator Company PL	20.04.2023
10.	Fire Engineering Report	Affinity Fire Engineering	25.03.2023
11.	Fire Engineering Peer Review Report	Minerva	30.03.2023
12.	Peer Review Report	Minerva	15.03.2023
13.	Access Report	MGAC	18.04.2023
14.	Performance Based Design Brief - Access	MGAC	10.03.2023
15.	Access Performance Solution Report – Entry Access	MGAC	10.03.2023
16.	Section J Report	Northrop	18.04.2023



ITEM	DOCUMENTATION	PREPARED BY	DATE
17.	Landscaping Design Statement	Place Design Group PL	17.04.2023
18.	Traffic Consultant Statement	Ason Group	18.04.2023
19.	Civil Drawings	Costin Roe Consulting PL	Jan/Mar 23
20.	Civil Design Statement	Costin Roe Consulting PL	20.04.2023
21.	Design Statement – mechanical services	Paramount Air Conditioning (Aust) PL	27.04.2023
22.	Architectural Design Compliance Statement	Reid Campbell (NSW) PL	29.06.2023
23.	Structural Design Certification	Costin Roe Consulting PL	17.04.2023
24.	Structural Plans	Costin Roe Consulting PL	27.04.2023
25.	Design Detail Access Report	MGAC	28.04.2023
26.	Civil Plans	Costin Roe Consulting PL	25.01.2023
27.	Email submission of Civil Design Plans to TfNSW - DAB4B5	Goodman Property Services PL	27.03.2023
28.	Letter confirming acceptance of FER	Goodman Property Services PL	28.04.2023
29.	FP1.4 Performance Solution Report	Reid Campbell	28.04.2023
30.	FP1.4 Performance Based Design Brief	Reid Campbell	24.04.2023
31.	Email confirming an IFSR will not be provided	FRNSW	10.05.2023
32.	Certificate of Design – Electrical – Solar Panels	Photon Energy	14.06.2023
33.	Approval of Plan Strategy/Study	Department of Planning & Environment	09.06.2023
34.	Enviroseal Product Technical Statement	Bradford	Not Dated
35.	External Wall System Disclosure Statement	Reid Campbell (NSW) PL	27.06.2023
36.	External Wall System Disclosure Statement	Reid Campbell (NSW) PL	23.06.2023
37.	Certificate of Conformity No. 30057 – Knauf Insulation	CodeMark	12.12.2021
38.	Data Sheet - roofing and wall cladding - Lysaght	Bluescope	Nov 2019
39.	Certificate of Test No. FNC12107A – Sculform Aluminium	CSIRO	22.01.2018
40.	Certificate of Design Intent – Structural Assessment of Solar Panels	Photon Energy	03.07.2023

ENVIRONMENTAL PLANNING AND ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021

Documentation relied upon as required by the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

+ Proposed Performance Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 25.03.2023
REFERENCE NO. & VERSION: 212095_FER_02
NAME OF FIRE SAFETY ENGINEER: Thomas Newton
ACCREDITATION NO.: 3149

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION (26)	PREPARED BY	DATE
1.	Design Endorsement Certificate – Automatic fire sprinkler and alarm system	Force Fire & Safety PL	20.04.2023
2.	Fire Services Plans numbered FF-FS-000, 001, 100, 101, 100, 100, 100, 100, 300, FA-100, 101, 200, 201 & 202	Force Fire & Safety PL	April 2023
3.	Design Endorsement Certificate – hydraulic fire safety systems	Sparks and Partners	27.04.2023



ITEM	DOCUMENTATION (26)	PREPARED BY	DATE
4.	FHR and FHR Service Plans numbered H1101, 1201, 1202, 1401, 2101, 2102, 2103, 2104, 4101, 4201, 5101, 5102, 5103 & 5104	Sparks and Partners	20.04.2023 & 28.04.2023

Pursuant to Section 22 of the EP&A (DC&FS) Regulation 2021, Blackett Maguire + Goldsmith Pty Ltd (RBC00004) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	28 McPherson Street, Banksmeadow
OWNER:	The Trust Company Limited
DEVELOPMENT APPLICATION No.:	SSD-9691
CONSTRUCTION CERTIFICATE No.:	CC-23076

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 Suppression Systems	BCA Spec. E1.5, AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
Automatic Smoke Detection System (Office Areas per FER)	BCA Clause E2.2, AS160.1-2018 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
Building Occupant Warning System	BCA Spec. E1.5, Clause 8, AS 1670.1 – 2018, Clause 3.22 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
Emergency Lighting	BCA Clause E4.4, AS 2293.1 – 2018	✓
Electric Vehicle Charging Equipment (Automatic shutdown)	Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
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 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
Fire Hydrant Systems	BCA Clause E1.3, AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
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 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
Portable Fire Extinguishers	BCA Clause E1.6, AS 2444 – 2001	✓
Road Maintenance (Nant Street and Permeable Northern Road)	Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
Smoke Hazard Management Systems	BCA Part E2 & Spec. E2.2b, AS/NZS 1668.1 – 2015 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Solar Panels (Signage)	Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓
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	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none">+ Perimeter Vehicular Access+ Warehouse Egress Distance and Smoke Hazard Management System+ Office Travel Distances+ Fire Hydrant System Design+ 50m Fire Hose Reels+ Fire Sprinkler System Design	BCA Performance Requirements CP9, EP2.2, DP4, EP1.3, EP1.1 & EP1.4, Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 212095_FER_02 Revision 02 dated 25.03.2023	✓



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.



06 July 2023

The General Manager
Bayside Council
PO Box 21
ROCKDALE NSW 2216

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.

Applicant: Goodman Property Services (Aust) Pty Ltd

Subject Address: 28 McPherson Street, Banksmeadow

Project No. 210336

Date Received: 17 April 2023

Date Determined: 06 July 2023

Please find undercover a copy of the Construction Certificate No. CC-23076 for the proposed CC2: Driveway ramps and crossovers, all above slab structures, roofing and cladding, Office fit-out, installation of services, external works, landscaping (Stage 2 Works) and Solar Panels **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,

Tony Heaslip
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@bmplusg.com.au



4 July 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, BANKSMEDAW
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 17.04.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23076 and associated documentation for the proposed CC2: Driveway ramps and crossovers, all above slab structures, roofing and cladding, Office fit-out, installation of services, external works, landscaping (Stage 2 Works) and Solar Panels 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,

Tony Heaslip
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@bmplusg.com.au



BLACKETT
MAGUIRE+
GOLDSMITH

06 July 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.

Applicant: Goodman Property Services (Aust) Pty Ltd
Subject Address: 28 McPherson Street, Banksmeadow
Project No. 210336
Date Received: 17 April 2023
Date Determined: 06 July 2023

Please find undercover a copy of the Construction Certificate No. CC-23011 for the proposed CC2: Driveway ramps and crossovers, all above slab structures, roofing and cladding, Office fit-out, installation of services, external works, landscaping (Stage 2 Works) and Solar Panels 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,

Tony Heaslip
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@bmplusg.com.au