



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-21003
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	02 February 2021
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 11 DP 1178389
Address	2 Aldington Road, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
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
<b>OWNER:</b>	
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
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC5: Landscaping and minor design amendments, 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> <ol style="list-style-type: none"><li><i>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.</i></li><li><i>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i></li><li><i>This staged Construction Certificate excludes all tenant fitout works.</i></li></ol>
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	SSD 10397 (09.04.2020) & MOD 1 (23.09.2020)
<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 section 81(A)5 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>	
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith
	Date: 02/02/2021
	Accreditation No. BDC 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-EC-GF-DR-AR-123	C	16.10.2020	BWU2-SBA-WH-L2-DR-AR-222	L	26.11.2020
BWU2-SBA-GH-GF-DR-AR-120	F	18.11.2020	BWU2-SBA-WH-L2-DR-AR-223	N	27.10.2020
BWU2-SBA-GH-GF-DR-AR-121	C	05.11.2020	BWU2-SBA-WH-L2-DR-AR-224	P	27.10.2020
BWU2-SBA-GH-GF-DR-AR-125	E	10.11.2020	BWU2-SBA-WH-L3-DR-AR-226	K	26.11.2020
BWU2-SBA-GH-GF-DR-AR-126	D	05.11.2020	BWU2-SBA-WH-L3-DR-AR-227	L	26.11.2020
BWU2-SBA-PR-GF-DR-AR-124	D	10.11.2020	BWU2-SBA-WH-L3-DR-AR-228	L	27.10.2020
BWU2-SBA-WH-GF-DR-AR-211	P	26.11.2020	BWU2-SBA-WH-L3-DR-AR-229	P	27.10.2020
BWU2-SBA-WH-GF-DR-AR-212	M	26.11.2020	BWU2-SBA-WH-RF-DR-AR-231	J	26.11.2020
BWU2-SBA-WH-GF-DR-AR-213	N	27.10.2020	BWU2-SBA-WH-RF-DR-AR-232	E	29.10.2020
BWU2-SBA-WH-GF-DR-AR-214	N	26.11.2020	BWU2-SBA-WH-RF-DR-AR-233	M	13.11.2020
BWU2-SBA-WH-L1-DR-AR-216	L	26.11.2020	BWU2-SBA-WH-RF-DR-AR-234	E	29.10.2020
BWU2-SBA-WH-L1-DR-AR-217	M	26.11.2020	BWU2-SBA-WH-WE-DR-AR-241	J	29.10.2020
BWU2-SBA-WH-L1-DR-AR-218	S	13.11.2020	BWU2-SBA-WH-WE-DR-AR-242	N	26.11.2020
BWU2-SBA-WH-L1-DR-AR-219	Q	10.11.2020	BWU2-SBA-WH-WE-DR-AR-243	F	29.10.2020
BWU2-SBA-WH-L2-DR-AR-221	K	26.11.2020			

#### 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	13.07.2020
3.	Architectural Design Compliance Statement	SBA Architects PL	30.11.2020
4.	Electrical Design Compliance Statement	ACOR Consultants	19.01.2021
5.	Mechanical Services Design Compliance Statement	ACOR Consultants	02.02.2021
6.	Hydraulic Services Design Compliance Statement	ACOR Consultants	26.09.2020
7.	Landscape Design Statement and Landscape Plans	Cabbage Tree Landscape Scape Design	10.01.2021 17.12.2020
8.	Structural Design Statement	Costin Roe Consulting	23.11.2020
9.	Approval to pay levy instalments	Long Service Corporation	15.05.2020
10.	Long Service Levy receipt of payment no. 00449061	Long Service Corporation	22.10.2020
11.	D3.4 Concession Exemption Letter	Goodman Property Services (Aust) PL	01.10.2020
12.	Plans showing Compliant areas AS1428	Not Specified	Not Specified
13.	Fire Engineering Report Rev 6	Innova Services	11.12.2020
14.	Email confirming IFSR will not be provided	FRNSW	15.12.2020
15.	Fire Services Design Statement (Fire Sprinklers, Smoke Detection, OWS, Fire Extinguishers, Smoke Control, ASE & Automatic Fail-Safe Devices)	Force Fire & Safety	02.02.2021



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

**TITLE OF REPORT:** Fire Engineering Report  
**DATE OF REPORT:** 11.12.2020  
**REFERENCE NO. & VERSION:** 19378-R01 Rev 6  
**NAME OF FIRE SAFETY ENGINEER:** Jason Powell  
**ACCREDITATION NO.:** BDC0801

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
16.	Fire Sprinkler, Detection and Alarm Systems Drawing No's: FA-100, FA-105, FA-110, FA-115, FA-150 – FA-154, FA-160 – FA-164, FA-170 – FA-173, FA-180 – FA-184, FS-100 – FS-119 & FS-300	Force Fire & Safety	07.10.2020
17.	Fire Sprinkler, Detection and Alarm Systems – Specifications and Endorsement by Competent Fire Safety Practitioner	Force Fire & Safety	19.01.2021

Pursuant to clause 146B of the EP&A regulation 2000, Blakett Maguire + Goldsmith Pty Ltd (ABC4) 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 Clause 168 of the Environmental Planning & Assessment Regulation 2000

<b>ADDRESS:</b>	2 Aldington Road, Kemps Creek NSW 2178
<b>OWNER:</b>	BGMG 11 Pty Ltd
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD 10397 & SSD 7348
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-21003

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 Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Emergency Management Plan	AS 3745-2010 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	
Exit Signs (including Dynamic Exit Signs)	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
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, and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Fire Shutters	AS 1905.1-2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Insulated Sandwich Panels	IPCA Code of Practice 2017 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
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 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6, E3.3 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> <li>+ Perimeter Vehicular Access limitations</li> <li>+ Fire Resistance Levels – Tensile Membrane Action</li> <li>+ Fire Resistance – Omission of fire rating to Ground Floor Office and Mezzanine</li> <li>+ Vertical separation of shafts</li> <li>+ Fire Resisting Construction-Support of another part</li> <li>+ Fire Resistance Levels-Rationalisation of Fire Resistance to Sanitary Facilities/Break-Out Rooms</li> <li>+ Exposure between Fire Compartments</li> <li>+ Width of Egress Travel Path</li> <li>+ Discharge from Fire Isolated Stairs into Main Entry Lobby</li> <li>+ Extended Egress Distances and Rationalised Smoke Hazard Management design</li> <li>+ Fire Hydrant System design, including booster location, x3 lengths of hose for coverage and external hydrants under awnings &amp; Sprinkler Booster location</li> <li>+ Deletion of Fire Hose Reels to the Level 1-3 Robotics Fields and use of 50m Hose Reels in all other areas</li> <li>+ Deletion of Directional Emergency Exit Signage to the Level 1-3 Robotics Fields</li> </ul>	BCA Performance Requirements CP1, CP2, CP8, CP9, DP4, DP5, DP6, EP1.1, EP1.3, EP1.4, EP2.2 & EP4.2, Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	✓



### **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.



02 February 2021

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: 02 February 2021

Please find undercover a copy of the Construction Certificate No. CC-21003 for CC5: Landscaping and minor design amendments, 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**



2 February 2021

The General Manager  
The Department of Planning & Environment  
Locked Bag 5022  
Parramatta NSW 2124

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.

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We have also enclosed a copy of the following for The Departments 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

2 February 2021

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-21003 and associated documentation for CC5: Landscaping and minor design amendments, 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@bmlplusg.com.au