




## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CC-21142
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	06 September 2021
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 12 DP 1178389 Lot 87 DP 752041
Address	Building 1C - Oakdale South Industrial Estate, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Robert Bailey
Company	Yusen Logistics Australia Pty Ltd
Address	3 Davis Road, Wetherill Park NSW 2164
Phone / Fax / Email	Phone: 02 8322 8224 Mobile: 0401 699 654
<b>OWNER:</b>	
Name	BGAI 8 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7347 Fax: 02 9230 7444
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC4: Warehouse 1C-1 Tenant Racking only, 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.
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
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).
<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 Regulation 2000 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>CERTIFYING AUTHORITY DETAILS:</b>	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	ABC 4
<b>SIGNATURE:</b>	
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith
	Date: 06/09/2021 Accreditation No. BDC0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
<b>SBA Architects Pty Ltd</b>					
101	PP	24.08.2021	202	II	24.08.2021
201	II	24.08.2021			
<b>Dexion Logistics</b>					
38058-1	G	09.08.2021			

#### 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	Yusen Logistics Australia PL	09.08.2021
2.	Receipt of payment no. L00000377 – Long Service Levy	Long Service Corporation	01.09.2021
3.	CC Staging Letter	Goodman Property Services (Aust) PL	31.08.2021
4.	Architectural Design Compliance Statement – Items 10 & 11	SBA Architects PL	25.08.2021
5.	Structural Design Certificate	Dexion (Australia ) PL	25.08.2021
6.	Design Certificate - Electrical	Modcol PL	24.08.2021
7.	Architectural Design Compliance Statement – DA#D3	SBA Architects PL	31.08.2021

#### 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:

<b>TITLE OF REPORT:</b>	Fire Engineering Report
<b>DATE OF REPORT:</b>	20.04.2021
<b>REFERENCE NO. &amp; VERSION:</b>	F201465_FER_02
<b>NAME OF FIRE SAFETY ENGINEER:</b>	Graham Morris
<b>ACCREDITATION No.:</b>	3200



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	Building 1C – Oakdale South Industrial Estate, Kemps Creek
<b>OWNER:</b>	BGAI8 Pty Ltd
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-6917 (As Amended)
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-21142

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	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
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	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"><li>+ Perimeter Vehicular Access</li><li>+ Extended Travel Distances</li><li>+ External Hydrants Beneath Awnings</li></ul>	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.*



06 September 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: Yusen Logistics Australia Pty Ltd  
Subject Address: Building 1C - Oakdale South Industrial Estate, Kemps Creek  
Project No. 200414  
Date Received: 03 September 2021  
Date Determined: 06 September 2021

Please find undercover a copy of the Construction Certificate No. CC-21142 for the proposed CC4: Warehouse 1C-1 Tenant Racking only, 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**



6 September 2021

Yusen Logistics Australia Pty Ltd  
3 Davis Road  
Wetherill Park NSW 2164

Attention: Robert Bailey

Dear Robert,

**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 09.08.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21142 and associated documentation for the CC4: Warehouse 1C-1 Tenant Racking only, 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**



06 September 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, 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: 03 September 2021  
Date Determined: 06 September 2021

Please find undercover a copy of the Construction Certificate No. CC-21051 for the proposed CC4: Warehouse 1C-1 Tenant Racking only, 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 The Departments 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**