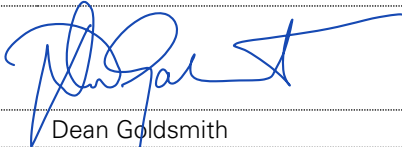


Construction Certificate

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

Certificate No.	CC-23131	
Type & Determination	Building Work	Approved
Date of Determination	01.09.2023	
+ Subject Land		
Lot + DP	Lot 5	DP 1285305
	Lot 7	DP 1291562
Address	788-804 & 806-824 Mamre Road, Kemps Creek	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Daniel Brook	
Company	Mirvac Industrial Developments Pty Ltd	
Address	Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Phone: 0421 128 584	Email: daniel.brook@mirvac.com
+ Owner		
Name	Mirvac Funds Management Limited ATF Mirvac Kemps Creek Trust	
Address	C/- Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Phone: 0421 128 584	Email: daniel.brook@mirvac.com
+ Description of Development		
Description	<p>The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping.</p> <p>Warehouse 1 – CC2: Building services, all external works, office fit-out, facade, excluding warehouse racking fit-out only.</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 & 10b	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	SSD-10448 (24.05.2022), SSD-10448-MOD-1 (25.08.2022) & SSD-10448-MOD-2 (30.11.2022), SSD-10448-MOD-3 (02.03.2023)	
Statutory Certification	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	
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
GA100	M	22.08.23	GA211	G	14.06.23
GA110	D	22.08.23	GA301	G	22.08.23
GA120	C	23.05.23	GA350	B	22.08.23
GA210	F	14.06.23			

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 Portal Application Form	Mirvac	30.08.2023
2.	Email confirming IFSR will not be provided	FRNSW	08.05.2023
3.	Letter confirming Road Occupancy License is not required	Richard Crookes Constructions	11.04.2023
4.	Acoustic Design Statement	PWNA	31.05.2023
5.	Architectural Design Statement	SBA Architects PL	30.08.2023
6.	BOWS Plans	Force Fire & Safety PL	Jan & Mar 2023
7.	Civil Design Statement	AT&L	23.05.2023
8.	Electrical Design Statement	Modcol PL	22.05.2023
9.	Lift Design Statement	Schindler	02.06.2023
10.	Mechanical Design Statement	Paramount Air Conditioning (Aust) PL	04.04.2023
11.	Smoke Exhaust Plans	Fusion HVAC	05.12.2022
12.	Certificate of Design – Mechanical	Fusion HVAC	03.04.2023
13.	Structural Design Statement	Northrop	29.05.2023
14.	Structural Plans (x60 sheets)	Northrop Consulting Engineers	07.02.2023, 19.04.2023, 30.01.2023, 09.02.2023, 07.02.2023, 17.04.2023, 02.03.2023, 01.03.2023, 06.04.2023, 24.03.2023, 13.02.2023, 15.03.2023, 12.07.2022, 17.01.2022, 21.09.2022,

			25.01.2023, 02.06.2023, 28.03.2023
15.	Landscape Design Statement	Site Image Landscape Architects	28.07.2023
16.	Retaining Wall Design Statement	United Crib Blocks Construction PL	07.07.2023
17.	Smoke Exhaust Design Statement	Fusion Hvac	29.07.2023
18.	Traffic Design Statement	Ason Group	07.07.2023
19.	Letter confirming acceptance of Fire Safety Engineering Report	Mirvac	29.05.2023
20.	Approval of External Walls	Department of Planning and Environment Planning Portal	Not dated
21.	Evidence of Documentation available on Mirvac website	Mirvac	06.07.2023
22.	Aconex correspondence – Performance Based Design Brief	Plan Project Management	24.07.2023
23.	FP1.4 Performance Solution Report	SBA Architects	31.07.2023
24.	Post Tensioning Plan	PTWorks Australia PL	14.03.2023
25.	Retaining Wall Plans	United Crib Blocks Construction PL	29.05.2023
26.	Certificate of Design - Glazing	AGS Sydney PL	20.07.2023
27.	Certification of structural adequacy of post-tensioned floor slab design	PTWorks Australia PL	07.07.2023
28.	Civil/Stormwater Plans – Retaining wall layout	AT&L	22.03.2023
29.	Civil Design Statement + Plans	AT&L	23.06.2023
30.	Email confirming approval of external walls	DPE	23.05.2023
31.	Certificate of Design - Balustrades	Richard Crookes Constructions	13.07.2023
32.	Performance Based Design Brief – JV3 Assessment	Northrop Consulting Engineers	07.07.2023
33.	Retaining Wall Plans (x 9 sheets)	AT&L / United Crib Blocks Construction PL	22.03.2023, 29.05.2023, 08.05.2023, 26.05.2023
34.	Bushfire Hazard Assessment	Blackash Bushfire Consulting	25.07.2022
35.	Design Certificate – Fire Services	Force Fire & Safety PL	23.05.2023
36.	Performance Based Design Brief - Weatherproofing	SBA Architects PL	28.07.2023
37.	Fire Engineering Report	Core Engineering Group	18.04.2023
38.	Peer review of FEBQ	Innova Fire Safety Specialists	22.08.2022
39.	Aconex response to peer review	Core Engineering Group	24.08.2022
40.	Email confirming no further comments required to Core's response	Innova Fire Safety Specialists	20.09.2022
41.	Fire Engineering Brief Questionnaire	Core Engineering Group	06.02.2023
42.	Fire Services Certification	Innova Fire Safety Specialists	19.01.2023
43.	External wall System Disclosure Statement	SBA Architects PL CSIRO	16.01.2023 11.02.2016

	Certificate of Test No. FNE11605 Test Report No. 7-568613-CV Test Report No. 7-586147-CV Test Report No. FC16154-02-1	AWTA Product Testing AWTA Product Testing Branz	08.09.2009 19.07.2012 28.10.2022
44.	Email confirming FEBQ will not be provided	FRNSW	20.07.2022
45.	Access Design Compliance Statement	MGAC	24.08.2023
46.	Structural (Façade) Plans	Partridge Structural Pty Ltd	06.2022, 16.03.2023, 24.04.2023, 28.06.2023
47.	Structural (Façade) Certification	Partridge Structural Pty Ltd	28.06.2023

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	18.04.2023
Reference No. + Version	F201772_FER_03
Name of Fire Safety Engineer	Graham Morris
Accreditation No.	3200

+ Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Design Endorsement Certificate – Mechanical Ducted Smoke Control System	Paramount Air Conditioning (Aust) PL	29.07.2023
2.	Design Certificate – Fire Services – Fire sprinklers, FH & FHR Systems	Force Fire & Safety PL	23.05.2023
3.	Sprinkler Plans numbered FS-000, 100, 101, 201, 202, 300	Force Fire & Safety PL	21.07.2022, 18.01.2023, 16.02.2023
4.	Hydraulic and Fire Engineering Design Statement	Sparks & Partners Consulting Engineers	06.07.2023

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

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

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building
- + Please complete all sections in full using CAPITAL LETTERS

Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

788-804 & 806-824 MAMRE ROAD, KEMPS CREEK

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 5	DP 1285305	AIE – WH1 – CEVA
Lot 7	DP 1291562	

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.
- Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

- Original Schedule Lost or Destroyed Correction of errors or omissions.

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-23131

Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Current (Existing)		
1.	NOT APPLICABLE	
Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 AS 2118.1 – 2017 FM GLOBAL DATASHEETS 2-0 & 8-9 F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023
3.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5 CLAUSE 8 AS 1670.1 – 2018 CLAUSE 3.22
4.	EMERGENCY LIGHTING	BCA CLAUSES E4.2 & E4.4 AS 2293.1 – 2018
5.	EMERGENCY MANAGEMENT PLAN	AS 3745 – 2010

		F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023
6.	EXIT SIGNS	BCA CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018
7.	FIRE CONTROL CENTRES AND ROOMS	BCA SPEC. E1.8
8.	FIRE DOORS	BCA CLAUSES C2.12 & C2.13 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS	BCA CLAUSE E1.4 AS 2441 – 2005
10.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA CLAUSE E1.3 AS 2419.1 – 2021 F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023
11.	FIRE SEALS	BCA CLAUSE C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
12.	INSULATED SANDWICH PANELS	IPCA CODE OF PRACTICE VERSION 4.3 AS ISO 9705 – 2003 FM 4880 – 2017 F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023
13.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C1.8 AS 1530.4 – 2014 MANUFACTURER'S SPECIFICATION
14.	MANAGEMENT IN USE PROCEDURES: + NO STORAGE IS PERMITTED FOR A MINIMUM WIDTH OF 6 M ALONG THE WESTERN PORTION OF THE PERIMETER ACCESS PATH UNDER THE SUPER AWNING, WHICH IS TO BE LINE-MARKED AROUND THE PERIMETER OF THE NOMINATED ZONE. THE BUILDING OWNER MUST ALSO MAKE THE TENANT AWARE OF THE RESTRICTION IN ANY LEASING DOCUMENTS.	F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023
15.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 FRNSW FIRE SAFETY GUIDELINE "ACCESS FOR FIRE BRIGADE VEHICLES AND FIREFIGHTERS" F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023
16.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 AS 2444 – 2001

17.	<p>SMOKE HAZARD MANAGEMENT SYSTEMS</p> <p>+ SMOKE EXHAUST (ACTIVATED BY SPRINKLER SYSTEM)</p>	<p>BCA SPEC E2.2B AS/NZS 1668.1 – 2015 AS 1670.1 – 2018 F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023</p>
18.	SOLAR PANELS	<p>F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023</p>
19.	WARNING & OPERATIONAL SIGNS	<p>BCA CLAUSES D3.6 AS 1905.1 – 2015 F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023</p>

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)		
+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
F201772_FER_03, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 18.04.2023	CP9	<p>CLAUSE C2.4 – PERIMETER VEHICULAR ACCESS</p> <p>THE PATH IS GREATER THAN 18M FROM THE BUILDING ALONG THE SOUTHERN PERIMETER AND ASSOCIATED CARPARKS. IN ADDITION, THE PATH REQUIRES TRAVEL BENEATH THE SUPER AWNING ON THE WEST.</p>
	DP4 & EP2.2	<p>CLAUSE D1.4, D1.5, E2.2 – EXTENDED TRAVEL DISTANCES & RATIONALISED SMOKE EXHAUST SYSTEM – WAREHOUSE: THE FOLLOWING NON-COMPLIANCES EXISTS WITHIN THE WAREHOUSE:</p> <p>EXTENDED TRAVEL DISTANCES OF UP TO:</p> <ul style="list-style-type: none"> • AMBIENT SECTION: TRAVEL DISTANCES ARE UP TO 95 M TO THE NEAREST EXIT AND 190M BETWEEN ALTERNATIVE EXITS (INCLUDING TRAVEL BENEATH THE AWNINGS). • TEMPERATURE-CONTROLLED SECTION: TRAVEL DISTANCES ARE UP TO 85 M TO THE NEAREST EXIT AND 170 M BETWEEN ALTERNATIVE EXITS (INCLUDING TRAVEL BENEATH AWNINGS). • SUPER-AWNING TRAVEL: TRAVEL DISTANCES ARE UP TO 70 M TO THE NEAREST EXIT AND 140 M BETWEEN ALTERNATIVE EXITS. <p>THE WAREHOUSE AREAS SHALL BE PROVIDED WITH RATIONALISED AUTOMATIC SMOKE EXHAUST SYSTEM.</p>
	EP1.3	<p>CLAUSE E1.3 – FIRE HYDRANT DESIGN</p> <p>THE APPLICABLE HYDRANT STANDARD REVISION REFERENCED IN THE BCA 2019 AMDT 1 IS AS2419.1:2005. HOWEVER, THE HYDRANT SYSTEM FOR SUBJECT BUILDING IS DESIGNED IN ACCORDANCE WITH AS2419.1:2021.</p> <p>THE SCOPE OF AS2419.1:2021 DOES NOT INCLUDE BUILDINGS WITH A TOTAL VOLUME OF MORE THAN 108,000 M³. HOWEVER, THE STANDARD IS APPLIED, WITH ADDITIONAL MEASURES TO THIS BUILDING, WHICH EXCEEDS 108,000 M³.</p> <p>THE HYDRANTS UNDER THE EASTERN AND WESTERN AWNINGS OF THE ON-GRADE DOCKS ARE DESIGNED AS EXTERNAL HYDRANTS.</p>

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)		
+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	EP1.3	<p>CLAUSE E1.3 – HYDRANT BOOSTER LOCATION</p> <p>THE LOCATION OF THE HYDRANT BOOSTER IS NOT WITHIN SIGHT OF THE MAIN PEDESTRIAN ENTRANCE TO THE SOUTH-WESTERN MAIN OFFICE.</p>
	EP1.4	<p>CLAUSE E1.5 – SPRINKLER BOOSTER LOCATION</p> <p>THE LOCATION OF THE SPRINKLER BOOSTER IS LOCATED ADJACENT TO THE TANK, WHICH IS LOCATED ALONG THE NORTHERN PERIMETER OF THE SITE, NOT BEING WITHIN SIGHT OF THE MAIN PEDESTRIAN ENTRANCE TO THE FACILITY (AT THE SOUTH-WESTERN CORNER), AND THEREFORE PRESENTS A TECHNICAL NON-COMPLIANCE WITH AS2118.1:2017 UNDER CLAUSE 4.14 ENTITLED “FIRE BRIGADE BOOSTER ASSEMBLY”.</p>
	EP1.4	<p>CLAUSE E1.5 – SPRINKLER SYSTEM DESIGN TO FM GUIDELINES</p> <p>THE RIDGE HEIGHT OF THE WAREHOUSE IS DESIGNED TO BE 16 M BY UTILISING ROOF-LEVEL SPRINKLERS ONLY (I.E. NO IN-RACKS) VIA CONFORMANCE WITH FACTORY MUTUAL GLOBAL DATASHEETS 2-0 AND 8-9, IN LIEU OF AS2118.1:2017.</p>

Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
Current (Existing)		
1.	NOT APPLICABLE	
Proposed (New or Modified)		
1.	NOT APPLICABLE	

Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	NOT APPLICABLE	

Section 7: Name of authority or registered certifier issuing this schedule

Name	Organisation (Business name)
DEAN GOLDSMITH	BLACKETT MAGUIRE + GOLDSMITH PTY LTD
Business Address (Street No., Street Name, Suburb and Postcode)	
SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007	

Registration Number (Where Applicable)

RBC00004 (BDC 0141)

Date of Issue

1/09/2023

+ Schedule 3 – Conditions of Construction Certificate

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.

Nil.

01 September 2023

The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

Dear Sir/Madam

Re: DA No. SSD-10448 – 788-804 & 806-824 Mamre Road, Kemps Creek

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	Mirvac Industrial Developments Pty Ltd
Subject Address	788-804 & 806-824 Mamre Road, Kemps Creek
Project No.	220022
Date Received	28.04.2023
Date Determined	01.09.2023

Please find undercover a copy of the Construction Certificate No. CC-23131 for the proposed **CC2**, as follows:

The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping. **Warehouse 1 – CC2**: Building services, all external works, office fit-out, facade, excluding warehouse racking fit-out only.

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 \$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,



Jackson Boyd
Building Surveyor
BM+G

01 September 2023

The Director – General
The Department of Planning & Environment
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

Re: DA No. SSD-10448 – 788-804 & 806-824 Mamre Road, Kemps Creek

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	Mirvac Industrial Developments Pty Ltd
Subject Address	788-804 & 806-824 Mamre Road, Kemps Creek
Project No.	220022
Date Received	28.04.2023
Date Determined	01.09.2023

Please find undercover a copy of the Construction Certificate No. CC-23131 for the proposed **CC2**, as follows:

The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping. **Warehouse 1 – CC2**: Building services, all external works, office fit-out, facade, excluding warehouse racking fit-out only.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate following for The Department's 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,



Jackson Boyd
Building Surveyor
BM+G

01 September 2023

Mirvac Industrial Developments Pty Ltd
Level 28, 200 George Street
Sydney NSW 2000

Dear Sir/Madam

Re: DA No. SSD-10448 – 788-804 & 806-824 Mamre Road, Kemps Creek

Your recent application for a Construction Certificate dated 28.04.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23131 and associated documentation for the below:

The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping. **Warehouse 1 – CC2:** Building services, all external works, office fit-out, facade, excluding warehouse racking fit-out only.

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,



Jackson Boyd
Building Surveyor

BM+G