



CONSTRUCTION CERTIFICATE

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

CERTIFICATE No.:	CC-21137
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	08 September 2021
SUBJECT LAND:	
Lot & DP	Lot 20 DP 1266034
Address	Lot 2B – 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:	CC1: Early works including in-ground stormwater services, foundations and structure <u>only</u> , associated with the construction of the Warehouse & Distribution Centre including two (2) Tenancies (Site 2B, Precinct 2, 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	DA20/0693 (31.05.2021)
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: 08/09/2021
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects PL:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-100	P9	30.08.2021	GA-104	P7	30.08.2021
GA-101	P7	30.08.2021	GA-110	P7	30.08.2021
GA-102	P7	30.08.2021	GA-140	P6	30.08.2021
GA-103	P7	30.08.2021	GA-141	P6	30.08.2021

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.	CC Application Form	Goodman Property Services (Aust) PL	28.07.2021
2.	Receipt of Payment - Long Service Levy - Receipt No.L0000001478	Long Service Corporation	24.08.2021
3.	CC Staging letter	Goodman Property Services (Aust) PL	29.07.2021
4.	Builders Licence Details	Prime Constructions PL	27.08.2021
5.	Workers Compensation Insurance	Icare/Prime Constructions	10.05.2021
6.	PL & Contract Works Insurance	Marsh / Prime Constructions	28.06.2021
7.	PI Insurance	Marsh / Prime Constructions	29.06.2021
8.	Survey Subdivision Plan/Administration Sheets	Scott Peter Lindsay Lord	30.09.2019
9.	Civil Works Plans (C200, 201, 205, 206 & 230)	AT&L	20.08.2021
10.	Structural Design Certificate	Costin Roe Consulting	13.08.2021
11.	Sydney Water Tap In/Building Approval	Sydney Water Corporation	27.08.2021
12.	Sediment & Erosion Control Plans	AT&L	20.08.2021
13.	Builders Statement - Waste Management	Prime Constructions	28.08.2021
14.	Connection of Load Application	Endeavour Energy	24.08.2021
15.	Provisional Letter - Telecommunications	NBN	13.08.2021
16.	Construction Traffic Management Plan	Ason Group	16.07.2021
17.	Civil Stormwater Plans (C201, 210, 211-217, C220 & 225)	AT&L	20.08.2021
18.	Email confirming no comments required for CTMP	Penrith City Council	23.08.2021
19.	Civil Design Statement	AT&L	25.08.2021
20.	Discharge Certificate - VPA - Works In Kind Credit	DPIE	24.08.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
21.	Email confirming conditions have been satisfied – DA#19, 27, 40, 49 & 57	Penrith City Council	03.09.2021
22.	Waste Management Plan	SLR Consulting Australia PL	30.09.2020
23.	Emergency and Incident Response Management Plan	Prime Constructions	06.08.2021
24.	Receipt of payment no. DRV21/0459 – Section 138 Administration fee	Penrith City Council	03.08.2021
25.	Letter/Statement for S138 Approval – vehicle crossings	Prime Constructions	02.09.2021
26.	Email resubmission of dilapidation report to Council	Prime Constructions	02.09.2021
27.	Dilapidation Report	Prime Constructions	August 2021
28.	Sustainability Management Plan	SLR	02.09.2021
29.	Receipt of payment no. R000049143 – S19 Infrastructure Bond	Penrith City Council	03.09.2021
30.	Receipt of payment no. R000049035 – DA#67	Penrith City Council	27.08.2021
31.	Certificate of Design - Architectural	SBA Architects PL	03.09.2021
32.	Confirmation of online driveway application	Penrith City Council	03.08.2021
33.	Stormwater Drainage Calculations	AT&L	Not Specified



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	Lot 2B, Oakdale South Estate, 1 Ottelia Road, Kemps Creek
OWNER:	BGAI 8 Pty Ltd
DEVELOPMENT APPLICATION No.:	DA20/0685
CONSTRUCTION CERTIFICATE No.:	CC-21137

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	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	✓
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 – 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 Control Centre	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8 & C3.11; and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	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 1530.4 – 2014 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	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3 & H101.8	✓



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.



08 September 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. 20/0685
LOT 2B, OAKDALE SOUTH ESTATE, 1 OTTELIA ROAD, 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: 1 Ottelia Road, Kemps Creek
Project No. 210309
Date Received: 07 September 2021
Date Determined: 08 September 2021

Please find undercover a copy of the Construction Certificate No. CC-21137 for the proposed CC1: Early works including in-ground stormwater services, foundations and structure only, associated with the construction of the Warehouse & Distribution Centre including two (2) Tenancies (Site 2B, Precinct 2, 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 \$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



8 September 2021

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

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. 20/0685
LOT 2B, OAKDALE SOUTH ESTATE, 1 OTTELIA ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 28.07.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21137 and associated documentation for the proposed CC1: Early works including in-ground stormwater services, foundations and structure only, associated with the construction of the Warehouse & Distribution Centre including two (2) Tenancies (Site 2B, Precinct 2, 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 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 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 covering of any stormwater drainage connections.
- + 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 Blackett Maguire + Goldsmith Pty Ltd