




## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CC-22180
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	19 September 2022
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 108 DP 1262310
Address	2 Aldington Road, Kemps Creek NSW 2178 (also known as 2-24 Emporium Avenue)
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Mack Bowman
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Fax: 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 Fax: 02 9230 7444
Email	
<b>DESCRIPTION OF DEVELOPMENT:</b>	<b>CC3:</b> Remainder of works including completion of warehouse internal works, hardstand, landscaping and Warehouse 3B-2 racking <b>only</b> , associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate). <i>Note:</i> <ol style="list-style-type: none"><li>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.</li><li>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</li></ol>
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	DA21/0440 dated 25.11.2021
<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 (Development Certification and Fire Safety) Regulation 2021 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.	RBC00004
<b>SIGNATURE:</b>	 Date: 19/09/2022
<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 Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA100	S	28.06.2022	GA131	K	28.06.2022
GA101	K	28.06.2022	GA132	J	28.06.2022
GA102	K	28.06.2022	GA135	H	28.06.2022
GA103	J	28.06.2022	GA137	G	28.06.2022
GA104	J	28.06.2022	GA138	G	28.06.2022
GA130	K	28.06.2022	GA139	F	28.06.2022

- + Racking Plan prepared by Dexion Logistics:

DRAWING NUMBER	REV	DATE
39714-2	G	31.08.2022

#### 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.	CC Portal Application Form	Goodman Property Services PL	02.09.2022
2.	Electrical Design Compliance Certificate	DNK Electrical	28.06.2022
3.	CC Staging Letter	Goodman Property Services PL	02.09.2022
4.	Structural Design Certification	Costin Roe Consulting	23.06.2022
5.	Hydraulic Services Design Statement	ACOR Consultants	05.07.2022
6.	Fire Services Design Statement – Sprinklers, Occupant Warning System, Fire Extinguishers, Alarm Signalling Equipment	Force Fire & Safety PL	28.05.2022
7.	FH & FHR Coverage Plans	ACOR Consultants	22.06.2022
8.	Structural Design Certificate – Pallet Racking	Dexion (Australia) PL	01.09.2022
9.	Design Certificate - Lift	Kleemann Elevators Australia	05.09.2022
10.	Landscaping Design Certificate (Condition 51)	Coco Design Landscape	02.09.2022
11.	Architectural Design Compliance Statement	SBA Architects PL	05.09.2022
12.	Landscaping Design Certificate	Coco Design Landscape	02.09.2022
13.	Mechanical Design Statement	SWEC Engineering Consultancy	08.09.2022
14.	Landscaping Design Certificate (Condition 55)	Coco Design Landscape	12.09.2022



## 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 Performance Solution Reports in respect of a fire safety requirement:

**TITLE OF REPORT:** Fire Engineering Group  
**DATE OF REPORT:** 14.02.2021  
**REFERENCE NO. & VERSION:** F201647 Rev 2  
**NAME OF FIRE SAFETY ENGINEER:** Graham Morris  
**ACCREDITATION No.:** 3200

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

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Design Endorsement Certificate – Fire Sprinkler, Detection & Alarm System	Force Fire & Safety PL	28.06.2022
2.	Fire Services Plans numbered FF-FA-100, FF-FS-200, 201, 000, 100, 102, 103, 104, 200 & 201	Force Fire & Safety PL	2021 & 2022
3.	Design Endorsement – FH & FHR	Acor Consultants PL	02.09.2022
4.	Hydraulic Fire Services Plans numbers H3.01 (X3) & H1.01	Acor Consultants PL	14.02.2022

Pursuant to Clause 22 of the EP&A (Development Certification and Fire Safety) Regulation, Blakett 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

<b>ADDRESS:</b>	2 Aldington Road, Kemps Creek
<b>OWNER:</b>	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
<b>DEVELOPMENT APPLICATION NO.:</b>	DA21/0440
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-22180

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

<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 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
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 Centres and Rooms	BCA Spec E1.8	✓
Fire Doors	BCA Clause D2.8 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Warehouse only)	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
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 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management System (including automatic operation of roller doors for make-up air)	BCA Part E2 & AS/NZS 1668.1 –2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Warning & Operational Signs	AS1905.1 – 2015, BCA Clause D3.6 & E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"><li>+ Perimeter Vehicular Access</li><li>+ Extended Travel Distances and Smoke Hazard Management</li><li>+ Hydrants Beneath Awnings and Omission of Radiant Heat Shields</li><li>+ Use of 50m Fire Hose Reels</li><li>+ Sprinkler Booster Location</li></ul>	BCA Performance Requirements CP9, DP4, EP2, EP1.3, EP1.1, EP1.4 Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓



### **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

*Nil.*



19 September 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA21/0440  
2 ALDINGTON ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

As required by Clause 13(2) of the EP&A (DC&FS) Regulation 2021 (the Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant: Goodman Property Services PL  
Subject Address: 2 Aldington Road, Kemps Creek  
Project No. 210238  
Date Received: 02 September 2022  
Date Determined: 19 September 2022

Please find undercover a copy of the Construction Certificate No. CC-22180 for the proposed **CC3**: Remainder of works including completion of warehouse internal works, hardstand, landscaping and Warehouse 3B-2 racking **only**, associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West 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**



19 September 2022

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

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. DA21/0440  
2 ALDINGTON ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 02.09.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22180 and associated documentation for the proposed **CC3**: Remainder of works including completion of warehouse internal works, hardstand, landscaping and Warehouse 3B-2 racking **only**, associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West 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**