



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-21167
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	16 November 2021
SUBJECT LAND:	
Lot & DP	Lot 12 DP 1178389 Lot 87 DP 752041
Address	Building 1C - Oakdale South Industrial Estate, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Cameron Rubenach
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7347 Fax: 02 9230 7444
OWNER:	
Name	BGAI 8 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7347 Fax: 02 9230 7444
DESCRIPTION OF DEVELOPMENT:	CC5: Signage Installation, associated with the construction of the warehouse and ancillary office (Site 1C Oakdale South Estate). <i>Note:</i> 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. 2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.
BCA CLASSIFICATION:	Class 10b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD-6917 (26.10.2016), MOD 1 (21.04.2017), MOD 3 (05.10.2017), MOD 4 (18.12.2017), MOD 5 (23.11.2017), MOD 6 (15.06.2018), MOD 7 (11.12.2018), MOD 8 (17.12.2018), MOD 9 (21.02.2019), MOD 10 (05.08.2019), MOD 11 (28.10.2019), MOD 12 (03.12.2020), MOD 13 (23.02.2021) & MOD 14 (02.07.2021).
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 Regulation 2000 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
CERTIFYING AUTHORITY DETAILS:	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
SIGNATURE:	 Date: 16/11/2021
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED SIGNAGE PLANS:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
Wizardry					
Job 7227 (1 of 2)	1	16.09.2021	Job 7227 (2 of 2)	1	16.09.2021
Elegant Engineering					
Sign General Notes	A	30.09.2021			
SBA Architects					
210	EE	17.06.2021			
Signarama					
Kedar Edge Banner	-	undated	Fixing Details	-	undated

DOCUMENTATION 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 Property Services (Aust) Pty Ltd	23.02.2020
2.	External Wall System Disclosure Statement	WARQ Pty Ltd	30.09.2021
3.	Certificate of Design – Structural (Amber)	Wizardry Imaging & Signs	30.09.2021
4.	Structural Design Statement (Amber)	Elegant Engineering PL	01.10.2021
5.	DPIE Signage Approval Letter	Planning, Industry & Environment	03.08.2021
6.	DA#E68 – Letter endorsing façade signage	Planning, Industry & Environment	29.07.2021
7.	Architectural Design Compliance Statement	SBA Architects PL	28.10.2021
8.	Structural Design Statement (Yusen)	Edmund Design Services Pty Ltd	10.11.2021
9.	Yusen Frontlit Banner Technical Data Sheet	Avery Dennison	Undated
10.	External Wall Design Statement (Yusen)	Signarama	02.11.2021
11.	Signage Fixing Details (Yusen)	Edmund Design Services Pty Ltd	15.11.2021

EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

+ Proposed Alternative Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT:	Fire Engineering Report
DATE OF REPORT:	20.04.2021
REFERENCE NO. & VERSION:	F201465_FER_02
NAME OF FIRE SAFETY ENGINEER:	Graham Morris
ACCREDITATION NO.:	3200



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

ADDRESS:	Building 1C – Oakdale South Industrial Estate, Kemps Creek
OWNER:	BGA18 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD-6917 (As Amended)
CONSTRUCTION CERTIFICATE NO.:	CC-21167

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

N/A



SCHEDULE 3

CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to clause/s 144, 146B, 187 & 188 of the Environmental Planning & Assessment Regulation 2000 at the date of issue of this Construction Certificate.

Nil.



16 November 2021

The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-6917 (AS AMENDED)
BUILDING 1C - OAKDALE SOUTH INDUSTRIAL ESTATE, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

As required by Clause 142(2) of the EP&A Regulation 2000 (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: Building 1C - Oakdale South Industrial Estate, Kemps Creek
Project No. 200414
Date Received: 16 November 2021
Date Determined: 16 November 2021

Please find undercover a copy of the Construction Certificate No. CC-21167 for the proposed CC5: Signage Installation, associated with the construction of the warehouse and ancillary office (Site 1C Oakdale South Estate).

We have also enclosed a copy of the following for Councils record:

- + Application form;
- + Fire Safety Schedule; and
- + Approved documentation and other documentation relied upon as indicated on the Construction Certificate.

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$41.00 for the submission of this Part 6 Certificate and request that a receipt for which is forwarded to our office.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



16 November 2021

Goodman Property Services (Aust) Pty Ltd
1-11 Hayes Road
Rosebery NSW 2018

Attention: Cameron Rubenach

Dear Cameron,

**REFERENCE: DA NO. SSD-6917 (AS AMENDED)
BUILDING 1C - OAKDALE SOUTH INDUSTRIAL ESTATE, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 16.11.21 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21167 and associated documentation for the CC5: Signage Installation, associated with the construction of the warehouse and ancillary office (Site 1C Oakdale South Estate).

We have forwarded a copy of the Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection 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, by our office.

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.

The primary reason for these Statutory Mandatory Critical Stage Inspections is to ensure that the development proceeds in accordance with the development consent, Construction Certificates and that the development is fit for occupation in accordance with its classification under the Building Code of Australia. The Principal Certifying Authority does not undertake detailed quality control inspections. Critical Stage Inspections do not provide the level of supervision required to ensure that the minimum standards and tolerances specified by the 'Guide to Standards and Tolerances 2017 ©' are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

The NSW Office of Fair Trading have published a 'Guide to Standards and Tolerances 2017 ©'. The guide can be obtained from the Office of Fair Trading website.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact me on 9211 7777.

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd