




Construction Certificate

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

| | | |
|--|---|--|
| Certificate No. | CC-24041 | |
| Type & Determination | Building Work | Approved |
| Date of Determination | 23.04.2024 | |
| + Subject Land | | |
| Lot + DP | Lot 102 & 103 | DP 1268366 |
| Address | 2-10 Old Wallgrove Road, Horsley Park NSW 2175 | |
| Local Government Area | Fairfield City Council | |
| + Applicant | | |
| Name | Goodman Developments | |
| Company | Goodman Property Services (Aust) Pty Ltd | |
| Address | 1-11 Hayes Road, Rosebery NSW 2018 | |
| Contact Details | Phone: (02) 9230 7432 | Email: auplanningapprovals@goodman.com |
| + Owner | | |
| Name | BGMG 14 Pty Limited (ACN 661 888 884) as trustee for the BGMG 1 Oakdale East Trust No. 2 (ABN 11 615 099 311) | |
| Address | 1-11 Hayes Road, Rosebery NSW 2018 | |
| + Description of Development | | |
| Description | <p>CC1: Civil, Stormwater, Earthworks, Structure including Mezzanine but excluding columns on the eastern boundary of site, Roofing, Cladding and in ground services (Electrical & Hydraulic)..</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-37486043 dated 11.10.2023 | |
| 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 | |
| + Details of Certifying Authority | | |
| Certifying Authority | Blackett Maguire + Goldsmith Pty Ltd | |
| Accreditation Number | RBC00004 | |
| Signature |  | |
| Signed on Behalf of BM+G | 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

+ Architectural Plans prepared by SBA Architects

| + Drawing Number | + Rev | + Date | + Drawing Number | + Rev | + Date |
|-----------------------------|-------|------------|-----------------------------|-------|------------|
| BWU4-SBA-ZZ-01-DR-SAR-101-C | C | 12.03.2024 | BWU4-SBA-WH-00-DR-SAR-300-D | D | 09.04.2024 |
| BWU4-SBA-WH-00-DR-SAR-303-B | B | 12.03.2024 | BWU4-SBA-WH-01-DR-SAR-200-F | F | 09.04.2024 |
| BWU4-SBA-WH-MZ-DR-SAR-210-D | D | 09.04.2024 | BWU4-SBA-WH-MZ-DR-SAR-220-D | D | 09.04.2024 |
| BWU4-SBA-WH-MZ-DR-SAR-245-B | B | 12.03.2024 | BWU4-SBA-WH-RF-DR-SAR-250-B | B | 12.03.2024 |

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 | | 23.04.2024 |
| 2. | Receipt of Payment - Long Service Levy – Receipt No. L0000146169 | NSW Long Service Corporation | 27.03.2024 |
| 3. | Receipt of Payment – s7.12 Contribution – Receipt No. 04536333:0001 | Fairfield City Council | 20.03.2024 |
| 4. | Performance Based Design Brief | SBA Architects Pty Ltd | 21.03.2024 |
| 5. | Fire Safety Schedule | Qanstruct (Aust) Pty Ltd | 04.04.2024 |
| 6. | Certificate of Design Intent – Façade | Qanstruct (Aust) Pty Ltd | 27.03.2024 |
| 7. | Cost Summary | - | Not dated |
| 8. | Structural Drawings (92 sheets) | Costin Roe Consulting Pty Ltd | 08.03.2024 |
| 9. | Structural Plans (97 sheets) | Costin Roe Consulting Pty Ltd | 08.03.2024 |
| 10. | Structural Design Certification | Costin Roe Consulting Pty Ltd | 10.04.2024 |
| 11. | External Wall Disclosure Statement | SBA Architects Pty Ltd | 11.03.2024 |
| 12. | Certificate of Approval – Knauf Insulation Glasswool Insulation | Warringtonfire | 18.05.2022 |
| 13. | Design Certificate – Inground Electrical Services | New Edge Group Electrical Pty Ltd | 21.03.2024 |
| 14. | Civil Drawings (35 sheets) | AT&L | 11.03.2024 |
| 15. | Hydraulic Design Statement | ENTEC Consultants Pty Ltd | 18.03.2024 |
| 16. | Planning Agreement | Goodman Property Services (Aust) Pty Ltd | 12.12.2023 |

| + Item | + Documentation | + Prepared by | + Date |
|--------|---|--|------------|
| 17. | BPA Stamped Plan | AT&L | 27.03.2024 |
| 18. | Building Plan Assessment Application | Sydney Water Corporation | 22.03.2024 |
| 19. | Fire Engineering Statement | Innova Services Australia | 22.03.2024 |
| 20. | Civil Design Certificate | AT&L | 02.04.2024 |
| 21. | Community Consultation Meeting Minutes | SLR Consulting Australia Pty Ltd | 16.02.2024 |
| 22. | Letter Regarding SSD Condition D8 Temporary Noise Barrier | Goodman Property Services (Aust) Pty Ltd | 08.03.2024 |
| 23. | Noice Verification Report | RWDI Australia Pty Ltd | 23.02.2024 |
| 24. | Letter Concerning SSD Conditions A17, A18, C17, C18 & C19 | Qanstruct (Aust) Pty Ltd | 21.03.2024 |
| 25. | Staging Plan | Qanstruct (Aust) Pty Ltd | 09.11.2023 |
| 26. | Approval of Staging Plan | NSW Department of Planning and Environment | 27.11.2023 |
| 27. | Bushfire Assessment Report | Blackash Bushfire Consulting | 27.03.2024 |
| 28. | Email: Notice of Commencement | Goodman Property Services (Aust) Pty Ltd | 26.02.2024 |
| 29. | Notice of Commencement of Construction Works | Goodman Property Services (Aust) Pty Ltd | 26.02.2024 |
| 30. | Email: Approval of Pit and Pipe Design | Edgewater Connections | 12.10.2023 |
| 31. | Master Developer Agreement | NBN Co Ltd | Not dated |
| 32. | Post Execution Letter | NBN Co Ltd | 07.05.2022 |
| 33. | NBN Underground Assets Plans (2 sheets) | Edgewater Connections | 12.10.2023 |
| 34. | Fire Testing Report No. 20-005452 – CSR Bradrock Enciroseal ProctorWrap BL | AWTA Product Testing | 05.11.2020 |
| 35. | Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation | NSW Biodiversity Conservation Trust | 28.11.2023 |
| 36. | Vegetation Management Plan | écologique | 18.10.2023 |
| 37. | Email Regarding Waste Management Plan | Goodman Property Services (Aust) Pty Ltd | 03.04.2024 |
| 38. | Construction Environmental Management Plan | SLR Consulting Australia Pty Ltd | 13.11.2023 |
| 39. | Email Regarding Construction Environmental Management Plan | NSW Department of Planning, Housing and Infrastructure | 08.02.2024 |
| 40. | Letter Regarding Construction Environmental Management Plan | NSW Department of Planning and Environment | 22.11.2023 |
| 41. | Design Compliance Statement | SBA Architects Pty Ltd | 22.03.2024 |
| 42. | Letter Regarding Updated Works In Kind Discharge Certificate | NSW Department of Planning, Housing and Infrastructure | 18.03.2024 |
| 43. | Works In Kind Credit Discharge Certificate | NSW Department of Planning, Housing and Infrastructure | 18.03.2023 |

| + Item | + Documentation | + Prepared by | + Date |
|--------|--|---------------|------------|
| 44. | Letter: Sydney Water Assets Not Affected | AT&L | 28.03.2024 |

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 |
|------------------------------|--|--------|------------------------|-----------------------|-----------|
| Other BCA Requirement | | | | | |
| PS-1. | Performance Based Design Brief And Performance Solution Report F3P1 – External Wall Weatherproofing | - | SBA Architects Pty Ltd | David Chin ARB6436 | Not dated |

+ 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)

2-10 OLD WALLGROVE ROAD, HORSLEY PARK NSW 2175

Lot No. (if known) CP/DP/SP No. (if known) Building name (if applicable)

LOT 103 DP 1268366 AMAZON BWU4

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-24041

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 FAIL SAFE DEVICES | BCA CLAUSE D3D26 |
| 3. | AUTOMATIC FIRE DETECTION & ALARM SYSTEM | BCA SPEC. 20 & BCA SPEC 23 AS 1670.1 – 2018 |
| 4. | AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEMS | BCA SPEC. 17 & BCA SPEC 18 AS 2118.1 – 2017 |
| 5. | BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM | BCA SPEC. 17 CLAUSE 8 AND / OR CLAUSE 3.22 OF AS 1670.1 – 2018 |
| 6. | EMERGENCY LIGHTING | BCA CLAUSE E4D2 & E4D4 AS 2293.1 – 2018 |
| 7. | EXIT SIGNS | BCA CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018 |
| 8. | FIRE CONTROL CENTRES / ROOMS | BCA SPEC 19 |

| | | |
|-----|--|--|
| 9. | FIRE DOORS | BCA CLAUSE C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C4D8 & C4D12 AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION |
| 10. | FIRE HOSE REELS | BCA CLAUSE E1D3 AS 2441 – 2005 |
| 11. | FIRE HYDRANT SYSTEMS | BCA CLAUSE E1D2 AS 2419.1 – 2021 |
| 12. | FIRE SEALS | BCA CLAUSE C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION |
| 13. | MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN) | BCA CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012 |
| 14. | PERIMETER VEHICULAR ACCESS | BCA CLAUSE C3D5 |
| 15. | PORTABLE FIRE EXTINGUISHERS | BCA CLAUSE E1D14 AS 2444 – 2001 |
| 16. | REQUIRED EXIT DOORS (POWER OPERATED FRONT ENTRY) | BCA CLAUSE D3D24(2) |
| 17. | SMOKE HAZARD MANAGEMENT SYSTEMS + SMOKE EXHAUST | BCA PART E2 & SPEC. 21 AS/NZS 1668.1 – 2015 |
| 18. | WARNING & OPERATIONAL SIGNS | BCA CLAUSE C4D7, D3D28, D4D7, E4D4 AS 1905.1 – 2015 & SECTION 108 OF THE EP&A (DCFS) REGULATION 2021 |

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 |
|---|----------------------------------|--|
| NOT APPLICABLE | | |

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 (BDC0141)

Date of Issue

23/04/2024

+ 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.

23 April 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

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 | 2-10 Old Wallgrove Road, Horsley Park |
| Project No. | 230285 |
| Date Received | 23.04.2024 |
| Date Determined | 23.04.2024 |

Please find undercover a copy of the Construction Certificate No. CC-24041 for the proposed Civil, Stormwater, Earthworks, Structure including Mezzanine, Roofing, Cladding and in ground services.

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 April 2024

The Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

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

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| Date Determined | 23.04.2024 |

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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

Building Surveyor-Unrestricted (NSW)

23 April 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

Your recent application for a Construction Certificate dated 23 April 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24041 for the proposed Civil, Stormwater, Earthworks, Structure including Mezzanine, Roofing, Cladding and in ground services only, as associated with the earthworks, intersection works, construction of estate roads and services, subdivision, noise barriers, biodiversity offsets and construction, fit-out and operation of an expansion of an existing warehouse in Precinct 1 and three new warehouses in Precinct 3. 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,



Dean Goldsmith
Director

BM+G
Building Surveyor-Unrestricted (NSW)

+ 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 footings.
- + 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:

- + Placement of erosion & sedimentation control measures.
- + Placement of tree preservation measures.
- + Waterproofing of planter boxes and or basement walls.
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of fire rated plasterboard material to walls and or ceilings.
- + Installation of concealed essential fire safety measures prior to covering.
- + Testing of newly installed active fire safety measures within the building.
- + 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