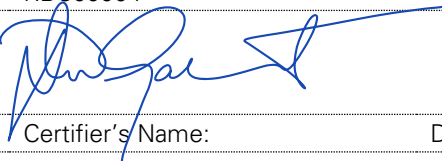




Construction Certificate

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

Certificate No.	CC-24077	
Type & Determination	Building Work	Approved
Date of Determination	24.06.2024	
+ Subject Land		
Lot + DP	Lots 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>CC2: Completion of External Wall Columns on Eastern End of Building (Grid 28), Roof Level Sprinkler Pipework, Non-fire related services installation, completion of building facades (Warehouse 3B) associated with a Stage 2 development for 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</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-OF-00-DR-SAR-514-C	C	23.04.2024	BWU4-SBA-OF-00-DR-SAR-515-C	C	23.04.2024
BWU4-SBA-OF-01-DR-SAR-510-G	G	31.05.2024	BWU4-SBA-OF-RF-DR-SAR-511-E	E	19.06.2024
BWU4-SBA-WH-00-DR-SAR-300-E	E	23.04.2024	BWU4-SBA-WH-00-DR-SAR-301-E	E	23.04.2024
BWU4-SBA-WH-00-DR-SAR-302-D	D	23.04.2024	BWU4-SBA-WH-00-DR-SAR-303-C	C	23.04.2024
BWU4-SBA-WH-00-DR-SAR-304-C	C	23.04.2024	BWU4-SBA-WH-00-DR-SAR-305-C	C	23.04.2024
BWU4-SBA-WH-00-DR-SAR-306-C	C	23.04.2024	BWU4-SBA-WH-00-DR-SAR-307-C	C	23.04.2024
BWU4-SBA-WH-01-DR-SAR-200-I	I	23.05.2024	BWU4-SBA-WH-RF-DR-SAR-250-F	F	17.05.2024
BWU4-SBA-ZZ-01-DR-SAR-101-H	H	28.05.2024			

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	Goodman Developments	21.06.2024
2.	Design Certificate – Mechanical Services – Office Space	New Edge Group PL	10.05.2024
3.	Design Compliance Statement	SBA Architects PL	17.06.2024
4.	Structural Design Certification	Costin Roe Consulting PL	18.06.2024
5.	Structural Drawings (89 sheets)	Costin Roe Consulting PL	08.03.2024
6.	Structural Drawings (72 sheets)	Costin Roe Consulting PL	08.03.2024
7.	External Wall System Disclosure Statement	SBA Architects PL	11.03.2024
8.	Certificate of Approval – Knauf Insulation Glasswool Insulation	Certifire	18.05.2022
9.	Civil Works Plans (34 sheets)	AT&L	27.03.2024
10.	Design Certificate – Electrical Services	New Edge Group PL	13.05.2024
11.	Hydraulic Services Certification	ENTEC Consultants PL	17.06.2024
12.	BCA Section J Energy Modelling & Analysis Report	Sustainable Development Consultants	12.06.2024
13.	Civil Design Certification	AT&L	14.06.2024

+ Item	+ Documentation	+ Prepared by	+ Date
14.	Fire Testing Report No. 20-005452 – CSR Bradford Enciroseal ProctorWrap BL	AWTA Product Testing	05.11.2020
15.	Letter: Approval of Design Noise Verification Report	Department of Planning, Housing and Infrastructure	03.05.2024
16.	Design Noise Verification Report	RWDI Australia PL	23.02.2024
17.	Hydraulic Services Design Certification	ENTEC Consultants PL	21.06.2024
18.	Electrical Design Statement	New Edge Group	21.06.2024

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
PS-2.	J1P1 Performance Based Design Brief	S4972.04	Sustainable Development Consultants	Lindsay Richardson	08.12.2023

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
FS-1.	Design Endorsement Certificate – Fire Sprinkler, Detection and Alarm Systems	Force Fire & Safety Pty Ltd	13.06.2024
FS-2.	Fire Services Drawings: + BWU4-FOR-WH-00-DR-FIR-100 + BWU4-FOR-WH-00-DR-FIR-101 + BWU4-FOR-WH-00-DR-FIR-102 + BWU4-FOR-WH-00-DR-FIR-103 + BWU4-FOR-WH-00-DR-FIR-120	Force Fire & Safety Pty Ltd	07.06.2024

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

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-24077

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

21/06/2024

+ 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.



24 June 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	21.06.2024
Date Determined	24.06.2024

Please find undercover a copy of the Construction Certificate No. CC-24077 for the proposed completion of External Wall Columns on Eastern End of Building (Grid 23), Roof Level Sprinkler Pipework, Non-fire related services installation, completion of building facades.

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)



24 June 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

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	21.06.2024
Date Determined	24.06.2024

Please find undercover a copy of the Construction Certificate No. CC-24077 for the proposed completion of External Wall Columns on Eastern End of Building (Grid 28), Roof Level Sprinkler Pipework, Non-fire related services installation, completion of building facades.

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)

24 June 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 21 June 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24077 for the proposed completion of External Wall Columns on Eastern End of Building (Grid 28), Roof Level Sprinkler Pipework, Non-fire related services installation, completion of building facades 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:

- + 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 Blakett Maguire + Goldsmith Pty Ltd