



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-21051
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	11 May 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:	CC3: Remainder of Works, including Fire Services, Completion of Warehouse Internal works, External Hardstand (and associated External works), and Landscaping only, excluding façade signage work and tenancy Fitout, 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 5 & 7b
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).
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.	ABC 4
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith
	Date: 11/05/2021 Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-101	LL	07.05.2021	GA-221	AA	02.03.2021
GA-201	FF	07.05.2021	GA-222	AA	02.03.2021
GA-202	HH	07.05.2021	GA-301	DD	29.04.2021
GA-203	FF	07.05.2021	GA-320	FF	29.04.2021
GA-204	KK	07.05.2021	GA-330	AA	02.03.2021
GA-220	AA	02.03.2021			

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	23.04.2021
2.	CC Staging Letter	Goodman Property Services (Aust) Pty Ltd	23.04.2021
3.	FER Acceptance Letter	Goodman Property Services (Aust) Pty Ltd	04.05.2021
4.	D3.4 Concession Letter	Goodman Property Services (Aust) Pty Ltd	02.03.2021
5.	Email confirming IFSR will not be provided	FRNSW	22.04.2021
6.	FH & FHR Coverage Plans	ROZ Engineering PL	15.03.2021
7.	Fire Engineering Report Rev 2	Core Engineering Group	20.04.2021
8.	Certificate of Design - Architectural	SBA Architects	21.04.2021
9.	Review of Condition E8	Ason Group	03.03.2021
10.	Design Certificate - Electrical	Modcol PL	21.04.2021
11.	Design Certificate – FH & FHR	ROZ Engineering PL	23.04.2021
12.	Certificate of Design – Mechanical Services	Grosvenor Engineering Group	21.04.2021
13.	Design Certificate - Landscape	Site Image Landscape Architects	12.04.2021
14.	Email confirming sprinkler booster location	Core Engineering Group	16.04.2021
15.	Access Performance Solution Report	Access Studio	26.04.2021
16.	Architectural Design Compliance Statement	SBA Architects	05.05.2021
17.	Structural Design Certificate	Costin Roe Consulting	05.05.2021
18.	Design Certificate -Electrical	Modcol PL	21.04.2021



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

- + Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
19.	Hydraulic Services Plans numbered PM-01, FH-01, FHR-01, H-00, H-01, H-02, H-05, H-06, H-07 & H-08.	ROZ Engineering PL	15.03.2021
20.	Design Endorsement Certificate – Hydraulic Services – FH & FHR Systems	Beyond Fire PL	04.05.2021
21.	Occupant Warning System & Fire Sprinkler Plans numbered FC01, FE01, FE02, FE10, FE20, FS100 – FS108 & FS600.	FlameSafe Fire Protection Pty Ltd	09.03.2021 10.03.2021
22.	Design Endorsement Certificate – Occupant Warning System & Fire Sprinkler System	FlameSafe Fire Protection Pty Ltd	10.05.2021

Pursuant to clause 146B of the EP&A regulation 2000, Blackett Maguire + Goldsmith Pty Ltd (ABC4) 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

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

ADDRESS:	Lot 12 DP 1178389 & Lot 187 DP 752041, Kemps Creek
OWNER:	BGA18 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD-6917 (As Amended)
CONSTRUCTION CERTIFICATE NO.:	CC-21051

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

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8, Spec E2.2a Clause 6 and Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Control Centre	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, C2.13, and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Manually Operated Smoke Clearance System	BCA Clause E2.2, & AS/NZS 1668.1 – 2015 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none">+ Perimeter Vehicular Access+ Extended Travel Distances+ External Hydrants Beneath Awnings	BCA Performance Requirements CP9, DP4 & EP2.2, Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓



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.



11 May 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, LOT 12
DP1178389 & LOT 87 DP 752041, 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 Industrial Estate, Lot 12 DP 1178389 & Lot 87 DP 752041, Kemps Creek
Project No. 200414
Date Received: 26 April 2021
Date Determined: 11 May 2021

Please find undercover a copy of the Construction Certificate No. CC-21051 for the proposed CC3: Remainder of Works, including Fire Services, Completion of Warehouse Internal works, External Hardstand (and associated External works), and Landscaping only, excluding façade signage work and tenancy Fitout, 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 \$36.00 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



11 May 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, LOT 12 DP 1178389 & LOT 87
DP 752041, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 23.04.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21051 and associated documentation for the proposed CC3: Remainder of Works, including Fire Services, Completion of Warehouse Internal works, External Hardstand (and associated External works), and Landscaping only, excluding façade signage work and tenancy Fitout, 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



11 May 2021

Minister for Planning
Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-6917 (AS AMENDED)
BUILDING 1C - OAKDALE SOUTH INDUSTRIAL ESTATE, LOT 12
DP1178389 & LOT 87 DP 752041, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

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- + Approved documentation and other documentation relied upon as indicated on the Construction Certificate.

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Dean Goldsmith
Director
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