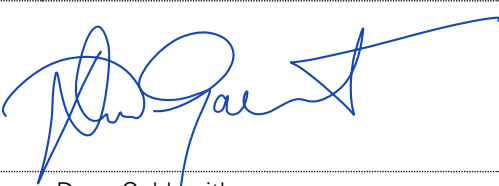


Construction Certificate

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

Certificate No.	CC-23129	
Type & Determination	Building Work	Approved
Date of Determination	25.07.2023	
+ Subject Land		
Lot + DP	Lot 100	DP 1268340
Address	813-913 Wallgrove Road, Horsley Park	
Local Government Area	Fairfield City Council	
+ Applicant		
Name	Jon Lindsay	
Company	DHL Supply Chain (Australia) Pty Ltd	
Address	Level 4, 1G Homebush Bay Drive, Rhodes NSW 2138	
Contact Details	Phone: 0401672527	Email: jon.lindsay@dhl.com.
+ Owner		
Name	Wallgrove Road Industrial Investments Pty Ltd	
Address	10/60 Park Street, Sydney NSW 2000	
Contact Details	Phone: 0416 914 165	Phone: 0416 914 165
+ Description of Development		
Description	<p>CC1: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding only, associated with the construction and operation of one warehouse with loading docks, truck hardstand, office and carparking.</p> <p>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.</p> <p>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</p>	
BCA Classification	Class 5 & 7b	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	SSD-36156297 (22.12.2022)	
Statutory Certification	<p>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.</p>	
Approved Plans	Refer to Schedule 1	
Fire Safety Schedule	Refer to Schedule 2	
Conditions	Refer to Schedule 3	
+ Details of Certifying Authority		
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd	
Accreditation Number	RBC00004	
Signature		
Signed on Behalf of BM+G	Dean Goldsmith Registration Number: BDC: 0141	
Liability limited by a scheme approved under Professional Standards Legislation		

+ Schedule 1 – Schedule of Documentation

Approved Plans

+ Architectural Plans prepared by SBA Architects PL

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
GA101	E	04.07.2023	GA102	C	09.06.2023
GA301	H	04.07.2023	GA305	A	09.05.2023
GA306	A	09.05.2023			

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	Wallgrove Road Industrial Investments PL	21.06.2023
2.	Receipt of Payment – Long Service Levy – Receipt No. L0000121772	Long Service Corporation	12.07.2023
3.	Notice of Requirements	Sydney Water Corporation	15.03.2023
4.	Connection Offer – Standard Connection Notice	Endeavour Energy	08.04.2022
5.	Construction Environmental Management Plan	JBS&G	28.02.2023
6.	Construction Environmental Management Plan Approval	DPE	06.06.2023
7.	Design Certificate - Stormwater	Orion Consulting Engineers PL	Not Dated
8.	Bushfire Certificate of Compliance	Australian Bushfire Protection Planners PL	19.04.2023
9.	Fire Engineering Review Statement	Affinity Fire Engineering	26.03.2023
10.	Building Plan Approved Plans	Sydney Water Corporation	24.04.2023
11.	Tap In Approval (subject to requirements)	Sydney Water Corporation	09.05.2023
12.	Survey Plan	Orion Consulting Engineers PL	28.04.2023
13.	Bulk Earthworks Cut/Fill Plan	Orion Consulting Engineers PL	28.04.2023
14.	CEM Consultation	WaterNSW	08.03.2023
15.	Builders' compliance letter	Prime Constructions PL	14.06.2023
16.	Letter – notice of intent to commence construction	DHL Supply Chain (Australia) PL	22.05.2023
17.	Approval of Noise Validation Report	Department of Planning and Environment	23.06.2023
18.	Noise Validation Report	Acoustic Logic PL	26.05.2023
19.	Email correspondence - substation	ARA Electrical	18.05.2023
20.	Email confirming acceptance of developer agreement	NBN	24.05.2023

21.	Design Certificate - Stormwater	Orion Consulting Engineers PL	08.06.2023
22.	Post Execution Letter	NBN	24.05.2023
23.	Erosion and Sediment Control Plan	Orion	28.04.2023
24.	Performance Based Design Brief - Weatherproofing	SBA Architects PL	09.06.2023
25.	Concrete Outline Plan	SBA Architects PL	09.05.2023
26.	Structural Plans	Costin Roe Consulting PL	01.06.2023 & 06.04.2023
27.	Civil Plans	Orion Consult Australia	28.04.2023
28.	Design Compliance Statement	SBA Architects PL	26.06.2023
29.	Performance-based Solution	SBA Architects PL	27.06.2023
30.	Hydraulic Services Specification Sheet 3	Sparks & Partners Consulting Engineers	03.05.2023
31.	Hydraulic Services Specification Sheet 1	Sparks & Partners Consulting Engineers	03.05.2023
32.	Hydraulic Services Specification Sheet 2	Sparks & Partners Consulting Engineers	03.05.2023
33.	External Wall Disclosure Statement	SBA Architects PL	07.07.2023

+ Schedule 2 – Fire Safety Schedule

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

Owner	Wallgrove Road Industrial Investments Pty Ltd
Subject Property	813-913 Wallgrove Road, Horsley Park
Construction Certificate No.	CC-23129

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 Clause 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 D3D26	✓
Automatic Fire Detection & Alarm System	BCA Spec. 20 & BCA Spec 23. AS 1670.1 – 2018.	✓
Automatic Fire Suppression Systems	BCA Spec. 17 & BCA Spec 18. AS 2118.1 – 2017	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. 17. Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018.	✓
Emergency Lighting	BCA Clause E4D2 & E4D4. AS 2293.1 – 2018.	✓
Exit Signs	BCA Clauses E4D5 AS 2293.1 – 2018.	✓
Fire Control Centres	BCA Spec 19.	✓
Fire Doors	BCA Clause D2.8 and AS 1905.1 – 2015 and manufacturer's specification.	✓
Fire Hose Reels (7b Only)	BCA Clause E1D3. AS 2441 – 2005.	✓
Fire Hydrant Systems	BCA Clause E1D2. AS 2419.1 – 2021.	✓
Fire Seals	BCA Clause C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 and Manufacturer's Specification.	✓
Lightweight Construction	BCA Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification	✓
Perimeter Vehicular Access	BCA Clause C3D5.	✓
Portable Fire Extinguishers	BCA Clause E1D14. AS 2444 – 2001.	✓
Smoke Exhaust Management Systems	BCA Part E2 Spec 21 AS/NZS 1668.1 – 2015.	✓
Warning & Operational Signs	BCA Clause D3D28 & E4D4 AS 1905.1 – 2015 & Section 108 of the EP&A (DCFS) Regulation 2021.	✓

+ 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.

25 July 2023

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

Dear Sir/Madam

Re: DA No. SSD-36156297 813-913 Wallgrove Road, Horsley Park

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	Wallgrove Road Industrial Investments Pty Ltd
Subject Address	813-913 Wallgrove Road, Horsley Park
Project No.	210549
Date Received	20.07.2023
Date Determined	25.07.2023

Please find undercover a copy of the Construction Certificate No. CC-23129 for the proposed **CC1**: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding only, associated with the construction and operation of one warehouse with loading docks, truck hardstand, office and carparking.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate following 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
BM+G

25 July 2023

The Director-General
The Department of Planning
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

Re: DA No. SSD-36156297 813-913 Wallgrove Road, Horsley Park

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	Wallgrove Road Industrial Investments Pty Ltd
Subject Address	813-913 Wallgrove Road, Horsley Park
Project No.	210549
Date Received	20.07.2023
Date Determined	25.07.2023

Please find undercover a copy of the Construction Certificate No. CC-23129 for the proposed **CC1**: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding only, associated with the construction and operation of one warehouse with loading docks, truck hardstand, office and carparking.

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

Yours sincerely,



Dean Goldsmith
Director
BM+G

25 July 2023

Wallgrove Road Industrial Investments Pty Ltd
10/60 Park Street
Sydney NSW 2000

Dear Sir/Madam

Re: DA No. SSD-36156297 – 813-913 Wallgrove Road, Horsley Park

Your recent application for a Construction Certificate dated 20.07.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23129 and associated documentation for the proposed **CC1**: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding only, associated with the construction and operation of one warehouse with loading docks, truck hardstand, office and carparking.

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 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.

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
BM+G

+ Inspection and Certification 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 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