

CONSTRUCTION CERTIFICATE

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

CERTIFICATE No.:	CC-21005
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	22 January 2021
SUBJECT LAND:	
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)
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
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 7347 Email: Cameron.Rubenach@goodman.com
OWNER:	
Name	BGAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Email: Cameron.Rubenach@goodman.com
DESCRIPTION OF DEVELOPMENT:	Construction of new hardstand works for the CHEP Tenancy - Building 1D, Oakdale South Estate, Horsley Park. <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:	 Date: 22/01/2021
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith 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-101	P1	22.12.2020	GA-102	P1	22.12.2020

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	10.12.2020
2.	Notice of Commencement / PCA Appointment Form	Goodman Property Services (Aust) Pty Ltd	13.02.2019
3.	Receipt of Payment - Long Service Levy - Receipt No.00462420	Long Service Levy Corporation	21.01.2021
4.	Pre-CC Inspection Worksheet	BM+G	18.01.2021
5.	Approval Letter for Updated CEMP	NSW Government, Planning, Industry & Environment	18.12.2020
6.	Construction Traffic Management Plan	Ason Group	13.11.2020
7.	Design Certificate (DA#E8) - Hardstand Area	Ason Group	11.01.2021
8.	Stormwater Management Plan	AT&L	Jan 2019
9.	Structural Design Certificate	Costin Roe Consulting	15.01.2021
10.	Construction Noise and Vibration Management Plan	SLR	13.11.2020
11.	Unexpected Finds Protocol	Aecom	09.09.2016
12.	Design Certificate - Electrical	Modcol PL	18.01.2021
13.	Construction Environmental Management Plan	SLR	14.12.2020
14.	+ Cover Letter (DA#21) + Sydney Water - Sewerage & Water Main Extension Plans) + Endeavour Energy Plans	Qalchek PL/Sydney Water	01.12.2016 & 31.07.2017 10.08.2017
15.	VPA Works In Kind Contribution Discharge Certificate	NSW Government Planning & Environment	20.07.2017
16.	Architectural Design Compliance Statement	SBA Architects	12.01.2021
17.	Civil Design Certificate	AT&L	14.12.2020
18.	Letter of Consistency with FER	Innova Services	10.12.2020
19.	Dilapidation Report + Cover Letter	Qanstruct	13.01.2021
20.	Site Plan - Proposed Boundary	Land Partners	19.01.2021



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:

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

ITEM	DOCUMENTATION	PREPARED BY	DATE
21.	Design Certificate – Hydraulic Services	ACOR Consultants	18.01.2021
22.	Hydraulic Services Plan No. H1.01	ACOR Consultants	16.12.2020

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

ADDRESS:	Building 1D, Oakdale South Estate, Kemps Creek
OWNER:	BGAI 8 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD 6917 (As Amended)
CONSTRUCTION CERTIFICATE NO.:	CC-21005

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	✓	✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New / Modified
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	✓	
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	✓	
<p>Fire engineered Alternative Solutions relating to ‘Speculative Warehouse & Distribution Centre’:</p> <ul style="list-style-type: none"> + Perimeter Access is greater than 18m from the western external wall of each main office. + 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. + Provision of a single reservoir manual smoke clearance system. + 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. + The sprinkler booster is not located within site of the main entry to Warehouse 1. + 50m fire hose reels (54m coverage) are used to achieve coverage. 	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	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New / Modified
<p>Fire engineered Alternative Solutions relating to 'COTY Warehouse & Distribution Centre':</p> <ul style="list-style-type: none"> + 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. + Provision of a single reservoir manual smoke clearance system. + Fire hydrant coverage is not provided to the confines of the AutoStore. + Firehose reel coverage is not provided to the confines of the AutoStore. + The sprinkler system relies on reference to property loss prevention data sheets prepared by FM Global Pty Ltd. + An Automatic Smoke Exhaust System is provided above the AutoStore. + The egress path behind the AutoStore is reduced to 920mm in width. + The exit stair from the eastern AutoStore platform is reduced to 1900mm in height at the mid landing. 	<p>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</p>	<p style="text-align: center;">✓</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.



22 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 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: 18 January 2021
Date Determined: 22 January 2021

Please find undercover a copy of the Construction Certificate No. CC-21005 for the proposed construction of new hardstand works for the CHEP Tenancy - Building 1D, Oakdale South Estate, Horsley Park.

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



22 January 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
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Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith
Director

Blackett Maguire + Goldsmith Pty Ltd



22 January 2021

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

Attention: Ben McGilp

Dear Ben,

**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 10.12.2020 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21005 and associated documentation for the proposed construction of new hardstand works for the CHEP Tenancy - Building 1D, Oakdale South Estate, Horsley Park.

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 excavation for, and prior to the placement of, any footings for Class 1 and 10 buildings.
- + 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 pouring any in-situ reinforced concrete building element.
- + Prior to covering of the framework for any floor, wall, roof or other building element.
- + Prior to covering waterproofing in any wet areas.
- + Prior to covering of waterproofing in any wet areas, for a minimum 10% of rooms with wet areas within a building.
- + Prior to covering of any stormwater drainage connections.
- + In the case of Class 2, 3 & 4 buildings:
 - prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work; and
 - prior to covering the junction of any internal fire-resisting construction bounding a sole-occupancy unit, and any other building element required to resist internal fire spread, inspection of a minimum of 30% of sole-occupancy units on each storey of the building containing sole-occupancy units.
- + In the case of Class 9a & 9c buildings, prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work.
- + As soon as practicable after the barrier (if one is required under the Swimming Pools Act 1992) has been erected for a swimming pool.
- + 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:

- + Placement of erosion & sedimentation control measures.
- + Placement of tree preservation measures.
- + Waterproofing of planter boxes and or basement walls.
- + Completion of smoke proof walls prior to installation of ceiling.
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of fire rated plasterboard material to walls and or ceilings.
- + Installation of concealed essential fire safety measures prior to covering.
- + Testing of newly installed active fire safety measures within the building.
- + 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