

CONSTRUCTION CERTIFICATE

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

CERTIFICATE No.:	CC-23007
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	13 February 2023
SUBJECT LAND:	
Lot & DP	Lot 5 DP 24094
Address	813-913 Wallgrove Road, Horsley Park NSW 2175
LOCAL GOVERNMENT AREA:	Fairfield City Council
APPLICANT:	
Name	Tim Sachs
Company	Wallgrove Road Industrial Investments
Address	10/60 Park Street, Sydney NSW 2000
Phone	Mobile: 0418 214 708
Email	tim@gazcorp.com
OWNER:	
Name	Wallgrove Road Industrial Investments
Address	10/60 Park Street, Sydney NSW 2000
Phone	Phone: 02 9817 7488
Email	nabiljnr@gazcorp.com
DESCRIPTION OF DEVELOPMENT:	<p>CC1: Bulk earthworks across the entire site, civil, stormwater management systems, and infrastructure works <u>only</u> associated with the Stage 1 Development.</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <i>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>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities and any works outside the subject allotment</i> <i>No approval is given nor implied under this Construction Certificate for any Subdivision Works. In this regard, it is noted that the development consent SSD 5248 (MOD 1) does not include approval for subdivision of the land.</i>
BCA CLASSIFICATION:	Class 10b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD 5248 dated 11 November 2019 SSD 5248 MOD 1 dated 23 December 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:	Not Applicable to this Construction Certificate
CONDITIONS:	There are no conditions pursuant to section/s 27, 22, 116 or 117 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.
CERTIFYING AUTHORITY DETAILS:	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Tony Heaslip
	Date: 13/02/2023
	Accreditation No. BDC 0178



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Bulk Earthworks Plans prepared by Orion Consulting:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
000	D	-	001	D	4 April 2022
002	C	4 April 2022	003	C	16 March 2022
004	C	16 March 2022	005	C	4 April 2022
006	C	4 April 2022	007	C	4 April 2022
008	C	4 April 2022	009	C	4 April 2022
010	C	4 April 2022	011	C	4 April 2022
100	D	4 April 2022	101	C	4 April 2022
200	D	4 April 2022	300	C	4 April 2022
301	C	4 April 2022	302	B	9 March 2022
303	B	9 March 2022			

+ Civil Plans prepared by Orion Consulting:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
CC 000	C	-	CC 001	C	12 May 2022
CC 002	B	12 May 2022	CC 003	B	12 May 2022
CC 004	B	12 May 2022	CC 100	B	12 May 2022
CC 101	C	12 May 2022	CC 102	B	12 May 2022
CC 103	B	12 May 2022	CC 200	B	12 May 2022
CC 201	B	12 May 2022	CC 202	B	12 May 2022
CC 203	C	12 May 2022	CC 204	C	12 May 2022
CC 205	B	12 May 2022	CC 300	B	12 May 2022
CC 301	B	12 May 2022	CC 302	B	12 May 2022
CC 303	B	12 May 2022	CC 304	B	12 May 2022
CC 305	B	12 May 2022	CC 310	B	12 May 2022
CC 311	B	12 May 2022	CC 312	B	12 May 2022
CC 313	B	12 May 2022	CC 314	B	12 May 2022
CC 315	B	12 May 2022	CC 316	B	12 May 2022
CC 317	B	12 May 2022	CC 318	B	12 May 2022
CC 319	B	12 May 2022	CC 320	B	12 May 2022
CC 321	B	12 May 2022	CC 400	B	12 May 2022
CC 401	B	12 May 2022	CC 402	B	12 May 2022
CC 403	B	12 May 2022	CC 404	B	12 May 2022
CC 405	B	12 May 2022	CC 500	B	12 May 2022
CC 501	C	12 May 2022	CC 502	A	12 May 2022
CC 510	B	12 May 2022	CC 511	B	12 May 2022
CC 512	B	12 May 2022	CC 513	B	12 May 2022
CC 514	B	12 May 2022	CC 515	B	12 May 2022



DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
CC 516	B	12 May 2022	CC 520	B	12 May 2022
CC 521	A	12 May 2022	CC 522	B	12 May 2022
CC 523	B	12 May 2022	CC 524	B	12 May 2022
CC 525	B	12 May 2022	CC 526	B	12 May 2022
CC 527	B	12 May 2022	CC 530	B	12 May 2022
CC 540	A	12 May 2022	CC 541	A	12 May 2022
CC 542	A	15 June 2022	CC 543	A	15 June 2022
CC 544	A	15 June 2022	CC 545	A	15 June 2022
CC546	A	15 June 2022	CC 800	B	12 May 2022

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	Wallgrove Road Industrial Investments	
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000089180	Long Service Corporation	26 January 2023
3.	Civil Design Certificate	Orion Consulting Pty Ltd	Undated
4.	Approval of CEMP	Department of Planning and Environment	22 December 2022
5.	Construction Environmental Management Plan for Civil Works	JBS&G	26 October 2022
6.	Engineers Certificate of Currency	Cherrie Civil Engineering Pty Ltd	28 June 2022
7.	Workers Insurance Certificate of Currency	Cherrie Civil Engineering Pty Ltd	27 July 2022
8.	Design Compliance Certificate	Civil Certification Pty Ltd	11 August 2022
9.	Job Specific Letter	Sydney Water	28 February 2022
10.	Developer Works Deed	Sydney Water	Undated
11.	Letter of Conditions for Extension of a Sydney Water Asset	Sydney Water	4 March 2020
12.	Developer Works Deed – Case number 181258	Sydney Water	Undated
13.	Letter of Conditions for Extension of a Sydney Water Asset - Case number 181258	Sydney Water	4 March 2020
14.	Developer Works Deed – Case number 182316	Sydney Water	Undated
15.	Job Specific Letter	Sydney Water	15 February 2022
16.	Section 73 Compliance Certificate	Sydney Water	4 March 2020
17.	Survey Plan	Orion Consulting Pty Ltd	1 August 2022
18.	Site Regrading Plan	Orion Consulting Pty Ltd	16 March 2022
19.	Bulk Earthworks Plans	Orion Consulting Pty Ltd	4 April 2022
20.	Road and Drainage Design	Orion Consulting Pty Ltd	12 May 2022
21.	Cost Report – Section 7.12 Levy Form	Fairfield City Council	12 October 2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
22.	Vehicle Code of Conduct Checklist	Cherrie Civil Engineering Pty Ltd	14 June 2019
23.	Sustainability Strategy	Department of Planning, Industry & Environment	7 February 2022
24.	Sustainability Strategy Report	Sustain Erbas	28 January 2022
25.	Background Noise Verification and Noise Emission Criteria	Acoustic Logic	2 March 2022
26.	Approval of Operational Noise Verification Report	Department of Planning and Environment	20 October 2022
27.	Permitted Letter	TransGrid	11 June 2021
28.	Approval of Plan Strategy or Study	Department of Planning and Environment	9 August 2022
29.	Construction Licence	Water NSW	2022
30.	Traffic Management Plan	Allied Traffic Management	26 August 2022
31.	Acceptance of CTMP	Transport for NSW	21 July 2022
32.	Major Works Authorisation Deed Private Financing and Construction	Transport for NSW	11 May 2021
33.	Satisfaction of SSD Conditions 34 & 35	Transport for NSW	13 May 2020
34.	Design Certification	Orion Consulting Pty Ltd	Undated
35.	Payment to Council Receipt – Section 7.12 Levy	Fairfield City Council	27 October 2022
36.	Construction Environmental Management Plan	JBS&G Australia Pty Ltd	27 July 2022
37.	Design Compliance Certificate – Stormwater Pits & Culvert Base Slab	Engineering Studio Pty Ltd	24 June 2022
38.	Approval of Appointment of Noise Expert	Department of Planning and Environment	24 November 2022
39.	Construction Noise and Vibration Management Plan	Acoustic Logic	4 May 2022
40.	Vehicle Code of Conduct Checklist	Cherrie Civil Engineering Pty Ltd	14 June 2019
41.	Aboriginal Cultural Heritage Assessment	Orion Consulting	14 May 2020
42.	Aboriginal Cultural Heritage Management Plan	NSW Department of Planning, Industry & Environment	30 June 2020
43.	Approval of Biodiversity Staging Plan	Department of Planning and Environment	3 August 2022
44.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation	Gazcorp Pty Ltd	9 August 2022
45.	Approval of Vegetation Management Plan	Department of Planning and Environment	15 September 2022
46.	Vegetation Management Plan	Narla Environmental	November 2022
47.	Memorandum – SSDA Condition C101	Douglas Partners Pty Ltd	21 March 2022
48.	Compliance of SSDA Condition C107	Transport for NSW	20 April 2022
49.	Sewerage Plans	Sydney Water	22 February 2022
50.	Sewerage Plans	Sydney Water	20 October 2021
51.	NBN Plans	NBN	9 March 2022
52.	Connection Offer – Standard Connection Service	Endeavour Energy	8 April 2022
53.	Dilapidation Report	Burton Contractors Pty Ltd	24 August 2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
54.	Submission of Post Approval Document	Department of Planning	27 October 2022
55.	Submission of Dilapidation Reports to Council	Gazcorp Pty Ltd	12 October 2022
56.	Provisioning of Telecommunication Services – Confirmation of final payment	NBN	16 March 2022
57.	Email correspondence regarding Condition C47(b)	Orion Consulting Pty Ltd	25 February 2022
58.	Email correspondence regarding sediment basins	Orion Consulting Pty Ltd	10 November 2022
59.	Email correspondence regarding VPA 3	Department of Planning and Environment	30 November 2022
60.	Biodiversity VPA Interpretation	Ethos Urban	14 October 2022
61.	Engineers Details	Cherrie Civil Engineering	Undated
62.	Evidence of Submission on Planning Portal	Gazcorp Pty Ltd	24 January 2023
63.	Email Correspondence regarding DA Condition D17	Gazcorp Pty Ltd	30 January 2023
64.	Developer Works Deed. Case Number: 181159	Sydney Water	Undated
65.	Letter of Conditions for Extension of a Sydney Water Asset	Sydney Water	4 March 2020
66.	Developer Works Deed. Case Number: 181258	Sydney Water	Undated
67.	Letter of Conditions for Extension of a Sydney Water Asset	Sydney Water	4 March 2020
68.	Developer Works Deed. Case Number: 182316	Sydney Water	Undated
69.	Section 73 Compliance Certificate	Sydney Water	4 March 2020
70.	Bulk Earthworks Design Certification	Orion Consulting Pty Ltd	9 February 2023
71.	Structural Design Compliance Certificate – Stormwater Pits and Culvert Base Slab	Engineering Studio Pty Ltd	24 June 2022
72.	Community Plan	-	15 February 2022

13 February 2023

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 5248 (AS AMENDED)
813-913 WALLGROVE ROAD, HORSLEY PARK
CONSTRUCTION CERTIFICATE 1**

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
Subject Address: 813-913 Wallgrove Road, Horsley Park NSW 2175
Project No. 200026
Date Received: 24 January 2023
Date Determined: 13 February 2023

Please find undercover a copy of the Construction Certificate No. CC-23007 for the proposed bulk earthworks across the entire site, civil, stormwater management systems, and infrastructure works only associated with the Stage 1 Development.

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

13 February 2023

Wallgrove Road Industrial Investments
10/60 Park Street
SYDNEY NSW 2000
Attention: Tim Sachs

Dear Tim,

**REFERENCE: DA NO. SSD 5248 (AS AMENDED)
813-913 WALLGROVE ROAD, HORSLEY PARK
CONSTRUCTION CERTIFICATE 1**

Your recent application for a Construction Certificate dated 01/02/23 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23007 and associated documentation for the proposed bulk earthworks across the entire site, civil, stormwater management systems, and infrastructure works only associated with the Stage 1 Development.

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

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

**Postal
ABN**

PO Box 167
Broadway NSW 2007
18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



INSPECTION SCHEDULE

STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

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

- + After excavation for, and prior to the placement of, any footings for Class 1 and 10 buildings.
- + 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.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 Amendment 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