



CONSTRUCTION CERTIFICATE

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

CERTIFICATE No.:	CC-22069
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	12 May 2022
SUBJECT LAND:	
Lot & DP	Lot 20 DP 1266034
Address	Lot 2A – Oakdale South Estate 1 Ottelia Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Mack Bowman
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7400
Email	Mack.bowman@goodman.com
OWNER:	
Name	BGAI 8 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7400
Email	Mack.bowman@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC3: Mechanical Services Rooms and Racking in Warehouse 2A-2 only associated with the construction of the warehouse & ancillary offices. <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	DA20/0693 (31.05.2021), DA20/0693.02 (31.01.2022)
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 (Development Certification and Fire Safety) Regulation 2021 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 Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
SIGNATURE:	 Date: 12/05/2022
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

- + Architectural Plans prepared by SBA Architects PL:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-100	J	23.03.2022	GA-103	J	23.03.2022
GA-101	G	21.3.2022	GA-130	E	11.03.2022
GA-102	J	23.03.2022	GA-135	E	11.03.2022

APPROVED PLANS

- + Racking Plans prepared by Dexion Australia PL:

DRAWING NUMBER	REV	DATE
38799-1	I	19.04.2022

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.	Portal CC Application Form	Goodman Property Services (Aust) PL	26.03.2022
2.	Electrical Design Compliance Certificate	DNK Electrical	24.03.2022
3.	Design Certificate – Fire Services	Force Fire & Safety PL	23.03.2022
4.	FH & FHR Coverage Plans	Sparks and Partners	25.03.2022
5.	Architectural Design Compliance Statement	SBA Architects PL	02.05.2022
6.	Long Service Receipt No. L0000047861	Long Service Corporation	01.04.2022
7.	Structural Design Certificate – Pallet Racking	Dexion (Australia) PL	05.05.2022
8.	CC Staging Letter	Goodman Property Services (Aust) PL	05.05.2022

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:	26.11.2021
REFERENCE NO. & VERSION:	192039_FER_FINAL_03
NAME OF FIRE SAFETY ENGINEER:	Thomas Newton
ACCREDITATION NO.:	BDC 3149



+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Design Endorsement Certificate – Hydraulic & Fire Services	Sparks & Partners	25.03.2022
2.	Fire Services plans numbered H3101, H4101 & H1401	Sparks & Partners	15.03.2022 & 25.03.2022
3.	Design Endorsement Certificate – Automatic fire sprinkler and alarm system	Force Fire	14.04.2022
4.	Fire Services plans numbered FF-FS-100; FF-FA-102, 103, 201, 202 & 203; FS-000, 100, 101, 102, 201, 202, 203 & 300	Force Fire	29.03.2022

Pursuant to Clause 22 of the EP&A (Development Certification and Fire Safety) Regulation, Blackett Maguire + Goldsmith Pty Ltd (RBC00004) 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 cl. 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

ADDRESS:	Lot 2A, Oakdale South Estate, 1 Ottelia Road, Kemps Creek
OWNER:	BGAI 8 Pty Ltd
DEVELOPMENT APPLICATION No.:	DA20/0693
CONSTRUCTION CERTIFICATE No.:	CC-22069

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 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

SCHEDULE - WAREHOUSE 2A-1 / 2A-2

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, AS1668.1 - 2015 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or 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 Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
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 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems – Smoke Exhaust (Warehouse Only)	BCA Part E2, Spec. E2.2b & AS1668.1-2015 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6, E3.3 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> + Vehicular Perimeter Access Path + Travel Distances and Rationalised Smoke Hazard Management + Fire Hydrant Design Standard + External Fire Hydrant Classification + Fire Sprinkler System Design 	BCA Performance Requirements CP9, DP4, EP2.2, EP1.3, EP1.4 Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021	✓

SCHEDULE – WAREHOUSE 2A-3

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	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or 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 Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
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 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6, E3.3 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none">+ Vehicular Perimeter Access Path+ Travel Distances and Rationalised Smoke Hazard Management+ Fire Hydrant Design Standard+ External Fire Hydrant Classification+ Fire Sprinkler System Design	BCA Performance Requirements CP9, DP4, EP2.2, EP1.3, EP1.4 Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021	✓



SCHEDULE 3

CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to clauses 27, 22, 116 or 117 (formerly cl. 144, 146B, 187 & 188, respectively) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

Nil.



12 May 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. 20/0693
LOT 2A, OAKDALE SOUTH ESTATE, 1 OTTELIA ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

As required by Clause 39(2) of the EP&A (DC&FS) Regulation 2021 (the Regulation) notice is hereby given that the following application for Occupation Certificate has now been approved.

Applicant: Goodman Property Services (Aust) Pty Ltd
Subject Address: 1 Ottelia Road, Kemps Creek
Project No. 210308
Date Received: 05 May 2022
Date Determined: 12 May 2022

Please find undercover a copy of the Construction Certificate No. CC-22069 for the CC3: Mechanical Services Rooms and Racking in Warehouse 2A-2 **only** associated with the construction of the warehouse & ancillary offices.

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 \$41.00 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



12 May 2022

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

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. 20/0693
LOT 2A, OAKDALE SOUTH ESTATE, 1 OTTELIA ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 05.05.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22069 and associated documentation for the proposed CC3: Mechanical Services Rooms and Racking in Warehouse 2A-2 **only** associated with the construction of the warehouse & ancillary offices. associated with the construction of the warehouse & ancillary offices.

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