



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CC-21116
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	13 August 2021
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 8 DP 1261030
Address	2 Aldington Road, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Ben McGilp
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Mobile: 02 9230 7444
Email	Mack.bowman@goodman.com
<b>OWNER:</b>	
Name	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Mobile: 02 9230 7444
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC1: Early works including in-ground stormwater services, foundations, structure, warehouse wall & roof cladding <u>only</u> , associated with the construction & Use of Warehouse & Distribution Centre with signage and associated site works (Site 3A, Precinct 3, Oakdale West Estate) & Torrens Title Subdivision x 3 Lots. <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
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	DA20/0843 (15.04.2021)
<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>	 Date: 13/08/2021
<b>SIGNED ON BEHALF OF BM+G:</b>	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-101	P3	13.07.2021	GA-301	P3	13.07.2021
GA-102	P3	13.07.2021	GA-305	P3	13.07.2021
GA-201	P3	13.07.2021	GA-306	P3	13.07.2021
GA-202	P3	13.07.2021			

#### 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	15.07.2021
2.	Receipt of Payment - Long Service Levy - Receipt No.00494730	Long Service Corporation	14.07.2021
3.	Architecture Design Compliance Statement	SBA Architects PL	13.07.2021
4.	Builders Details	Qanstruct	09.7.2021
5.	VPA Registration	DPIE/Goodman Property Services PL/BGMG 11 PL	26.07.2019
6.	Civil Design Certificate + Civil Plans numbered (C8300, 8301, 8302, 8303, 8304, 8305, 8306, 8307, 8308, 8310, 8311, 8312, 8313 & 8314)	AT&L	12.07.2021
7.	Construction Traffic Management Plan	Ason Group	01.06.2021
8.	Cover Letter of inclusions for CTMP & TCP	Qanstruct	09.07.2021
9.	Email correspondence for CEMP	Penrith City Council	17.06.2021
10.	Email submission of DA#20 - Noise Agreements to Council	Goodman Property Services PL	14.07.2021
11.	Acoustic Agreement Update	Goodman Property Services PL	14.09.2020
12.	Deed of Release - Noise Agreement	BGMG 11 PL / Goodman Property Services (Aust) PL/Branka Atelj/Zeljko, Perica & Desanka O'Hara/Senia 9 PL/Saropol PL/Rocapa PL/Tahmere PL	29.01.2020
13.	Erosion & Sediment Control Plan	AT&L	05.07.2021
14.	External Wall Disclosure Statement	SBA Architects PL	13.07.2021
15.	Site Survey Plan	SBA Architects PL	13.07.2021
16.	Weatherproofing Performance Solution FP1.4	SBA Architects PL	13.07.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
17.	Letter - Construction Waste Materials, Excavated Materials & Generated Waste	Qanstruct	09.07.2021
18.	Waste Management Plan	SLR	04.05.2021
19.	Stamped Approved Plan	Sydney Water Corporation	16.07.2021
20.	CC Staging Letter	Goodman	15.07.2021
21.	Structural Design Certification	Costin Roe Consulting	16.07.2021
22.	Statement – Fill Importation	AWJ	16.07.2021
23.	Imported Fill Validation Certificate	Qanstruct	16.07.2021
24.	Email confirming compliance with DA#31 & 32 – Infrastructure Bonds	Penrith City Council	21.07.2021
25.	Receipt No R00046316 – Section 7.12 Contributions	Penrith City Council	15.07.2021
26.	<u>Cladding Certificates</u> + Test Certificate FNE11605 + Fielders Finesse + Lysaght	CSIRO Fielders Lysaght	11.02.2016 Mar 2020 Nov 2019
27.	Email correspondence confirming satisfaction of DA#15 –soil classification	Penrith City Council	05.08.2021
28.	Soil Classification Report (DA#15)	Foundation Earth Sciences	23.03.2021
29.	Virgin Excavated Material Assessment (DA#15)	JBS&G	07.01.2021
30.	Waste Classification – Virgin Excavated Natural Material (DA#15)	Trace Environmental	06.01.2021
31.	Waste Classification Summary (DA#15)	Alliance	28.01.2021
32.	Product Specifications – Windows (Item 35)	Capral Aluminium	01.06.2021
33.	Email correspondence regarding Codemkark Certification in relation to FP1.4 Weatherproofing (Item 35)	Brickworks Building Products	22.07.2021
34.	Performance Solution FP1.4 Requirement (Item 35)	SBA Architects PL	23.07.2021
35.	Email confirming no comments required in relation to the CTMP	Penrith City Council	11.08.2021
36.	Receipt of Payment - Long Service Levy – Receipt No.00499771	Long Service Corporation	13.08.2021



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	2 Aldington Road, Kemps Creek
<b>OWNER:</b>	BGMG11 Pty Ltd AFT BGMG1 Oakdale West Trust
<b>DEVELOPMENT APPLICATION NO.:</b>	DA20/0843
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-21116

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

<b>Statutory Fire Safety Measure</b>	<b>Design / Installation Standard</b>	<b>Proposed</b>
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.4, 6 – 2012	✓
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 Doors	BCA Clause C2.12 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	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	BCA Part D	✓
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 D2.23, D3.6 & E3.3	✓



### **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.*



11 August 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA20/0843  
2 ALDINGTON 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: 2 Aldington Road, Kemps Creek  
Project No. 200423  
Date Received: 22 July 2021  
Date Determined: 11 August 2021

Please find undercover a copy of the Construction Certificate No. CC-21116 for the proposed CC1: Early works including in-ground stormwater services, foundations, structure, warehouse wall & roof cladding only, associated with the construction & Use of Warehouse & Distribution Centre with signage and associated site works (Site 3A, Precinct 3, Oakdale West Estate) & Torrens Title Subdivision x 3 Lots.

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,

Paul Whelan  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**



13 August 2021

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

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. DA20/0843  
2 ALDINGTON ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 15.07.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21116 and associated documentation for the proposed CC1: Early works including in-ground stormwater services, foundations, structure, warehouse wall & roof cladding only, associated with the construction & Use of Warehouse & Distribution Centre with signage and associated site works (Site 3A, Precinct 3, Oakdale West Estate) & Torrens Title Subdivision x 3 Lots.

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,

Paul Whelan  
Building Surveyor  
**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 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd