



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-21046
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	28 April 2021
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 12 DP 1245992 Lot 87 DP 752041
Address	Building 1D – Oakdale South Estate, Kemps Creek NSW 2178 (also known as 6 Aristida Close)
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Mack Bowman
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Mobile: 0402 701 216 Email: Mack.Bowman@goodman.com
<b>OWNER:</b>	
Name	BGAI 8 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7400 Email: Cameron.Rubenach@goodman.com
<b>DESCRIPTION OF DEVELOPMENT:</b>	CHEP Tenancy fit-out works including installation of conveyor lines and equipment for use in Warehouse 1D-1. <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 & 8
<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: 28/04/2021 Accreditation No. BDC0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

+ Architectural Plans prepared by SBA Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-000	P3	15.01.2020	GA-103	P1	09.02.2021
GA-101	P6	15.02.2021	GA-105	P2	09.04.2021
GA-102	P7	15.02.2021			

#### 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.	Long Service Levy Receipt No. 00478845	Long Service Corporation	22.04.2021
2.	Certificate of Design intent – Hydraulic and Electrical Services	CHEP	18.03.2021
3.	Section 73 Compliance Certificate	Sydney Water Corporation	23.03.2021
4.	Notice of Requirements	Sydney Water Corporation	11.03.2021
5.	Fire Engineering Report No. 2	Innova Services	30.03.2021
6.	Clause D3.4 Exemption letter for providing access	Goodman Property Services (Aust) Pty Ltd	02.03.2021
7.	Construction Traffic Management Plan	Goodman Property Services (Aust) Pty Ltd	24.12.2020
8.	Construction Noise and Vibration Management Plan	SLR	13.11.2020
9.	Sustainability Management Plan	SLR	21.01.2019
10.	Approval of Sustainability Management Plan	NSW Government, Planning & Environment	21.03.2019
11.	Approval of Construction Environmental Management Plan	NSW Government, Planning, Industry & Environment	18.12.2020
12.	Construction Environmental Management Plan	SLR	14.12.2020
13.	Supporting letter for hardstand area	AT&L	13.11.2020
14.	Email confirming IFSR will not be provided	FRNSW	08.04.2021
15.	Architectural Design Compliance Statement	SBA Architects	12.04.2021
16.	Statement - Structural Equipment Support Structures	CHEP	18.03.2021
17.	Certificate of Compliance – FRC Slab Capacity	Prascon	12.04.2021
18.	Certificate of Design Intent – Mechanical Services	CHEP	14.04.2021
19.	Construction Traffic Management Plan	Ason Group	13.11.2020
20.	Email confirming clarification of CTMP	Goodman Property Services (Aust) Pty Ltd	12.04.2021
21.	Statement confirming no storage of DG will exceed thresholds	Goodman Property Services (Aust) Pty Ltd	12.04.2021
22.	Statement confirming acknowledgement of FER	Goodman Property Services (Aust) Pty Ltd	26.04.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
23.	Ltr Confirmation of CHEP's Fitout Cost	Goodman Property Services (Aust) Pty Ltd	27.04.2021
24.	FH & FHR Coverage Plans	Acor Consultants	23.04.2021
25.	Fire Engineering Report	Innova Services	30.03.2021
26.	Stamped Approved Building Plan	Sydney Water Corporation	19.04.2021

#### 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:** 30.03.2021  
**REFERENCE NO. & VERSION:** 19021-R03 Issue 2  
**NAME OF FIRE SAFETY ENGINEER:** Jason Powell  
**ACCREDITATION NO.:** BDC0801

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

ITEM	DOCUMENTATION	PREPARED BY	DATE
27.	Fire Services Design Endorsement Certificate: Fire Sprinkler System, FH & FHR System	Acor Consultants	14.04.2021
28.	Fire Services Plan No. F1.00, F1.01 & F1.02	Acor Consultants	14.04.2021

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*

<b>ADDRESS:</b>	Building 1D, Oakdale South Estate, Kemps Creek
<b>OWNER:</b>	BGAI 8 Pty Ltd
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD 6917 (As Amended)
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-21046

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	Existing	New / Modified
Alarm Signalling Equipment	AS 1670.3 – 2004	✓	
Aspirated Smoke Detection System (Above AutoStore in Warehouse 2)	AS1670.1-2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	✓
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	✓	✓
Emergency management Plan	AS3745-2010 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	
Emergency Stop Controls (AutoStore in Warehouse 2)	Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 4 dated 25.09.2019	✓	
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005	✓	✓
Fire Control Centre	BCA Spec E1.8	✓	
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	✓
Paths of Travel	EP&A Regulation Clause 186, Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New / Modified
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020	✓	
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001, Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓	
Manual Call Points (AutoStore Work Platforms in Warehouse 2)	Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	
Manual Smoke Clearance System	BCA Part E2, AS/NZS 1668.1–2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020	✓	
Automatic Smoke Exhaust System (Above AutoStore in Warehouse 2)	BCA Part E2, AS/NZS 1668.1–2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	
Warning & Operational Signs	BCA Clause D3.6 & E3.3 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	
Fire engineered Alternative Solutions relating to 'Speculative Warehouse & Distribution Centre': <ul style="list-style-type: none"> <li>+ Perimeter Access is greater than 18m from the western external wall of each main office.</li> <li>+ The distance to the nearest exit is up to 85m in the warehouse and the distance between alternative exits in the warehouse is up to 175m.</li> <li>+ Provision of a single reservoir manual smoke clearance system.</li> <li>+ The fire hydrant booster is not located within site of the main entry to Warehouse 1; fire hydrants located under the external awnings are treated as external hydrants; and external hydrants (including those under the awnings) are not provided with a radiant heat shield.</li> <li>+ The sprinkler booster is not located within site of the main entry to Warehouse 1.</li> <li>+ 50m fire hose reels (54m coverage) are used to achieve coverage.</li> </ul>	BCA Performance Requirements CP9, DP4 & EP1.1, EP1.3, EP1.4 & EP2.2 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020	✓	
Fire engineered Alternative Solutions relating to 'COTY Warehouse & Distribution Centre': <ul style="list-style-type: none"> <li>+ The distance to the nearest exit is up to 85m in the warehouse and the distance between alternative exits in the warehouse is up to 175m.</li> <li>+ Provision of a single reservoir manual smoke clearance system.</li> <li>+ Fire hydrant coverage is not provided to the confines of the AutoStore.</li> <li>+ Firehose reel coverage is not provided to the confines of the AutoStore.</li> <li>+ The sprinkler system relies on reference to property loss prevention data sheets prepared by FM Global Pty Ltd.</li> </ul>	BCA Performance Requirements CP2, CP9, DP4, DP6, EP1.1, EP1.3, EP1.4, EP2.2 & FP1.3 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New / Modified
<ul style="list-style-type: none"> <li>+ An Automatic Smoke Exhaust System is provided above the AutoStore.</li> <li>+ The egress path behind the AutoStore is reduced to 920mm in width.</li> <li>+ The exit stair from the eastern AutoStore platform is reduced to 1900mm in height at the mid landing.</li> </ul>			
<p>Fire engineered Alternative Solutions relating to 'CHEP Fit-Out':</p> <ul style="list-style-type: none"> <li>+ The distance to the nearest exit is up to 95m and the point of choice between alternative exits is up to 32m in Warehouse 1.</li> <li>+ The distance between alternative exits in Warehouse 1 is up to 190m.</li> <li>+ A single reservoir, manual smoke clearance system providing one (1) air change per hour is provided to Warehouse 1.</li> <li>+ Clear Width of Travel Paths is less than 1m and will comply with AS 1657.</li> </ul>	<p>BCA Performance Requirements EP2.2, DP4 &amp; DP6, Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R03 Revision 2 dated 31.03.2021</p>		<p>✓</p>



### **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.*



28 April 2021

The General Manager  
Penrith City Council  
PO Box 60  
Penrith NSW 2751

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 6917 (AS AMENDED)  
BUILDING 1D – OAKDALE SOUTH ESTATE, LOT 12 DP 1178389 & LOT 87 DP  
7452041, 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 1D – Oakdale South Estate, Kemps Creek  
Project No. 200415  
Date Received: 26 April 2021  
Date Determined: 28 April 2021

Please find undercover a copy of the Construction Certificate No. CC-21046 for the proposed CHEP Tenancy fit-out works including installation of conveyor lines and equipment for use in Warehouse 1D-1.

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**





28 April 2021

The 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 1D – OAKDALE SOUTH ESTATE, LOT 12 DP 1178389 & LOT 87 DP  
7452041, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

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- + Fire Safety Schedule; and
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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**



28 April 2021

Goodman Property Services (Aust) Pty Ltd  
1-11 Hayes Road  
Rosebery NSW 2018

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. SSD 6917 (AS AMENDED)  
BUILDING 1D – OAKDALE SOUTH ESTATE, LOT 12 DP 1178389 & LOT 87 DP 7452041,  
KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 26.04.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21046 and associated documentation for the proposed CHEP Tenancy fit-out works including installation of conveyor lines and equipment for use in Warehouse 1D-1.

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**



## INSPECTION SCHEDULE

### STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

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

- + 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 Blakett Maguire + Goldsmith Pty Ltd