



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-21032
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	15 March 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	Cameron Rubenach
Company	Goodman Property Services (Aust) Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7347 Fax: 02 9230 7444
<b>OWNER:</b>	
Name	BGAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7347 Fax: 02 9230 7444
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC2: Services Installation (excluding all Fire Services), Completion of Offices Facades, and Fitout of Offices & Amenities <b>only</b> , 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).
<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: 15/03/2021 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
101	AA	01.03.2021	220	AA	01.03.2021
201	AA	01.03.2021	221	AA	01.03.2021
202	AA	01.03.2021	241	AA	01.03.2021
203	AA	01.03.2021	301	AA	01.03.2021
204	BB	08.03.2021	304	AA	01.03.2021
205	AA	01.03.2021	310	AA	01.03.2021
210	AA	01.03.2021	320	CC	09.03.2021
211	AA	01.03.2021	323	BB	09.03.2021
212	BB	08.03.2021	330	AA	01.03.2021

#### 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	23.02.2020
2.	CC Staging Letter	Goodman	01.03.2021
3.	Civil Certification	AT&L	01.03.2021
4.	Bushfire Certificate of Compliance – DA#E53	ABPP	04.03.2021
5.	Statement – Storage of Dangerous Goods – DA#E53	Goodman Property Services (Aust) Pty Ltd	23.02.2021
6.	Design Certificate - Electrical	Modcol PL	02.03.2021
7.	Performance Solution Report – Weatherproofing FP1.4 Performance Requirement	SBA Architects PL	11.03.2021
8.	Design Certificate - Hydraulic	Roz Engineering PL	05.03.2021
9.	Section J JV3 Report	Sustainable Development Consultants	03.03.2021
10.	Preliminary JV3 Advice	Sustainable Development Consultants	17.02.2021
11.	Design Certificate – Lift 1	Kleeman Elevators Australia	05.03.2021
12.	Design Certificate – Lift 2	Kleeman Elevators Australia	05.03.2021
13.	Design Intent Certificate – Mechanical Services	Grosvenor Engineering Group	26.02.2021
14.	Structural Design Certificate	Costin Roe Consulting	05.03.2021
15.	Architectural Design Statement	SBA Architects PL	11.03.2021
16.	Certificate of Assessment No. 2471 – Aliwood aluminium extrusion	CSIRO	16.11.2017
17.	Certificate of Test No. FNE12072 – Aliwood Aluminium Extrusion	CSIRO	10.01.2018
18.	Test Report No. 51527800.2 – Aliwood Aluminium Ingot	Exova Warringtonfire	22.06.2018



ITEM	DOCUMENTATION	PREPARED BY	DATE
19.	Certificate of conformity CM40221 – Exotec Façade Panel and Fixing System	Code Mark	13.04.2021
20.	External Wall System Disclosure Statement	SBA Architects PL	11.03.2021
21.	Certificate of Test No. FNE11605 – Colorbond Steel	CSIRO	11.02.2016
22.	Test Report No. 56715500a - MondoClad	Warringtonfire	14.10.2020
23.	Test Report No. 18-005153 – Façade Panel	AWTA	18.09.2018
24.	Certificate of Conformity CM30124 – MondoClad – Solid Aluminium Panel Cladding System	Code Mark	14.11.2020
25.	Certificate of Assessment No. 1126 – Exotec Façade Panel	CSIRO	15.04.2008
26.	Certificate of Test No. FNE8727 – VitraPanel Pre-finished Compressed Fibre Cement	CSIRO	20.10.2006
27.	Roofing and Wall Compliance Sheet	Colorbond	November 2019



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	Lot 12 DP 1178389 & Lot 187 DP 752041, Kemps Creek
<b>OWNER:</b>	BGAI8 Pty Ltd
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-6917 (As Amended)
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-21032

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

<b>Statutory Fire Safety Measure</b>	<b>Design / Installation Standard</b>	<b>Proposed</b>
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 & AS/NZS 1668.1 – 2015	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 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	✓
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	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 2015	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015	✓



### **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.*



15 March 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: 16 December 2020  
Date Determined: 15 March 2021

Please find undercover a copy of the Construction Certificate No. CC-21032 for the proposed CC2: Services Installation (excluding all Fire Services), Completion of Offices Facades, and Fitout of Offices & Amenities **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 \$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**



BLACKETT  
MAGUIRE+  
GOLDSMITH

15 March 2021

Goodman Property Services (Aust) Pty Ltd  
Level 17, 60 Castlereagh Street  
Sydney NSW 2000

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 16.12.2020 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21032 and associated documentation for the proposed CC2: Services Installation (excluding all Fire Services), Completion of Offices Facades, and Fitout of Offices & Amenities 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**

**Address** Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

**Postal** PO Box 167  
Broadway NSW 2007  
**ABN** 18 408 985 851

**Contact** Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bmlplusg.com.au



15 March 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**

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: 16 December 2020  
Date Determined: 15 March 2021

Please find undercover a copy of the Construction Certificate No. CC-21032 for the proposed CC2: Services Installation (excluding all Fire Services), Completion of Offices Facades, and Fitout of Offices & Amenities 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 and Notice of Commencement / Appointment of PCA 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**