
Appendix Z

BCA Compliance Report

Jose Guedes for Stockland Fife Kemps Creek

Dear Jose,

Re: Industrial Development | Lot J , Kemps Creek Industrial Estate – SSD-61212208 Application – BCA Compliance

Description of works: The construction and operation of a warehouse and distribution centre on Proposed Lot J within the Kemps Creek Industrial Estate.

Introduction

An Environmental Impact Statement (EIS) has been prepared in response to issued SEARs **SSD-61212208** for Lot J, Kemps Creek Industrial Estate being part of the Concept Master Plan at 106-208 Aldington Road, Kemps Creek, under the State Significant Development **SSD-10479** project approval (200 Aldington Road Industrial Estate) formally now known as part Lot 200 DP 1285691.

The applicant, Stockland Fife Kemps Creek Pty Ltd (**SFKC**) is a joint venture between Stockland and Fife Capital.

The proposed Lot J development is comprised of the construction and operation of a warehouse and distribution centre on proposed Lot J within the Kemps Creek Industrial Estate. The Lot J site layout is reflected in the Modification of the approved Concept Master Plan SSD-10479, proposed in **SSD-10479 (MOD 2)**.

The SSD-10479 is known as **Stage 1**. The consent (Condition A4) requires that, in accordance with Section 4.22 of the Environmental Planning and Assessment Act 1979, each subsequent stage of the development is to be subject to further development applications.

As part of the staged development of the Kemps Creek Industrial Estate, SFKC is seeking to construct a warehouse and distribution centre on Lot J within the Kemps Creek Industrial Estate. This would be known as **Stage 2** and is proposed to commence contemporaneously with Stage 1 works.

Lot J is a bespoke warehouse and distribution centre which represents a contemporary and innovative response to site operational arrangements and logistical requirements for a major business. The development comprises three discrete buildings linked by internal circulation roads, carparking and hardstand storage, and surrounded by perimeter landscaping and visual treatments to achieve minimal visual impact to Aldington Road and neighbouring lots.

The proposed warehouse and distribution centre is classified as State significant development (SSD) on the basis of the capital investment value, which is greater than \$50 million, and which therefore meets the SSD threshold for a warehouse or distribution centre as set under Section 12 of Schedule 1 to the State Environmental Planning Policy (Planning Systems) 2021.

The site is zoned IN1 General Industrial under the Chapter 2 of the State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP). Industries (other than offensive or hazardous industries) are permitted with development consent within land zoned IN1. Development for the purpose of a warehouse or distribution centre is defined as a type of 'general industry' and therefore falls within the permissible development of 'industries'.

The vision for Lot J, and other lots within the Kemps Creek Industrial Estate, is to create a world class facility for industrial businesses with an emphasis on design quality, sustainability, innovation and a complementary mix of estate occupants.

We have reviewed the design documentation against the provisions of the Building Code of Australia 2020. We confirm that, based on our review, the project can comply with the Building Code of Australia 2020, inclusive of all relevant Access provisions.

Assessment

Summary of Construction Determination: -

Building Characteristics	Proposed Warehouses / Distribution Centres
Classification	5 (Office) and 7b (Warehouse / Distribution Centre)
Number of Storeys	1
Rise In Storeys	1
Type of Construction	Type C Large Isolated Building (W1-W3)
Effective Height (m)	<12m

Conclusion

The proposed development works on Lot J are capable of complying with the Building Code of Australia 2022 subject to final assessment of documentation at Construction Certificate stage.

If you have any further questions, or require any additional information, please contact me to discuss.

Yours faithfully,



Geoffrey Pearce
Partner
McKenzie Group Consulting (NSW)
Pty Ltd ACN 093 211 995

Appendix A - Design Documentation Assessed

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DA035	WAREHOUSE 1 ELEVATIONS	P3
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