



BCA ASSESSMENT MEMO

To:	ESR Developments (Australia) Pty Ltd	PROJECT #	210011
ATTENTION:	Grace Macdonald	DATE:	19.08.2021
EMAIL:	grace.macdonald@esr.com	PAGES:	1
FROM:	Dean Goldsmith (Principal Certifier)		
SUBJECT:	Jalco Tenancy, Warehouse 1, Horsley Logistic Park (Lot 201 DP 1244593), Horsley Park NSW		

Grace,

Reference is made to our BCA Assessment Report Rev. 2, dated 16 August Ref.No. 210011, in which we have completed an National Construction Code (NCC) Volume 1 BCA assessment of the architectural drawings listed below. As requested we wish to confirm that the BCA Assessment Report includes reference to the Jalco use and tenancy fitout in Warehouse 1 of the subject Lot 201 building, which we understand will be the subject of a stand-alone Development Application (SSDA).

Drawing No.	Rev.	Date	Drawing No.	Rev.	Date
200226-001	3	29.07.2021	200226-300	P2	23.06.2021
200226-100	1	29.07.2021	200226-301	P2	23.06.2021
200226-101	2	28.07.2021	200226-302	P2	23.06.2021
200226-102	3	29.07.2021	200226-320	P1	23.06.2021
200226-103	1	28.07.2021	200226-321	P1	23.06.2021
200226-110	2	23.06.2021	200226-323	1	23.06.2021
200226-120	3	28.07.2021	200226-324	1	23.06.2021
200226-121	4	29.07.2021	200226-326	1	23.06.2021
200226-130	P4	23.06.2021	200226-327	1	23.06.2021
200226-131	2	23.06.2021	200226-328	1	29.07.2021
200226-200	1	23.06.2021	200226-400	1	23.06.2021
200226-201	P6	23.06.2021	200226-401	1	23.06.2021
200226-202	1	23.06.2021	200226-410	1	23.06.2021
200226-203	1	23.06.2021	200226-411	1	23.06.2021
200226-204	2	29.07.2021	200226-502	P1	23.06.2021

It is further noted/understood that the base building Development Consent No. SSD-10436 will be the subject of a MOD Application for changes to the building design as a result of tenant requirements for the remaining parts of the development (Warehouses 2A & 2B). These base building changes have also been assessment in our BCA Assessment Rev.2

We trust the above information is of assistance and if you require further clarification please do not hesitate to contact me by return email.

Regards

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