



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-20130
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	30 June 2020
SUBJECT LAND:	
Lot & DP	Lot 11 DP 1178389
Address	2 Aldington Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Ben Milner
Company	Goodman Property Services (Aust) Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2178
Phone / Fax / Email	Phone: 02 9230 7120 Email: Ben.milner@goodman.com
OWNER:	
Name	BGMG 11 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2178
Phone / Fax / Email	Phone: 02 9230 7120 Email: Ben.milner@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC2: Building Structure, Façade Cladding, Roof Cladding and In-ground Stormwater Services only , associated with Stage 2 development including construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking. <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	SSD 10397 (09.04.2020)
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 Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd ABC 4
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith
	Date: 30/06/2020 Accreditation No. BPB 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
BWU2-SBA-SI-GF-DR-AR-002	A	15.05.2020	BWU2-SBA-WH-WS-DR-AR-250	A	15.05.2020
BWU2-SBA-SI-GF-DR-AR-100	A	15.05.2020	BWU2-SBA-WH-WS-DR-AR-251	A	15.05.2020
BWU2-SBA-WH-BD-DR-AR-299	A	15.05.2020	BWU2-SBA-WH-WS-DR-AR-252	A	15.05.2020
BWU2-SBA-WH-GF-DR-AR-200	B	21.05.2020	BWU2-SBA-WH-WS-DR-AR-253	A	15.05.2020
BWU2-SBA-WH-L1-DR-AR-215	B	21.05.2020	BWU2-SBA-WH-WW-DR-AR-260	A	15.05.2020
BWU2-SBA-WH-L2-DR-AR-220	B	21.05.2020	BWU2-SBA-WH-WW-DR-AR-261	B	12.06.2020
BWU2-SBA-WH-L3-DR-AR-225	B	21.05.2020	BWU2-SBA-WH-WW-DR-AR-262	A	15.05.2020
BWU2-SBA-WH-WE-DR-AR-240	A	15.05.2020	BWU2-SBA-WH-WW-DR-AR-263	B	12.06.2020
BWU2-SBA-WH-WE-DR-AR-241	B	12.06.2020	BWU2-SBA-WH-WW-DR-AR-264	A	15.05.2020
BWU2-SBA-WH-WE-DR-AR-242	B	12.06.2020	BWU2-SBA-WH-WW-DR-AR-265	A	15.05.2020
BWU2-SBA-WH-WE-DR-AR-243	A	15.05.2020	BWU2-SBA-WH-WW-DR-AR-266	A	15.05.2020

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	06.04.2020
2.	Staged CC Letter	Goodman Property Services (Aust) PL	06.04.2020
3.	Architectural Design Compliance Statement	SBA Architects	27.05.2020
4.	Structural Design Certificate	Costin Roe Consulting	10.06.2020
5.	Civil Design Certificate	AT&L	01.06.2020
6.	Section J Report	Sustainable Development Consultants	17.01.2020
7.	Acoustic Design Report	Marshall Day Acoustics	01.05.2020
8.	Bushfire Compliance	ABPP	03.06.2020
9.	List of CC Documentation	Goodman Property Services (Aust) PL	26.06.2020
10.	External Wall System Statement	SBA Architects PL	25.06.2020
11.	Supporting Doc to External Wall Statement - Fire Resistance Test Report No. WFRA 41089.1	Warringtonfire Research	17.09.2004
12.	Supporting Doc to External Wall Statement - Test Report No. 16-002279 – Colourbond steel laminated to Rockwool core	AWTA	10.05.2016
13.	Supporting Doc to External Wall Statement - Certificate of Assessment FAS 190119	Warringtonfire	09.05.2019
14.	Supporting Doc to External Wall Statement – Assessment Report FCO-2805	CSIRO	04.02.2016
15.	Supporting Doc to External Wall Statement - Reaction to fire test report RFT 190172	Warringtonfire	06.08.2019
16.	Supporting Doc to External Wall Statement - Consultant Advice Notice – Mineral Wool Core panels	Affinity Fire Engineering	04.04.2017



ITEM	DOCUMENTATION	PREPARED BY	DATE
17.	Supporting Doc to External Wall Statement - Certificate of Conformity CM40221 – Façade Panel and Fixing System	Code Mark	02.07.2019
18.	Supporting Doc to External Wall Statement - Fielders Fact File – Cladding – Fire Rating/Certificate of Test Numbered FNE11600, FNE11601, FNE11602, FNE11604, FNE11605, FNE11606	Fielders	Not Dated
19.	Supporting Doc to External Wall Statement - Askin BCA C1.9 Glue Confirmation Letter	Askin Engineering	04.04.2018
20.	Supporting Doc to External Wall Statement -		
21.	Stormwater Management Plan	AT&L	04.05.2020



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	2 Aldington Road, Kemps Creek NSW 2178
OWNER:	BGMG 11 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD 10397 & SSD 7348
CONSTRUCTION CERTIFICATE NO.:	CC-20130

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	✓
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, C3.5, C3.8; 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	✓
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
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	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems – Smoke Exhaust	BCA Part E2 , Spec. E2.2b& AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	Section 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.



30 June 2020

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
2-18 ALDINGTON ROAD, KEMPS CREEK (OAKDALE WEST ESTATE)
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: 2-18 Aldington Road, Kemps Creek

Project No. 200139

Date Received: 21 May 2020

Date Determined: 30 June 2020

Please find undercover a copy of the Construction Certificate No. CC-20130 for CC2: Building Structure, Facades, Roof Cladding and In-Ground Stormwater Services only, associated with Stage 2 development including construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking.

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,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



BLACKETT
MAGUIRE+
GOLDSMITH

30 June 2020

Goodman Property Services (Aust) Pty Ltd
Level 17, 60 Castlereagh Street
Sydney NSW 2000

Attention: Ben Milner

Dear Ben,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
2-18 ALDINGTON ROAD, KEMPS CREEK (OAKDALE WEST ESTATE)
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 06.04.2020 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-20130 and associated documentation for CC2: Building Structure, Facades, Roof Cladding and In-Ground Stormwater Services only, associated with Stage 2 development including construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking.

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

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



30 June 2020

The General Manager
The Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
2-18 ALDINGTON ROAD, KEMPS CREEK (OAKDALE WEST ESTATE)
CONSTRUCTION CERTIFICATE**

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Subject Address: 2-18 Aldington Road, Kemps Creek

Project No. 200139

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Date Determined: 30 June 2020

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

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Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd