



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-21203
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	23 December 2021
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:	CC1: Earthworks, Footings; Structural Steel Frame and In-Ground Stormwater only , 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> <ol style="list-style-type: none">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.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:	
	<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 Part 6 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 RBC00004
SIGNATURE:	 Date: 23/12/2021
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

- + Bulk Earthworks Plan by AT&L:

DRAWING NUMBER	REV	DATE
21-922-C8208	A	17.12.2021

- + Architectural Plans by SBA Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-100	1	22.12.2021	GA-101	7	20.12.2021
GA-305	4	20.12.2021	GA-306	4	20.12.2021
GA-307	4	20.12.2021			

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		
2.	Receipt of Payment - Long Service Levy – Receipt No.L0000027243	Long Service Corporation	17.12.2021
3.	Builder's Details	Richard Crookes Constructions PL	Not Dated
4.	Tap In - Building Plan Approval + Approved Plan	Sydney Water Corporation	16.12.2021
5.	Tap In Approval Plan - External Fencing Details	Northrop	15.12.2021
6.	Architectural Design Compliance Statement	SBA Architects PL	21.12.2021
7.	Tap In Building Plan Assessment Application	Sydney Water Corporation	16.12.2021
8.	Discharge Certificate - VPA Works in Kind Credit	NSW Government, Planning & Environment	24.08.2021
9.	Confirmation of Notice of Commencement to Planning	Goodman Property Services PL	17.12.2021
10.	Notification of Construction Commencement	Goodman Property Services PL	25.11.2021
11.	DBYD –Pit & Pipe Infrastructure Plan	NBN	08.07.2020
12.	Site Establishment Plan	SBA Architects	17.11.2021
13.	Electrical Reticulation Plan	Endeavour Energy	11.08.2020
14.	Sydney Water Plans – Approved for CC	Land Partners PL	27.01.2021
15.	DBYD – Water Main Extension Plans	Sydney Water Corporation	07.07.2020
16.	Civil Certification + Plans	AT&L	17.12.2021
17.	Site Survey Plan	Morgan Shoebridge	02.03.2021
18.	Structural Certificate	Northrop	21.12.2021
19.	Construction Environment Plan Approval	Department of Planning, Industry & Environment	23.12.2021
20.	Construction Environmental Management Plan	SLR	21.12.2021



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

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-21203

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 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 and AS 1905.1 – 2015 and manufacturer's specification	✓
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 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
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	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6 & E3.3	✓



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.



23 December 2021

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 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 (Australia) Pty Ltd

Subject Address: 2 Sepia Road & 19 Emporium Avenue, Kemps Creek

Project No. 200421

Date Received: 22 December 2021

Date Determined: 23 December 2021

Please find undercover a copy of the Construction Certificate No. CC-21203 for the proposed CC1: Earthworks, Footings; Structural Steel Frame and In-Ground Stormwater only, 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



23 December 2021

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 22.12.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21203 and associated documentation for the proposed CC1: Earthworks, Footings; Structural Steel Frame and In-Ground Stormwater only, 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



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 for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + 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.

OTHER REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019_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