



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-20086
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	06 May 2020
SUBJECT LAND:	
Lot & DP	Lot 12 DP 1245992
Address	6 Aristida Close, Kemps Creek NSW 2175
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 7130 Email: Stephen.Foster@goodman.com
OWNER:	
Name	BCAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Fax: 02 9230 7444
DESCRIPTION OF DEVELOPMENT:	CC3: Fire safety works associated with the storage of Dangerous Goods, associated with the construction of the warehouse with ancillary office (Site 1D Oakdale South Estate). <i>Note:</i> <ol style="list-style-type: none">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.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 dated 18.12.2017 (as amended)
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 section 81(A)5 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.	ABC4
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith
	Date: 06 May 2020
	Accreditation No. BPB 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

- + Architectural Plans prepared by SBA Architects:

DRAWING NUMBER	REV	DATE
GA 103	J	12.02.2020

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) PL	13.02.2019
2.	CC Staging Letter	Goodman	22.04.2020
3.	Post-Approval Hazard Studies Letter	Planning, Industry and Environment	04.05.2020
4.	DG Storage Letter – Tenant	Linfox	25.11.2019
5.	Design Certificate – Electrical	Modcol Pty Ltd	11.03.2020
6.	Design Compliance Certificate – Base Buildings Fire Services	FlameSafe Fire Protection PL	24.04.2020
7.	Design Compliance Certificate – DG Storage Fire Services	FlameSafe Fire Protection PL	12.03.2020
8.	Design Certificate – Hydraulic Services	Acor Consultants	24.04.2020
9.	DG Storage Letter – E53, E54 & E55	Goodman	02.09.2019
10.	Fire Safety Study Determination	Fire & Rescue NSW	16.04.2020
11.	Design Statement – Mechanical	Paramount Air-conditioning (Aust) Pty Ltd	24.04.2020
12.	Consultants Advice Notice – FSS	Riskcon Engineering	03.03.2020
13.	Final Hazardous Analysis	Riskcon Engineering	06.12.2019
14.	Fire Safety Study	Riskcon Engineering	03.03.2020
15.	Fire Engineering Report No. 19021-R01 – Issue 6	Innova Services	24.04.2020
16.	Fire Engineering Report No. 19021-R02 Issue 5	Innova Services	11.03.2020
17.	Compliance Statement – DG FER Consistency with FSS	Innova Services	24.04.2020
18.	Email confirming IFSR will not be provided	FRNSW	23.10.2019



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: 24.04.2020
REFERENCE NO. & VERSION: 19021-R01 Issue 6
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: 0801

+ Proposed Alternative Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 11.03.2020
REFERENCE NO. & VERSION: 19021-R02 Issue 5
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: 0801

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
19.	Design Endorsement Statement – Hydraulic Services	ACOR Consultants	24.04.2020
20.	Hydraulic Services Drawing numbered 3.01	ACOR Consultants	12.11.2019
21.	Hydraulic Services Specifications	ACOR Consultants	Not Dated
22.	Design Endorsement Statement – Wet & Dry Fire Services (Base Building)	FlameSafe Fire Protection PL	24.04.2020
23.	Design Endorsement Statement – Wet & Dry Fire Services (DG Storage)	FlameSafe Fire Protection PL	12.03.2020
24.	Fire Services Drawing number 32442-FC01, 32442-FC02 & 32453-FC01	FlameSafe Fire Protection PL	05.11.2019 & 21.10.2019

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:	6 Aristida Close, Kemps Creek NSW 2178
OWNER:	BGAI 8 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD 6917 (as amended)
CONSTRUCTION CERTIFICATE NO.:	CC-20086

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	Proposed
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	Proposed
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"> + 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	✓	✓
Fire engineered Alternative Solutions relating to 'COTY Warehouse & Distribution Centre': <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. 	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	Proposed
<ul style="list-style-type: none">+ 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.			



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.

06 May 2020

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 6917
6 ARISTIDA CLOSE, KEMPS CREEK NSW 2175
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: 6 Aristida Close, Kemps Creek NSW 2175
Project No. 190034
Date Received: 22 March 2019
Date Determined: 06 May 2020

Please find undercover a copy of the Construction Certificate No. CC-20086 for CC3: Fire safety works associated with the storage of Dangerous Goods, associated with the construction of the warehouse with ancillary office (Site 1D Oakdale South Estate).

We have also enclosed a copy of the following for Councils record:

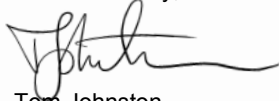
- + Application form;
- + Fire Safety Schedule; and
- + Approved documentation and other documentation relied upon as indicated on the Construction Certificate.

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 4A 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,



Tom Johnston
Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd



6 May 2020

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)
6 ARISTIDA CLOSE, KEMPS CREEK NSW 2175
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 13.02.2019 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-20086 and associated documentation for CC3: Fire safety works associated with the storage of Dangerous Goods, associated with the construction of the warehouse with ancillary office (Site 1D 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 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 ©' ISBN 0 7347 6010 8 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 ©' ISBN 0 7347 6010 8. The guide can be obtained from the Office of Fair Trading website.

<http://www.fairtrading.nsw.gov.au/pdfs/corporate/publications/dft242.pdf>

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, we recommend you transfer all documentation to a purpose designed form of storage media.

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,

Tom Johnston
Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd