




CONSTRUCTION CERTIFICATE

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

CERTIFICATE No.:	CC-21052
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	22 June 2021
SUBJECT LAND:	
Lot & DP	Lot 1 DP 663937 Lot 2 DP 1215268 Lot 6 DP 229784 Lot 2 DP 84578 Lot 3 DP 85393 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	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7120 Email: ben.milner@goodman.com
OWNER:	
Name	BGMG 11 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7120 Email: ben.milner@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC3: Remainder of Works and Services, including completion of Base Building Fit-out, Fire Services Installation Works associated with the Fire Safety Study, External Works, all Out-buildings, and landscaping, associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development. <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 7b, 5, 8 & 10b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD7348 dated 13.09.2019, MOD 2 dated 21.04.2020, MOD 3 dated 03.04.2020, MOD 4 dated 24.03.2020, MOD 5 dated 05.11.2020
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	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	ABC 4
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith
	Date: 22/06/2021
	Accreditation No. BDC 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-100	I	12.03.2021	GA-149	B	12.03.2021
GA-110	G	19.03.2021	GA-150	A	27.11.2020
GA-111	E	11.02.2021	GA-166	A	27.11.2020
GA-112	E	19.03.2021	GA-168	C	27.11.2020
GA-113	E	10.03.2021	GA-170	B	27.11.2020
GA-114	D	11.02.2021	GA-171	B	27.11.2020
GA-115	D	11.02.2021	GA-174	A	27.11.2020
GA-116	D	26.02.2021	GA-176	A	27.11.2020
GA-130	E	31.03.2021	GA-177	A	27.11.2020
GA-131	E	31.03.2021	GA-178	A	27.11.2020
GA-132	B	12.03.2021	GA-200	A	27.11.2020
GA-133	C	31.03.2021	GA-201	A	27.11.2020
GA-134	B	12.03.2021	GA-202	A	27.11.2020
GA-140	B	12.03.2021	GA-202B	A	27.11.2020
GA-141	A	27.11.2020	GA-205	A	27.11.2020
GA-142	D	31.03.2021	GA-207	B	04.02.2021
GA-143	C	12.03.2021	GA-207A	P2	04.03.2021
GA-144	E	31.03.2021	GA-208	C	04.03.2021
GA-145	A	27.11.2020	GA-210	A	27.11.2020
GA-145B	A	27.11.2020	GA-211	A	27.11.2020
GA-145C	A	27.11.2020	GA-212	A	27.11.2020
GA-146	A	27.11.2020	GA-301	D	31.03.2021
GA-147	B	12.03.2021	GA-302	C	31.03.2021
GA-148	B	12.03.2021	GA-303	C	31.03.2021



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 Pty Ltd	23.04.2021
2.	Approval to Pay Levy Instalments	Long Service Corporation	23.06.2020
3.	Long Service Levy Receipt No. 00474616	Long Service Corporation	29.03.2021
4.	Architectural Design Compliance Statement	SBA Architects PL	29.03.2021
5.	Civil Design Certificate	Costin Roe Consulting	18.03.2021
6.	Consultants Advice Notice – DG Storage	Riskcon Engineering PL	08.03.2021
7.	Design Certificate - Electrical	Modcol PL	15.03.2021
8.	Hydraulic & Fire Engineering Construction Certification	Sparks & Partners	15.03.2021
9.	Letter Out - Fire Safety Study	FRNSW	26.03.2021
10.	Architectural Design Compliance Statement	SBA Architects PL	29.03.2021
11.	Design Statement - Mechanical	Paramount Air Conditioning (Aust) PL	01.04.2021
12.	Fire Safety Study	Riskcon Engineering PL	31.07.2020
13.	Reflectivity Report – External Cladding	SBA Architects PL	24.03.2021
14.	Section J Compliance Report	Building Sustainability Assessments	23.10.2020
15.	Structural Design Certificate	Costin Roe Consulting	19.03.2021
16.	FH & FHR Coverage Plans	Sparks & Partners	23.11.2020
17.	Commercial Design Certification – Fire Detection & Alarm Systems	Microfire Systems PL	26.02.2021
18.	Commercial Design Certification – Fire Sprinkler Systems	Microfire Systems PL	26.02.2021
19.	Statement confirming FSS recommendations will be satisfied	Select Fire Systems PL	19.05.2021
20.	Written response to FRNSW recommendations	Richard Crookes Constructions	17.05.2021
21.	Accessibility Report	Morris Goding Access Consulting	30.04.2021
22.	Accessibility Performance Solution Report (Bifold Door)	Morris Goding Access Consulting	07.06.2021
23.	Staged CC Request Letter	Goodman Property Services Pty Ltd	10.12.2020

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: 29.10.2020



REFERENCE NO. & VERSION: F201080_Rev 3
NAME OF FIRE SAFETY ENGINEER: Sandro Razzi
ACCREDITATION No.: 0501

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
24.	Design Endorsement Certificate – Fire Detection & Alarm System	Microfire Systems PL	28.04.2021
25.	Design Endorsement Certificate – Fire Sprinkler Design	Allfire Design	27.04.2021
26.	Design Endorsement Certificate – Fire Hydrant & Fire Hose Reel	Sparks and Partners	15.03.2021
27.	Dry Fire Drawing and Specification Numbers A2426-000, 100, 101, 102, 200, 202, 203 & 204	Microfire Systems PL	24.02.2021
28.	Fire Sprinkler Drawing and Specification Numbers FS00 – FS07, FS100 – 133, FS300 – FS335, FS400 – FS402, FS500 & FS510	Sparks + Partners	26.02.2021
29.	Fire Hydrant & Fire Hose Reel Drawing and Specification Numbers H1.50, H2.01 – H2.12, & H7.01 – H7.12.	Sparks + Partners	April 2021

Pursuant to clause 146B of the EP&A regulation 2000, Blackett 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

ADDRESS:	2 Aldington Road, Kemps Creek
OWNER:	BGMG Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD7348
CONSTRUCTION CERTIFICATE NO.:	CC-21052

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 Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & AS4214-2018, AS1940-2017, FM Global Data Sheets 8-1, 8-9, 8-34,3-26, 7-11, 7-29 & 7-31 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Automated Racking System	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
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 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Emergency Management Plan and Building Management Procedures (including Skybridge Sterile Area) and Block Plans	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Fire Control Centre	BCA Spec E1.8	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Insulated Sandwich Panels	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020 & IPCA Ltd Code of Practice Version 4.3, AS ISO 9705-2003, FM 4881 – 2016	✓
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 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015 Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Smoke Separation/Doors	BCA Spec. C3.4 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.5, E3.3, Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access limitations + Omission of FRL's to Flybridge Structure + Rationalised FRL's to base building structure + Use of PIR Core External Wall cladding materials + Reduced FRL to Fire Wall separating the Warehouse and Main Office + Extended Egress Distances + Rationalised Smoke Hazard Management System + Reduced Egress Widths + Omission of Radiant Heat Protection to External Hydrants + Reduced Hydrant & Hose Reel coverage and deletion of emergency lighting and exit signs in automated racking systems + Utilisation of Alternative Fire Suppression Systems 	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020 and BCA Performance Requirements CP1, CP2, CP9, DP4, DP6, EP1.1, EP1.3, EP1.4, EP2.2, EP4.1 & EP4.2	



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.



22 June 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
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. 190119
Date Received: 23 April 2021
Date Determined: 22 June 2021

Please find undercover a copy of the Construction Certificate No. CC-21052 for the proposed CC3: Remainder of Works and Services, including completion of Base Building Fit-out, Fire Services Installation Works associated with the Fire Safety Study, External Works, all Out-buildings, and landscaping, associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development.

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,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



22 June 2021

Goodman Property Services Pty Ltd
1-11 Hayes Road
Rosebery NSW 2018

Attention: Ben Milner

Dear Ben,

**REFERENCE: DA NO. SSD7348
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 23.04.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21052 and associated documentation for the proposed CC3: Remainder of Works and Services, including completion of Base Building Fit-out, Fire Services Installation Works associated with the Fire Safety Study, External Works, all Out-buildings, and landscaping, associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development.

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



22 June 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
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. 190119
Date Received: 23 April 2021
Date Determined: 22 June 2021

Please find undercover a copy of the Construction Certificate No. CC-21052 for the proposed CC3: Remainder of Works and Services, including completion of Base Building Fit-out, Fire Services Installation Works associated with the Fire Safety Study, External Works, all Out-buildings, and landscaping, associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development.

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 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