



## CONSTRUCTION CERTIFICATE

Pursuant to Part 4A of the Environmental Planning & Assessment Act 1979

<b>CERTIFICATE NO.:</b>	CC-190034/01
<b>TYPE:</b>	Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	11/04/2019
<b>SUBJECT LAND:</b>	Penrith City Council
Lot & DP	Lot 12 DP 1245992
Address	6 Aristida Close Kemps Creek, NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Ben McGilp
Company	Goodman Property Services (Aust) Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Email: Stephen.foster@goodman.com
<b>OWNER:</b>	
Name	BGAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Fax: 02 9230 7444
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC1: Early works including in-ground stormwater services, foundations, structure, roof and wall cladding <b>only</b> associated with the construction of the warehouse with ancillary office (Site 1D 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 dated 18.12.2017 (as amended)
<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 section 81(A)5 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.	ABC4
<b>SIGNATURE:</b>	
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith
	Date: 11 April 2019
	Accreditation No. BPB 0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

+ Architectural Plans prepared by SBA Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA 101	P8	26.03.2019	GA 310	P1	26.03.2019
GA 102	P4	26.03.2019	GA 311	P1	26.03.2019
GA 103	P4	26.03.2019	GA 312	P1	26.03.2019
GA 121	P4	26.03.2019	GA 313	P1	26.03.2019
GA 301	P3	26.03.2019	GA 320	P1	26.03.2019
GA 302	P4	26.03.2019	GA 321	P1	26.03.2019
GA 303	P1	26.03.2019	GA 210	P3	26.03.2019
GA 304	P1	26.03.2019	GA 211	P3	26.03.2019
GA 305	P4	26.03.2019			

#### 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) PL	13.02.2019
2.	Notice of Commencement / PCA Appointment Form	Goodman Property Services (Aust) PL	13.02.2019
3.	Receipt of Payment - Long Service Levy – Receipt No	Long Service Corporation	11.04.2019
4.	Structural Certificate	Costin Roe Consulting	02.04.2019
5.	Architectural Certificate	SBA Architects	02.04.2019
6.	Civil Design Certificate	AT&L	02.04.2019
7.	CEMP Approval Email	Planning DPE	22.03.2019
8.	Sustainability Strategy and Approval Letter	Goodman Property Services (Aust) PL	20.02.2019
9.	Submission of Staging Request & DPE Letter	Goodman Property Services (Aust) PL	20.02.2019
10.	Design Certificate – Landscaping Bushfire Requirements	Site Image	28.02.2019
11.	Dilapidation Report	Qanstruct	05.02.2019
12.	Design Statement – Loading Dock Changes	Ason Group	22.02.2019
13.	Civil Statement	AT&L	20.02.2019
14.	Fill Importation Protocol	Aecom	26.07.2016
15.	Building Plan Approval	Sydney Water Corporation	20.02.2019
16.	CEMP Approval Letter	DPE	13.03.2019
17.	Operational Noise Impacts Report	SLR	23.05.2017
18.	Sydney Water & Endeavour Energy Plans	Sydney Water/Endeavour Energy	
19.	Voluntary Planning Agreement Works	DPE	20.07.2017
20.	SSD Masterplan – E2 Zone & Retaining Walls	SBA	03.08.2017



ITEM	DOCUMENTATION	PREPARED BY	DATE
21.	Trangrid Easement Flood Extents Report	Transgrid	20.05.2016
22.	Construction Environmental Management Plan	SLR	19.02.2019
23.	Sustainability Management Plan – DPE Approval	DPE	21.03.2019
24.	Staged CC Letter	Goodman Property Services (Aust) PL	19.02.2019
25.	Test Report No. 51527800.2 – Aluminium Ingots	Exova Warringtonfire	22.06.2018
26.	Certificate of Test FNE 12072 – Coated slats	CSIRO	10.01.2018
27.	Certificate of Design Intent – Box Culverts and Pits	Qanstruct	05.04.2019
28.	Email correspondence regarding cladding	SBA Architects	29.03.2019
29.	Road and Drainage Construction Certificate + Drawings	Barker Ryan Stewart	08.02.2017
30.	Email submission of dilapidation report to Council	Goodman Property Services (Aust) PL	05.04.2019
31.	Email submission of dilapidation report to DPE	Goodman Property Services (Aust) PL	05.04.2019
32.	Sustainability Management Plan	SLR	21.01.2019
33.	Certificate of Conformity – Vitradual	CodeMark	29.08.2018
34.	Certificate of Test – VitraPanel	CSIRO	20.10.2006



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	6 Aristida Close, Kemps Creek (Oakdale South Building 1D)
<b>OWNER:</b>	BGAI 8 Pty Ltd
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD6917 (as amended)
<b>CONSTRUCTION CERTIFICATE NO.:</b>	190034/01

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 – 2004	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 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 / or Clause 3.22 of AS 1670.1 – 2015	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005	✓
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	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA 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 1530.3 – 1999 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	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015 and BCA Clause D3.6, E3.3	✓



### **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.