



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-22247
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	13 December 2022
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 107 DP 1262310
Address	19 Emporium Avenue, Kemps Creek NSW 2178
<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 7437
Email	Mack.bowman@goodman.com
<b>OWNER:</b>	
Name	BGMG 11 ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7400
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC1: Earthworks, retaining walls, in-ground services (non-fire related), structure and roof only, associated with the construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D. <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.
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	SSD-9794683 (16.12.2021), SSD-9794683-MOD-1 (11.11.2022)
<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: 13/12/2022
<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 PL:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA000	A	28.11.2022	GA160	C	09.12.2022
GA100	J	09.12.2022	GA161	C	09.12.2022
GA101	E	09.12.2022	GA162	B	28.11.2022
GA102	E	09.12.2022	GA163	B	28.11.2022
GA103	C	28.11.2022	GA165	B	28.11.2022
GA115	E	09.12.2022	GA166	B	28.11.2022

#### 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	06.12.2022
2.	Long Service Levy – Receipt No.L0000096885	Long Service Corporation	21.11.2022
3.	Advice to DPE regarding Notice of Commencement	Goodman Property Services (Aust) PL	29.09.2022
4.	Architectural Design Statement	SBA Architects PL	09.12.2022
5.	Letter – Builders Details	Prime Constructions PL	30.11.2022
6.	Civil Stormwater Design Statement	Sparks+Partners Consulting Engineers PL	28.11.2022
7.	Civil Plans	Sparks+Partners Consulting Engineers PL	28.11.2022
8.	Construction Environmental Management Plan	SLR Consulting Australia Pty Ltd	08.11.2022
9.	Discharge Certificate – VPA Works in Kind Credit	Department of Planning & Environment	24.08.2021
10.	DPE Approval of Warehouses 2C and 2D CEMP	Department of Planning & Environment	22.11.2022
11.	Electrical Design Statement	DNK Electrical PL	06.12.2022
12.	Electrical Plan	DNK Electrical PL	30.11.2022
13.	Endeavour Energy Approved Plans	Endeavour Energy	02.12.2020
14.	FER Staging Letter	Core Engineering Group	25.11.2022
15.	Hydraulic Design Statement	Sparks+Partners Consulting Engineers PL	05.12.2022
16.	Hydraulic Plans	Sparks+Partners Consulting Engineers PL	25.11.2022
17.	NBN Approved Plans	NBN	08.07.2020
18.	Site Parking Statement	Prime Constructions PL	30.11.2022
19.	Structural Design Statement	Van de Meer	06.12.2022
20.	Structural Plans	Van de Meer	01.12.2022
21.	Survey Plans	LTS Lockley	10.03.2021
22.	Notice of Requirements	Sydney Water Corporation	17.11.2022



<b>ITEM</b>	<b>DOCUMENTATION</b>	<b>PREPARED BY</b>	<b>DATE</b>
23.	Tap In Approval	Sydney Water Corporation	11.10.2022
24.	Sydney Water Approved Plans	Sydney Water Corporation	27.01.2021
25.	DPE Confirmation of receipt of Staging Plan	Department of Planning & Environment	30.09.2022



## 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>	19 Emporium Avenue, Kemps Creek
<b>OWNER:</b>	BGMG 11 as Trustee for BGMG 1 Oakdale West Trust
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-9794683 & MOD-1
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-22247

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 (WAREHOUSE 2C)

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 AS 1670.1 – 2018, Clause 3.22	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Doors	BCA Clauses C2.12 & C2.13 AS 1905.1 – 2015 Manufacturer's specifications	✓
Fire Hose Reels (Class 7b parts only)	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 Manufacturers' specifications	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer's specifications	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 AS/NZS 1668.1 – 2015	✓
Warning & Operational Signs	EP&A (DC&FS) Reg. 2021 Clause 108 BCA Clauses D2.23 & D3.6 AS 1905.1 – 2015	✓



**SCHEDULE (WAREHOUSE 2D)**

<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	✓
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 AS 1670.1 – 2018, Clause 3.22	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Doors	BCA Clauses C2.12 & C2.13 AS 1905.1 – 2015 Manufacturer's specifications	✓
Fire Hose Reels (Class 7b parts only)	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 Manufacturers' specifications	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer's specifications	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓
Warning & Operational Signs	EP&A (DC&FS) Reg. 2021 Clause 108 BCA Clauses D2.23 & D3.6 AS 1905.1 – 2015	✓



### **SCHEDULE 3**

#### CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to sections 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.*



13 December 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9794683-MOD-1  
19 EMPORIUM AVENUE, 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 (Australia) Pty Ltd

Subject Address: 19 Emporium Avenue, Kemps Creek

Project No. 220166

Date Received: 09 November 2022

Date Determined: 13 December 2022

Please find undercover a copy of the Construction Certificate No. CC- CC-22247 for the proposed CC1: Earthworks, retaining walls, in-ground services (non-fire related), structure and roof only, associated with the construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D.

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 Schedule 4 Item 9.4 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 6 Certificate has been processed on the NSW ePlanning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Jackson Boyd  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**



13 December 2022

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

Dear Mack,

**REFERENCE: DA NO. SSD-9794683-MOD-1  
19 EMPORIUM AVENUE, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 09.11.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22247 and associated documentation for the proposed CC1: Earthworks, retaining walls, in-ground services (non-fire related), structure and roof only, associated with the construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D.

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,

Jackson Boyd  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**





13 December 2022

The Director- General  
The Department of Planning & Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9794683-MOD-1  
19 EMPORIUM AVENUE, KEMPS CREEK  
CONSTRUCTION CERTIFICATION**

Provided undercover for The Department's information a copy of the Construction Certificate No. CC-22247. This letter is notice that the following application for a Construction Certificate has now been approved.

Applicant: Goodman Property Services (Australia) Pty Ltd

Subject Address: 19 Emporium Avenue, Kemps Creek

Project No. 220166

Date Received: 09 November 2022

Date Determined: 13 December 2022

We have also enclosed a copy of the following for The Department's record:

- + Application form;
- + Fire Safety Schedule; and
- + Referenced documentation as indicated on the Construction Certificate.

Pursuant to Schedule 4 Item 9.4 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 6 Certificate has been processed on the NSW ePlanning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Jackson Boyd  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**



## INSPECTION SCHEDULE

### STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

### COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 (Amendment 1) (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd.