



CONSTRUCTION CERTIFICATE (AMENDED)

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

CERTIFICATE NO.:	CC-22120/A
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	28 June 2022
DATE OF AMENDMENT A:	28 April 2023
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:	CC4: Smoke Hazard Management System and Australia Post Fit-Out only excluding signage, 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.
DESCRIPTION OF AMENDMENT A:	Updated Fire Engineering Design.
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 (Development Certification and Fire Safety) Regulation 2021 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	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
SIGNATURE:	 Date: 28/04/2023
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141
AIBS PROFESSIONAL STANDARDS SCHEME:	Liability limited by a scheme approved under Professional Standards Legislation.



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-322	B	01.03.2022
GA-101	D	23.03.2022	GA-323	C	09.03.2022
GA-301	F	28.03.2022	GA-410	K	23.05.2022
GA-302	F	17.05.2022	GA-412	D	16.05.2022
GA-303	H	17.05.2022	GA-413	I	23.05.2022
GA-320	C	10.05.2022			

+ Plan by Beumer Group:

DRAWING NUMBER	REV	DATE
40002958817	-	21.03.2023

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
CC-22120			
1.	CC Application Form	Goodman Property Services (Aust) PL	26.06.2022
2.	Long Service Levy Receipt No. L000061736	Long Service Corporation	08.06.2022
3.	Certificate of Design Intent – Sortation System Automation	Beumer Group	30.05.2022
4.	Hydraulic and Fire Engineering Design Certificate	Hydraulic and Fire Engineering Design Certificate	27.05.2022
5.	Certificate of Design - Structural	Bradley Moran	20.05.2022
6.	Structural Certificate	Northrop	10.06.2022
7.	Design Certificate - Mechanical	Paramount Air Conditioning (Aust) PL	27.05.2022
8.	Hydraulic and Fire Engineering Design Certificate	Hydraulic and Fire Engineering Design Certificate	10.06.2022
9.	Architectural Design Compliance Statement	SBA Architects PL	26.05.2022
10.	Structural Certificate of Design – Fixed walkways, platforms and conveyor support framing	Bradley Moran	10.06.2022
11.	Fire Engineering Report	Core Engineering Group	02.05.2022
CC-22120/A			
12.	CC Application Form	Goodman Property Services (Aust) PL	24.04.2023
13.	Fire Engineering Report	Core Engineering Group	22.03.2023
14.	Email confirming IFSR will not be provided	FRNSW	03.04.2023
15.	Architectural Design Compliance Statement	SBA Architects PL	24.04.2023



EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Building Certification) Regulation 2017:

+ Proposed Performance Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 22.03.2023
REFERENCE NO. & VERSION: F201444_FER_06
NAME OF FIRE SAFETY ENGINEER: Sandro Razzi
ACCREDITATION NO.: 0501

+ 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	27.05.2022
2.	Design Endorsement Certificate – Hydraulic Fire Safety System	Sparks and Partners	10.06.2022
3.	Fire Services plans numbered FS-000, FS-100 - 104, 202, 301-304, 400-401	Force Fire & Safety PL	01.02.2021
4.	Hydraulic Fire Services plans numbered H1101, 1201, 1202, 1401, 2101-2110, 301, 4101-4102 & 5101	Sparks and Partners	25.05.2022

Pursuant to clause 146B of the EP&A regulation 2000, 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-22120/A

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 06 dated 22.03.2023	✓
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 06 dated 22.03.2023	✓
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 06 dated 22.03.2023	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 06 dated 22.03.2023	✓
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 06 dated 22.03.2023, 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 06 dated 22.03.2023	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 06 dated 22.03.2023	✓
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 06 dated 22.03.2023	✓
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. Revision 06 dated 22.03.2023	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
<p>Fire engineered Alternative Solutions relating to:</p> <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	<p>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 06 dated 22.03.2023</p>	<p style="text-align: center;">✓</p>



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.



28 April 2023

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 (AMENDED)**

As required by Section 141 of the EP&A Regulation 2021 (the Regulation) notice is hereby given that the following application for Complying Development 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: 24 April 2023
Date Determined: 28 April 2023

Please find undercover a copy of the Construction Certificate No. CC-22120/A for the proposed CC4: Smoke Hazard Management System and Australia Post Fit-Out only excluding signage, associated with the construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A).

Amendment A being for the updated Fire Engineering Design.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Complying Development Certificate for Councils record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 4 Certificate has been processed on the NSW Planning Portal.

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

Liability limited by a scheme approved under Professional Standards Legislation.



28 April 2023

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

Dear Sir / Madam,

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

As required by Section 141 of the EP&A Regulation 2021 (the Regulation) notice is hereby given that the following application for Complying Development 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: 24 April 2023
Date Determined: 28 April 2023

Please find undercover a copy of the Construction Certificate No. CC-22120/A for the proposed CC4: Smoke Hazard Management System and Australia Post Fit-Out **only** excluding signage, associated with the construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A).

Amendment A being for the Updated Fire Engineering Design.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Complying Development Certificate for The Departments record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 4 Certificate has been processed on the NSW Planning Portal.

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

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28 April 2023

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 (AMENDED)**

Your recent application for a Construction Certificate dated 24.04.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22120/A and associated documentation for the proposed CC4: Smoke Hazard Management System and Australia Post Fit-Out only excluding signage, associated with the construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A).

Amendment A being for the updated Fire Engineering Design.

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

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