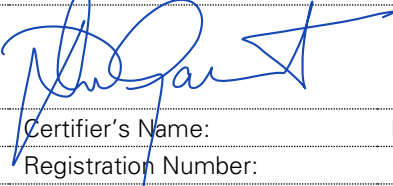




## Construction Certificate

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

<b>Certificate No.</b>	CC-24021	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	23.02.2024	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 102 & Lot 103	DP 1268366
<b>Address</b>	2-10 Old Wallgrove Road, Horsley Park	
<b>Local Government Area</b>	Fairfield City Council	
<b>+ Applicant</b>		
<b>Name</b>	Goodman Developments	
<b>Company</b>	Goodman Property Services (NSW) Pty Ltd	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: 02 9230 7432	Email: auplanningapprovals@goodman.com
<b>+ Owner</b>		
<b>Name</b>	Goodman Property Services (NSW) Pty Ltd	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: 02 9230 7432	Email: auplanningapprovals@goodman.com
<b>+ Description of Development</b>		
<b>Description</b>	Precinct 1 Hardstand Expansion and associated stormwater, electrical and hardstand lighting. <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.</i> <i>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</i>	
<b>BCA Classification</b>	Class 10b	
<b>Applicable BCA</b>	National Construction Code 2022 Volume 1 – Building Code of Australia	
<b>Development Consent</b>	SSD-37486043 dated 11.10.2023.	
<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>+ Details of Certifying Authority</b>		
<b>Certifying Authority</b>	Blackett Maguire + Goldsmith Pty Ltd	
<b>Accreditation Number</b>	RBC00004	
<b>Signature</b>		
<b>Signed on Behalf of BM+G</b>	Certifier's Name:	Dean Goldsmith
	Registration Number:	BDC: 0141
Liability limited by a scheme approved under Professional Standards Legislation		

## + Schedule 1 – Schedule of Documentation

### Approved Plans

#### + Site Plan prepared by AT&L

+ Drawing Number	+ Rev	+ Date
20-798-C6009	1	16.10.2023

#### + Structural Drawings prepared by Northrop

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
S00.01	A	08.02.24	S07.00	A	
S07.11	A	08.02.24			

### Document 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	23.02.2024
2.	Design Certification – Electrical	Modcol	06.12.2023
3.	Staging Plan	Goodman	09.11.2023
4.	Staging Plan Approval	DPIE	27.11.2023
5.	Notice of Commencement of Construction Works	Goodman	03.11.2023
6.	Post Approval Form – Notice of Commencement of Construction	DPIE	Undated
7.	Post Execution Letter	NBN	07.05.2022
8.	Construction Environmental Management Plan	SLR	13.11.2023
9.	Civil Drawings	AT&L	09.11.2023
10.	Section 6.33 Certificate – Statement Confirming payment into the Biodiversity Conservation Fund for an offset obligation	Biodiversity Conservation Trust	28.11.2023
11.	Vegetation Management Plan	Ecologique	18.10.2023
12.	Erosion and Sediment Control Plan	Rubicon Enviro Pty Ltd	06.11.2023
13.	Email from Council confirming satisfaction of Stormwater Management System Design	Fairfield City Council	23.11.2023
14.	Approval of Construction Environmental Management Plan	DPIE	22.11.2023
15.	Fairfield Council Email Regarding Contributions	Fairfield City Council	22.11.2023

16.	Head Contractor Statement	Burton Civil Engineering Contractors	19.02.2024
17.	Long Service Levy Receipt & Statement	Long Service Corporation Goodman Property Services	01.12.2023 23.02.2024
18.	Civil Design Statement	AT&L	06.02.2023
19.	Planning Agreement	Goodman Property Services	undated
20.	Letter regarding Sydney Water Tap In	Goodman Property Services	23.02.2024
21.	Structural Design Statement	Northrop	08.08.2024

### Performance Solutions

In conjunction with the approved plans and specifications the following Performance Solutions were relied upon in issuing the Construction Certificate:

#### + Proposed Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
<b>Fire Safety Requirement</b>					
PS-1.	N/A				
<b>Other BCA Requirement</b>					
PS-2.	N/A				

### EP&A (Development Certification and Fire Safety) Regulation 2021 – Fire Safety Systems in Class 2-9 Buildings

Documentation relied upon as required by the section 22 of the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

#### + Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
		N/A	

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (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**

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Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

N/A Class 10b

## **+ Schedule 3 – Conditions of Construction Certificate**

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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.

23 February 2024

The General Manager  
Fairfield City Council  
PO Box 21  
FAIRFIELD NSW 1860

Dear Sir/Madam

**Re: SSD-37486043 - 2-10 Old Wallgrove Road, Horsley Park**

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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.

<b>Applicant</b>	Goodman Property Services
<b>Subject Address</b>	2-10 Old Wallgrove Road, Horsley Park
<b>Project No.</b>	230420
<b>Date Received</b>	23.02.24
<b>Date Determined</b>	23.02.24

Please find undercover a copy of the Construction Certificate No. CC-24021 for the proposed Precinct 1 Hardstand Expansion and associated stormwater, electrical and hardstand lighting.

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$44.00 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

**BM+G**

Building Surveyor-Unrestricted (NSW)



23 February 2024

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

Dear Sir/Madam,

**Re: SSD-37486043 - 2-10 Old Wallgrove Road, Horsley Park**

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Your recent application for a Construction Certificate dated 23 February 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24021 for the proposed Precinct 1 Hardstand Expansion and associated stormwater, electrical and hardstand lighting. Any associated documentation can be accessed via the NSW ePlanning Portal.

Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW ePlanning Portal.

Please also find attached an inspection and certification 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 that we will require to be undertaken by our office.

Attached we have provided an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken by our office, together with other inspections required, of the progress building works.

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.

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

**Yours sincerely,**

A handwritten signature in blue ink, appearing to read 'DG', written over a blue line.

Dean Goldsmith  
Director

**BM+G**  
Building Surveyor-Unrestricted (NSW)

## + Inspection and Certification Schedule

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### 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.
- + 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:

- + 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 2022 (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd