

CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-21001
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	13 January 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	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7347 Fax: 02 9230 7444
OWNER:	
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
DESCRIPTION OF DEVELOPMENT:	CC1: Early works including in-ground stormwater services, foundations, and structure 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.
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: 13/01/2021
	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	A	15.12.2020	GA-221	A	15.12.2020
GA-205	A	15.12.2020	GA-222	A	15.12.2020
GA-220	A	15.12.2020			

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	16.12.2020
2.	Notice of Commencement / PCA Appointment Form	Goodman Property Services (Aust) Pty Ltd	17.12.2020
3.	Receipt of Payment - Long Service Levy – Receipt No.00460124	Long Service Corporation	24.12.2020
4.	Confirmation of Cover – Public Liability	EBM Construction & Marine	22.12.2020
5.	External Wall System Disclosure Statement	SBA Architects PL	17.12.2020
6.	Watermain Extension & Sewerage Plans	Sydney Water Corporation / Qalchek Pty Ltd	31.07.2017
7.	VPA Contributions Certificate	NSW Government Planning & Environment	20.07.2017
8.	Construction Traffic Management Plan	Ason Group	13.11.2020
9.	Stormwater Management Plan	AT&L	13.11.2020
10.	Fill Importation Protocol	Aecom	26.07.2016
11.	Construction Noise and Vibration Management Plan	SLR	13.11.2020
12.	Environmental Credits Letter	EMM	30.04.2020
13.	Sustainability Management Plan	SLR	26.10.2020
14.	Unexpected Finds Protocol	Aecom	09.09.2016
15.	Construction Environmental Management Plan	SLR	14.12.2020
16.	Architectural Design Compliance Statement	SBA Architects PL	17.12.2020
17.	Civil Certification + Plans (C2300-C2308, C2310-C2318, C2330 & C2340)	AT&L	22.12.2020
18.	Dilapidation Report + email submission of report to Penrith City Council	Texco	11.12.2020
19.	Structural Design Certificate + Plans (S001-S006, S020-S025, S027-S032, S040-S042, S045, S048, S063, S065, S073 & S075)	Costin Roe Consulting	22.12.2020
20.	Landscape Management Plan	Site Image	20.05.2020
21.	Approval Letter for Updated Construction Environmental Management Plan	NSW Government, Planning, Industry and Environment	18.12.2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
22.	Building Plan Approval – Subject to Requirements + Stamped Plans	Sydney Water Tap In/Land Partners PL	11.01.2021
23.	Receipt of Payment - Long Service Levy – Receipt No.0046112 (Top Up Payment)	Long Service Corporation	13.01.2021



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-21001

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 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.



13 January 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: 13 January 2021

Please find undercover a copy of the Construction Certificate No. CC-21001 for the proposed CC1: Early works including in-ground stormwater services, foundations, and structure 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 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



13 January 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-21001 and associated documentation for the proposed CC1: Early works including in-ground stormwater services, foundations, and structure 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



13 January 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)
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DP1178389 & LOT 87 DP 752041, KEMPS CREEK
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Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



INSPECTION SCHEDULE

STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

OTHER REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019_Amendment 1 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd