



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-22044
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	22 April 2022
SUBJECT LAND:	
Lot & DP	Lot 105 & 107 DP 1262310
Address	2 Sepia Road & 19 Emporium Avenue, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Luke Ridley
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7432
Email	Luke.ridley@goodman.com
OWNER:	
Name	BGMG 11 ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7432
Email	Luke.ridley@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC3: Fire Services including Dry fire, Fire Hydrants, Fire Hose Reels and Sprinklers and remainder of base building works, mezzanines & Solar PV System on roof excluding Smoke Hazard Management Systems associated with the construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A). <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-9794683 (16.12.2021)
STATUTORY CERTIFICATION:	
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.	
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.	RBC00004
SIGNATURE:	 Date: 22/04/2022
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans by SBA Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-000	A	11.02.2022	GA-355	A	11.02.2022
GA-100	A	11.02.2022	GA-390	B	21.02.2022
GA-101	D	23.03.2022	GA-410	G	06.04.2022
GA-102	C	18.03.2022	GA-412	B	04.03.2022
GA-103	A	11.02.2022	GA-413	C	18.03.2022
GA-201	B	06.04.2022	GA-414	B	21.02.2022
GA-202	B	06.04.2022	GA-415	A	11.02.2022
GA-203	B	06.04.2022	GA-420	C	23.02.2022
GA-204	B	06.04.2022	GA-421	A	11.02.2022
GA-205	D	06.04.2022	GA-450	A	11.02.2022
GA-206	B	06.04.2022	GA-500	A	24.03.2022
GA-221	A	11.02.2022	GA-501	A	08.03.2022
GA-222	A	11.02.2022	GA-502	A	24.03.2022
GA-223	A	11.02.2022	GA-503	A	24.03.2022
GA-224	A	11.02.2022	GA-504	A	24.03.2022
GA-225	A	11.02.2022	GA-505	A	24.03.2022
GA-226	A	09.03.2022	GA-506	A	24.03.2022
GA-301	D	09.03.2022	GA-600	A	11.03.2022
GA-302	D	09.03.2022	GA-601	A	11.03.2022
GA-303	E	09.03.2022	GA-602	A	11.03.2022
GA-305	B	22.03.2022	GA-603	A	11.03.2022
GA-306	A	11.02.2022	GA-604	A	11.03.2022
GA-307	A	11.02.2022	GA-610	A	11.03.2022
GA-310	C	04.03.2022	GA-611	A	11.03.2022
GA-311	C	04.03.2022	GA-612	A	11.03.2022
GA-313	A	11.02.2022	GA-613	A	11.03.2022
GA-314	A	11.02.2022	GA-614	A	11.03.2022
GA-315	A	11.02.2022	GA-615	A	11.03.2022
GA-320	B	01.03.2022	GA-616	A	11.03.2022
GA-321	A	11.02.2022	GA-617	A	11.03.2022
GA-322	B	01.03.2022	GA-800	C	02.03.2022
GA-323	C	09.03.2022	GA-801	B	04.03.2022
GA-324	A	11.02.2022	GA-803	C	11.03.2022
GA-325	A	11.02.2022	GA-804	A	21.02.2022
GA-326	A	11.02.2022	GA-805	B	07.03.2022
GA-350	A	11.02.2022	GA-806	C	09.03.2022
GA-351	A	11.02.2022	GA-807	B	07.03.2022



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 Application Form	Goodman Property Services (Aust) PL	22.02.2022
2.	Access Design Certificate	Morris Goding Access Consulting	11.04.2022
3.	Structural Certificate	Northrop	08.04.2022
4.	Design Statement - Traffic	Ason Group	08.04.2022
5.	Design Certificate - Electrical	Modcol PL	08.04.2022
6.	Final Bushfire Design Compliance Certificate	Black Ash Bushfire Consulting	11.04.2022
7.	Fire Engineering Report	Core Engineering Group	04.04.2022
8.	Email confirming IFSR will not be provided	FRNSW	10.03.2022
9.	Hydraulic & Fire Engineering Design Certificate	Sparks and Partners	07.04.2022
10.	Design Certificate - Fire Services	Force Fire PL	11.04.2022
11.	Hydrant Coverage Plan	Sparks and Partners	18.03.2022
12.	FHR Coverage Plans	Sparks and Partners	04.02.2021
13.	Peer Review Report - Fire Engineering	Minerva	15.03.2022
14.	Architectural Design Compliance Statement	SBA Architects PL	14.04.2022
15.	Lift Design Certificate	OTIS Elevator Company PL	04.04.2022
16.	Landscape Certificate	Scape Design	04.04.2022
17.	Design Certificate - Mechanical	Paramount Air Conditioning (Aust) PL	20.04.2022

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:

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Design Endorsement Certificate – Automatic fire sprinkler & alarm system	Force Fire & Safety PL	11.04.2022
2.	Design Endorsement Certificate – Hydraulic Fire Safety System	Sparks and Partners	07.04.2022
3.	Fire Services plans numbered FS-100, 150, 200, 300,400,450 & FS-000,100-104,2001-202,301-302 & 400	Force Fire & Safety PL	22.03.2022 & 11.03.2022
4.	Hydraulic Fire Services plans numbered H1101, 1201, 1202, 1404, 2101-2109, 2110, 3101, 4101, 4102, 4201, 4202 & 5101	Sparks and Partners	06.12.2021

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:	2 Sepia Road & 19 Emporium Avenue, Kemps Creek
OWNER:	BGMG 11 as Trustee for BGMG 1 Oakdale West Trust
DEVELOPMENT APPLICATION NO.:	SSD-9794683
CONSTRUCTION CERTIFICATE NO.:	CC-22044

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

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
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 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
High Volume Low Speed Ceiling Fans	Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022, NFPA-13 & FM-Global Data Sheet 2-0.	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6, E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access + Reduction in FRLs – Mezzanine Columns + Extended Travel Distances & Smoke Hazard Management – Warehouse + Hydrants Beneath Awnings & Omission of Radiant Heat Shield Protection + Hydrant and Sprinkler Booster Locations + Use of 50m Fire Hose Reels + Rationalised Sprinklers Protection to Conveyors and Walkways + Omission of Sprinklers to Office Comms Room 	BCA Performance Requirements CP1, CP9, DP4, EP2.2, EP1.3, EP1.4 & EP1.1, Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 3 dated 04.04.2022	✓



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 Certificate.
Nil.



22 April 2022

The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2750

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9794683
2 SEPIA ROAD & 19 EMPORIUM AVENUE, 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 (Australia) Pty Ltd
Subject Address: 2 Sepia Road & 19 Emporium Avenue, Kemps Creek
Project No. 200421
Date Received: 08 March 2022
Date Determined: 22 April 2022

Please find undercover a copy of the Construction Certificate No. CC-22044 for the proposed CC3: Fire Services including Dry fire, Fire Hydrants, Fire Hose Reels and Sprinklers and remainder of base building works, mezzanines & Solar PV System on roof **excluding Smoke Hazard Management Systems**, associated with the construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A).

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



22 April 2022

Goodman Property Services (Australia) Pty Ltd
1-11 Hayes Road
ROSEBERY NSW 2018
Attention: Luke Ridley

Dear Luke,

**REFERENCE: DA NO. SSD-9794683
2 SEPIA ROAD & 19 EMPORIUM AVENUE, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 08.03.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22044 and associated documentation for the proposed CC3: Fire Services including Dry fire, Fire Hydrants, Fire Hose Reels and Sprinklers and remainder of base building works, mezzanines & Solar PV System on roof **excluding Smoke Hazard Management Systems** associated with the construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A).

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