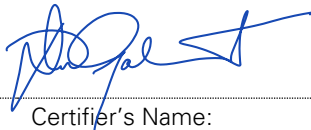




# Construction Certificate

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

<b>Certificate No.</b>	CC-24107	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	29.08.2024	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lots 102 & 103	DP 1268366
<b>Address</b>	2-10 Old Wallgrove Road, Horsley Park NSW 2175	
<b>Local Government Area</b>	Fairfield City Council	
<b>+ Applicant</b>		
<b>Name</b>	Goodman Developments	
<b>Company</b>	Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: (02) 9230 7432	Email: auplanningapprovals@goodman.com
<b>+ Owner</b>		
<b>Name</b>	BGMG 14 Pty Limited (ACN 661 888 884) as trustee for the BGMG 1 Oakdale East Trust No. 2 (ABN 11 615 099 311)	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>+ Description of Development</b>		
<b>Description</b>	<p><b>CC3:</b> Warehouse 3B Fire Services and Smoke Exhaust system installation, base building fit-out, external hardstand, carparking and landscaping works <u>only</u>, 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>	
<b>BCA Classification</b>	Class 5 & 7b	
<b>Applicable BCA</b>	National Construction Code 2022 Volume 1 – Building Code of Australia	
<b>Development Consent</b>	SSD-37486043 dated 11.10.2023	
<b>Statutory Certification</b>	<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 &amp; Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning &amp; Assessment Act 1979</i>	
<b>Approved Plans</b>	Refer to Schedule 1	
<b>Fire Safety Schedule</b>	Refer to Schedule 2	
<b>Conditions</b>	Refer to Schedule 3	
<b>+ Details of Certifying Authority</b>		
<b>Certifying Authority</b>	Blackett Maguire + Goldsmith Pty Ltd	
<b>Accreditation Number</b>	RBC00004	
<b>Signature</b>		
<b>Signed on Behalf of BM+G</b>	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-00-DR-SAR-000-C	C	23.04.2024	BWU4-SBA-ZZ-00-DR-SAR-001-C	C	23.04.2024
BWU4-SBA-ZZ-01-DR-SAR-101-H	H	28.05.2024	BWU4-SBA-ZZ-01-DR-SAR-102-E	E	21.06.2024
BWU4-SBA-ZZ-01-DR-SAR-103-D	D	21.06.2024	BWU4-SBA-ZZ-01-DR-SAR-104-D	D	10.05.2024
BWU4-SBA-ZZ-01-DR-SAR-105	D	10.05.2024	BWU4-SBA-ZZ-01-DR-SAR-106-C	C	23.04.2024
BWU4-SBA-ZZ-01-DR-SAR-107-C	C	23.04.2024	BWU4-SBA-ZZ-01-DR-SAR-110-C	C	23.04.2024
BWU4-SBA-WH-01-DR-SAR-201-I	I	28.06.2024	BWU4-SBA-WH-01-DR-SAR-202-F	F	23.05.2024
BWU4-SBA-WH-01-DR-SAR-203-E	E	23.05.2024	BWU4-SBA-WH-01-DR-SAR-204-F	F	23.05.2024
BWU4-SBA-WH-01-DR-SAR-205-G	G	23.05.2024	BWU4-SBA-WH-01-DR-SAR-206-F	F	23.05.2024
BWU4-SBA-WH-01-DR-SAR-200-J	J	28.06.2024	BWU4-SBA-WH-01-DR-SAR-207-D	D	23.04.2024
BWU4-SBA-WH-MZ-DR-SAR-210-I	I	04.07.2024	BWU4-SBA-WH-MZ-DR-SAR-211-F	F	25.06.2024
BWU4-SBA-WH-MZ-DR-SAR-212-D	D	25.06.2024	BWU4-SBA-WH-MZ-DR-SAR-221-C	C	23.04.2024
BWU4-SBA-WH-MZ-DR-SAR-222-C	C	23.04.2024	BWU4-SBA-WH-MZ-DR-SAR-245-C	C	23.04.2024
BWU4-SBA-WH-RF-DR-SAR-250-F	F	17.05.2024	BWU4-SBA-WH-RF-DR-SAR-251-H	H	06.06.2024
BWU4-SBA-WH-RF-DR-SAR-252-F	F	17.05.2024	BWU4-SBA-WH-RF-DR-SAR-253-E	E	17.05.2024
BWU4-SBA-WH-RF-DR-SAR-254-E	E	06.06.2024	BWU4-SBA-WH-00-DR-SAR-256-D	D	17.05.2024
BWU4-SBA-WH-00-DR-SAR-300-F	F	28.06.2024	BWU4-SBA-WH-00-DR-SAR-301-F	F	28.06.2024
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-D	D	04.07.2024	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-00-DR-SAR-410-C	C	23.04.2024	BWU4-SBA-WH-00-DR-SAR-411-C	C	23.04.2024
BWU4-SBA-WH-00-DR-SAR-412-C	C	23.04.2024	BWU4-SBA-WH-00-DR-SAR-413-B	B	23.04.2024

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
BWU4-SBA-WH-00-DR-SAR-414-C	C	08.05.2024	BWU4-SBA-WH-01-DR-SAR-445-C	C	23.04.2024
BWU4-SBA-OF-01-DR-SAR-510-H	H	28.06.2024	BWU4-SBA-OF-RF-DR-SAR-511-F	F	09.07.2024
BWU4-SBA-OF-01-DR-SAR-512-D	D	23.04.2024	BWU4-SBA-OF-01-DR-SAR-513-E	E	29.04.2024
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-00-DR-SAR-520-D	D	23.04.2024	BWU4-SBA-OF-00-DR-SAR-521-C	C	23.04.2024
BWU4-SBA-OF-00-DR-SAR-522-B	B	23.04.2024	BWU4-SBA-WH-01-DR-SAR-530-E	E	23.04.2024
BWU4-SBA-WH-01-DR-SAR-531-C	C	23.04.2024	BWU4-SBA-WH-01-DR-SAR-535-F	F	23.04.2024
BWU4-SBA-WH-01-DR-SAR-536-E	E	08.05.2024	BWU4-SBA-OF-01-DR-SAR-650-D	D	22.05.2024
BWU4-SBA-OF-01-DR-SAR-651-D	D	22.05.2024	BWU4-SBA-OF-01-DR-SAR-900-D	D	31.05.2024
BWU4-SBA-WH-00-DR-SAR-825-D	D	08.05.2024	BWU4-SBA-WH-00-DR-SAR-830-A	A	06.06.2024
BWU4-SBA-WH-01-DR-SAR-652-F	F	22.05.2024	BWU4-SBA-WH-01-DR-SAR-653-E	E	22.05.2024
BWU4-SBA-ZZ-00-DR-SAR-255-C	C	17.05.2024	BWU4-SBA-ZZ-00-DR-SAR-700-I	I	25.06.2024
BWU4-SBA-ZZ-00-DR-SAR-701-G	G	06.06.2024	BWU4-SBA-ZZ-00-DR-SAR-702-H	H	25.06.2024
BWU4-SBA-ZZ-00-DR-SAR-703B-G	G	28.06.2024	BWU4-SBA-ZZ-00-DR-SAR-703-H	H	28.06.2024
BWU4-SBA-ZZ-00-DR-SAR-704-F	F	23.04.2024	BWU4-SBA-ZZ-00-DR-SAR-705-B	B	23.04.2024
BWU4-SBA-ZZ-00-DR-SAR-706-A	A	23.04.2024			

## 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	12.08.2024
2.	Letter: Initial Fire Safety Report Will Not Be Provided	Fire and Rescue NSW	08.07.2024
3.	Letter: Only New Plumbing Products Used – Sewer Water and Stormwater Supply	ENTEC Consultants PL	05.08.2024
4.	Design Statement – Warehouse Mechanical Services	Fusion HVAC Australia PL	30.07.2024
5.	Hydraulic Services Certification	ENTEC Consultants PL	30.07.2024
6.	Combined Fire Hose Reel Drawings (5 sheets)	ENTEC Consultants PL	30.07.2024
7.	Design Endorsement Certificate – Fire Sprinkler, Detection and Alarm Systems	Force Fire & Safety PL	30.07.2024
8.	Combined Hydraulic Services Drawings (9 sheets)	ENTEC Consultants PL	30.07.2024
9.	Fire Safety Schedule	Qanstruct (Aust) PL	02.08.2024
10.	Access Report, Revision 2	STAC Consulting (NSW) PL	30.07.2024
11.	Access Report, Revision 1	STAC Consulting (NSW) PL	29.05.2024
12.	Email: Management In Use Plan Not Required for CC3	Qanstruct (Aust) PL	29.07.2024
13.	Letter: Acceptance of Fire Engineering Report	Goodman Property Services (Aust) PL	24.06.2024
14.	Landscape Management Plan	Scape Design PL	09.02.2024
15.	Design Certificate – Landscaping	Scape Design PL	15.07.2024
16.	Landscaping Plans (33 sheets)	Scape Design PL	15.07.2024
17.	Receipt for Payment: CC3	Goodman Property Services (Aust) PL	31.07.2024
18.	Design Compliance Statement	SBA Architects	11.07.2024
19.	Structural Design Statement	Costin Roe Consulting PL	15.07.2024
20.	Design Certificate – Electrical Services	New Edge Group Electrical PL	10.07.2024
21.	Design Certificate – Mechanical Services – Office Space	New Edge Group Electrical PL	11.07.2024
22.	Hearing Augmentation Assessment Against NCC/DDA Drawings (3 sheets)	AECOM Australia PL	08.07.2024
23.	Design Statement – Hearing Augmentation	AECOM Australia PL	11.07.2024
24.	Email: Post Approval Document Received	Department of Planning, Housing and Infrastructure	22.2.2024

+ Item	+ Documentation	+ Prepared by	+ Date
25.	Landscape Management Plan	Scape Design PL	09.02.2024
26.	Letter: Acceptance of Fire Safety Study	Fire and Rescue NSW	09.05.2024
27.	Fire Safety Study	Riskcon Engineering	17.04.2024

## 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
<b>Fire Safety Requirement</b>					
PS-1.	Performance Based Design Report	23287-R01, Issue No. 3	Innova Services Australia PL	Trent DeMaria (BDC3412)	25.06.2024
<b>Other BCA Requirement</b>					
PS-2.	Access Performance Solution	23162	Stacc	Tom Johnston ACA No.812	30.05.2024
PS-3.	J1V3 Report	S4972 J1V3.V3	Sustainable Development Consultants	Lindsay Richardson	12.06.2024

## 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.	Hydraulic Services Certification	ENTEC Consultants PL	30.07.2024
FS-2.	Hydraulic Services Certification	ENTEC Consultants PL	12.07.2024
FS-3.	Dry Fire Services Drawings (12 sheets)	Force Fire & Safety PL	25.07.2024
FS-4.	Wet Fire Services Drawings (15 sheets)	Force Fire & Safety PL	25.07.2024

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-24107

### 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
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA 2022 CLAUSE D3D26
3.	AUTOMATIC SMOKE DETECTION & ALARM SYSTEM (INCLUDING ASPIRATING SMOKE DETECTION)	BCA 2022 SPEC. 20, AS 1670.1 – 2018 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
4.	AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEMS	BCA 2022 SPEC. 17, AS 2118.1 – 2017, FM DATA SHEETS 2-0 & 8-9 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA 2022 SPEC. 17 CLAUSE 8 AND CLAUSE 3.22 OF AS 1670.1 – 2018 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
6.	EMERGENCY LIGHTING	BCA2022 CLAUSE E4D2, E4D4 & AS 2293.1 – 2018

7.	EMERGENCY MANAGEMENT PLAN	AS 3745 – 2010 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
8.	EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSW E4D6, E4D8 & AS 2293.1 – 2018 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
9.	FIRE CONTROL CENTRE	BCA 2022 SPEC 19
10.	FIRE DOORS	BCA 2022 CLAUSE C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C4D8 & C4D12 AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION
11.	FIRE HOSE REELS	BCA 2022 CLAUSE E1D3, AS 2441 – 2005 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
12.	FIRE HYDRANT SYSTEMS	BCA 2022 CLAUSE E1D2, AS 2419.1 – 2021 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
13.	FIRE SEALS	BCA 2022 CLAUSE C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION
14.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9, SPEC. 6, AS 1530.4 – 2014, MANUFACTURER'S SPECIFICATION, & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
15.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
16.	PERIMETER VEHICULAR ACCESS	BCA 2022 CLAUSE C3D5 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
17.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 & AS 2444 – 2001 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
18.	PRESSURISATION SYSTEM (MEZZANINE FIRE ISOLATED EXIT PASSAGEWAYS)	AS/NZS 1668.1 – 2015 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
19.	SMOKE DETECTION	AS 1670.1 – 2018 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
20.	SMOKE HAZARD MANAGEMENT SYSTEMS (SMOKE EXHAUST)	BCA 2022 PART E2, SPEC. 21, AS/NZS 1668.1 – 2015 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024
21.	WARNING & OPERATIONAL SIGNS (INCLUDING BLOCK PLANS)	BCA 2022 CLAUSE D3D28, D4D7, E4D4, AS 1905.1 – 2015 & SECTION 108 OF THE EP&A (DCFS) REGULATION 2021 & FIRE ENGINEERING REPORT BY INNOVA FIRE SAFETY SPECIALISTS NO. 23287-R01 REVISION 3 DATED 25.06.2024

**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
<p>23287-R01, ISSUE NO. 3 / PERFORMANCE BASED DESIGN REPORT / TRENT DEMARIA (BDC 3412) OF INNOVA SERVICES AUSTRALIA PTY LTD / 25.06.2024</p>	C1P2 and C1P4	<p><b>BCA CLAUSE C2D14 - BUILDING IDENTIFICATION SIGNAGE</b></p> <ul style="list-style-type: none"> <li>- THE BUILDING IDENTIFICATION SIGNAGE IS CONSTRUCTED OF MATERIALS ACHIEVING A GROUP 4 RATING.</li> </ul>
	C1P2 and C1P8	<p><b>BCA CLAUSE C2D14 - ANCILLARY ELEMENTS (RAPID ROLLER SHUTTERS)</b></p> <ul style="list-style-type: none"> <li>- THE RAPID ROLLER DOORS PROTECTING THE LOADING DOCK DOORS INCLUDE PVC COATED POLYESTER FABRIC THAT DOES NOT COMPLY WITH AS 1530.3.</li> </ul>
	C1P1 and C1P2	<p><b>BCA CLAUSE S5C21(3) - FIRE RESISTING CONSTRUCTION (COLUMNS IN THE EXTERNAL WALL)</b></p> <ul style="list-style-type: none"> <li>- COLUMNS SUPPORTING THE EXTERNAL WALL ARE LOCATED BETWEEN 11.5 AND 15.5 M OF THE EASTERN THE BOUNDARY AND ARE UNPROTECTED.</li> </ul>
	C1P1 and C1P2	<p><b>BCA CLAUSE S5C8 INTER ALIA S5C11 (TABLE S5C11G) - FIRE RESISTING CONSTRUCTION (COLUMNS SUPPORTING FIRE ISOLATED STAIRS AND PASSAGEWAYS)</b></p> <ul style="list-style-type: none"> <li>- THE SHAFT LID OF THE FIRE ISOLATED STAIRS HAS AN FRL WHEN TESTED FOR A FIRE OUTSIDE THE STAIR IN ANOTHER PART OF THE BUILDING I.E. IN A SINGLE DIRECTION FROM THE OUTSIDE IN.</li> <li>- THE INTERNAL COLUMNS ARE FIRE RATED FROM THE OUTSIDE ONLY I.E. IN A SINGLE DIRECTION.</li> </ul>
	C1P1 and C1P2	<p><b>BCA CLAUSE S5C21 (INTER ALIA TABLE S5C21G) - FIRE- RESISTING CONSTRUCTION (PICK MODULE)</b></p> <ul style="list-style-type: none"> <li>- THE COLUMNS SUPPORTING THE PICK MODULE I.E. SPANNING ONE LEVEL AND THOSE SUPPORTING THE ROOF (SEPARATE STRUCTURE TO THE MEZZANINE) DO NOT CONFORM WITH THE DTS PROVISIONS</li> </ul>
	C1P9	<p><b>BCA CLAUSE C3D4 / C3D5 - PERIMETER ACCESS PATH</b></p> <ul style="list-style-type: none"> <li>- THE PERIMETER ACCESS PATHWAY HAS A WIDTH OF 5M ADJACENT TO ACCESS CONTROL POINTS AROUND THE PERIMETER OF THE BUILDING AND IS IN PART/S LOCATED MORE THAN 18 M FROM THE BUILDING.</li> </ul>



+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	D1P4 and E2P2	<p><b>BCA CLAUSE D2D5 - TRAVEL DISTANCES (ADMINISTRATION OFFICE)</b></p> <ul style="list-style-type: none"> <li>- THE TRAVEL DISTANCE TO THE POINT OF CHOICE FROM THE OFFICE TRAINING ROOM IS UP TO 30M (ALLOWING FOR FITOUT) AND 50M TO THE NEAREST EXIT.</li> </ul>
	D1P4, D1P5, E2P2, E4P2	<p><b>BCA CLAUSE D2D5, D2D6, E2D10, AND E4D6 - EGRESS, SMOKE HAZARD MANAGEMENT, AND SIGNAGE (WAREHOUSE)</b></p> <ul style="list-style-type: none"> <li>- TRAVEL DISTANCES OF UP TO 85 M TO THE NEAREST EXIT WITHIN THE WAREHOUSE ON THE GROUND FLOOR AND 75M ON THE MEZZANINE AND PICK MODULE FLOORS.</li> </ul> <p><b>TRAVEL DISTANCE BETWEEN ALTERNATIVE EXITS.</b></p> <ul style="list-style-type: none"> <li>- UP TO 180 M BETWEEN EXITS ON THE GROUND FLOOR AND 170 M ON THE MEZZANINE AND PICK MODULE FLOORS.</li> </ul> <p><b>PROVISION OF SMOKE HAZARD MANAGEMENT (I.E., SMOKE EXHAUST)</b></p> <ul style="list-style-type: none"> <li>- A SINGLE RESERVOIR SMOKE EXHAUST SYSTEM WILL BE PROVIDED TO THE WAREHOUSE, WITH EXHAUST RATES DETERMINED THROUGH COMPUTATIONAL FLUID DYNAMICS (CFD) ANALYSIS.</li> </ul> <p><b>HEIGHT OF EXIT SIGNAGE</b></p> <ul style="list-style-type: none"> <li>- DIRECTIONAL EXIT SIGNAGE IS LOCATED ABOVE 2.7M (APPROXIMATELY 4.5M) WITHIN THE WAREHOUSE GROUND FLOOR.</li> </ul>
	C1P2, D1P4 and E2P2	<p><b>BCA CLAUSE D3D5 - RISING AND DESCENDING STAIR FLIGHTS</b></p> <ul style="list-style-type: none"> <li>- RISING AND DESCENDING FLIGHTS FOR THE THREE (3) INTERNAL FIRE ISOLATED STAIRS CONVERGE AT</li> <li>- MEZZANINE LEVEL.</li> </ul>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	E1P3	<b>BCA CLAUSE E1D2 - FIRE HYDRANTS</b> - HYDRANT VALVE/S POSITIONED BENEATH THE EXTERNAL AWNING ARE CONSIDERED AS "EXTERNAL HYDRANTS" FOR THE PURPOSES OF COVERAGE. - EXTERNAL HYDRANTS AT GROUND FLOOR RELY ON THREE (3) HOSE LENGTHS IN LIEU OF TWO (2) HOSE LENGTHS. - HYDRANTS IN THE EXTERNAL STAIRS (IN LIEU OFFIRE ISOLATED STAIRS) AND FIRE ISOLATED STAIRS RELY ON TWO (2) HOSE LENGTHS IN LIEU OF A SINGLE HOSE LENGTH. - THE BOOSTER ASSEMBLY IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE. - THE BLOCK PLAN AT THE BOOSTER ASSEMBLY SHALL BE SCALED TO FIT ON AN A0 SIZED NOTICEBOARD I.E. 841 MM X 1189 MM.
	E1P1	<b>BCA CLAUSE E1D3 - FIRE HOSE REELS</b> - THE FIRE HOSE REELS WILL BE UP TO 50M LONG IN THE WAREHOUSE.
	E1P4	<b>BCA CLAUSE E1D4 – SPRINKLERS</b> - THE SPRINKLER SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH AS 2118.1:2017 AND THE FACTORY MUTUAL (FM) GLOBAL PROPERTY LOSS PREVENTION DATASHEETS 2-0 AND 8-9.

### 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
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
<b>Proposed (New or Modified)</b>		
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

29/08/2024

## **+ Schedule 3 – Conditions of Construction Certificate**

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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.

29 August 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**

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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.

<b>Applicant</b>	Goodman Property Services (Aust) Pty Ltd
<b>Subject Address</b>	2-10 Old Wallgrove Road, Horsley Park
<b>Project No.</b>	230285
<b>Date Received</b>	12.08.2024
<b>Date Determined</b>	29.08.2024

Please find undercover a copy of the Construction Certificate No. CC-24107 for the proposed **CC3**: Fire Services and Smoke Exhaust system installation, base building fit-out, external hardstand, carparking and landscaping works only, 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.

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)



29 August 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.

<b>Applicant</b>	Goodman Property Services (Aust) Pty Ltd
<b>Subject Address</b>	2-10 Old Wallgrove Road, Horsley Park
<b>Project No.</b>	230285
<b>Date Received</b>	12.08.2024
<b>Date Determined</b>	29.08.2024

Please find undercover a copy of the Construction Certificate No. CC-24107 for the proposed **CC3**: Fire Services and Smoke Exhaust system installation, base building fit-out, external hardstand, carparking and landscaping works only, 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.

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)

29 August 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**

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Your recent application for a Construction Certificate dated 12 August 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24107 for the proposed **CC3**: Fire Services and Smoke Exhaust system installation, base building fit-out, external hardstand, carparking and landscaping works only, 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. 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

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### 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 Blackett Maguire + Goldsmith Pty Ltd