



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-22052
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	27 July 2022
SUBJECT LAND:	
Lot & DP	Lot 111 DP 1262310
Address	2 Aldington Road, 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	Mobile: 0413 435 020
Email	Luke.ridley@goodman.com
OWNER:	
Name	BGMG 11 ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Mobile: 0413 435 020
Email	Luke.ridley@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC3: Remainder of works <u>excluding</u> Tenant Signage, Landscaping and Carparking, associated with the Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking. <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-22191322 dated 29.10.2021
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: 27/07/2022
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

1. Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-000	B	22.03.2022	GA-101	C	22.03.2022
GA-201	D	22.03.2022	GA-202	C	22.03.2022
GA-203	C	22.03.2022	GA-300	B	22.03.2022
GA-301	C	22.03.2022	GA-303	B	22.03.2022
GA-305	B	22.03.2022	GA-306	B	22.03.2022
GA-362	C	22.03.2022	GA-410	D	22.03.2022

DOCUMENTATION RELIED UPON

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

2. Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CC Portal application form	Goodman Property Services PL	
2.	Access Design Certification	Morris Goding Access Consulting	20.05.202
3.	Access Review	Morris Goding Access Consulting	31.01.2022
4.	Structural Design Statement	Costin Roe Consulting PL	24.05.2022
5.	Mechanical Design Certification	Paramount Air Conditioning (Aust) PL	13.05.2022
6.	Hydraulic Design Statement	Acor Consultants	20.05.2022
7.	BCA JV3 Report	Sustainable Development Consultants	17.02.2022
8.	Certificate of Compliance – Steel Pallet Racking Systems	TWB Engineering Solutions PL	27.04.2022
9.	Civil Design Certification	AT&L	28.04.2022
10.	Design Certificate - Electrical	Modcol PL	03.05.2022
11.	Bushfire Design Compliance Certificate	Blackash Bushfire Consulting	18.05.2022
12.	Fire Engineering Peer Review report - Letter of Support	Minerva	04.05.2022
13.	Fire Engineering Report	Core Engineering Group	11.03.2022
14.	Peer Review Report	Minerva	23.03.2022
15.	Email confirming IFSR will not be provided	FRNSW	23.03.2022
16.	Architectural Design Statement	SBA Architects	06.05.2022
17.	Design Statement - Hydraulic	Acor Consultants	20.05.2022
18.	Fire Engineering Brief Consistency Letter	Core Engineering Group	02.05.2022
19.	Performance Based Design Brief	Morris Goding Access Consulting	30.05.2022
20.	Performance Solution Report – Site Boundary Access	Morris Goding Access Consulting	30.05.2022
21.	Design Certificate – Lift 1	Kleemann Elevators Australia	01.06.2022
22.	FHR & FH Coverage Plans	ACOR Consultants	17.12.2021



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: 02.05.2022
REFERENCE NO. & VERSION: F201648_FER_03
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION NO.: 3200

Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Fire Services Plans numbered FC01, FE100, FE101, FS100-FS107, FS500 & FS501	FlameSafe Fire Protection PL	Jan & Feb 2022
2.	Design Compliance Certificate – Fire Sprinklers	FlameSafe Fire Protection PL	12.05.2022
3.	Hydraulic Fire Services Plans numbered H001, 002, 003, 101-104, 310 & 501	Acor Consultants	Mar, Apr & May 2022
4.	Design Endorsement Certificate – Hydraulic Services	Acor Consultants	20.05.2022

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 Aldington Road, Kemps Creek
OWNER:	BGMG 11 ATF BGMG 1 Oakdale West Trust
DEVELOPMENT APPLICATION NO.:	SSD-22191322
CONSTRUCTION CERTIFICATE NO.:	CC-22052

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 Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.4, 6 –2012 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 02 dated 11 March 2022	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, 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 Centres and Rooms	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8 & C3.11; and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 02 dated 11 March 2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 02 dated 11 March 2022	✓
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 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 02 dated 11 March 2022	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 02 dated 11 March 2022	✓
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. F201648_FER Revision 02 dated 11 March 2022	✓
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. F201648_FER Revision 02 dated 11 March 2022.	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none">+ Perimeter Vehicular Access+ Extended Travel Distances and Smoke Hazard Management+ Hydrants Beneath Awnings & Omission of Radiant Heat Shields+ Use of 50m Fire Hose Reels+ Sprinkler Booster Location	BCA Performance Requirements CP9, DP4, EP2, EP1.3, EP1.1, EP1.4, EP1.5 and Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 02 dated 11 March 2022	✓



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.



27 July 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-22191322
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE NO. 3**

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 (Aust) Pty Ltd

Subject Address: 2 Aldington Road, Kemps Creek

Project No. 210239

Date Received: 17 March 2022

Date Determined: 27 July 2022

Please find undercover a copy of the Construction Certificate No. CC-22052 for the proposed CC3: Remainder of works excluding Tenant Signage, Landscaping and carparking, associated with the Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, 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 \$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



27 July 2022

Goodman Property Services (Aust) Pty Ltd
1-11 Hayes Road
ROSEBERY NSW 2018

Attention: Luke Ridley

Dear Luke,

**REFERENCE: DA NO. SSD-22191322
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE NO. 3**

Your recent application for a Construction Certificate dated 17.03.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22052 and associated documentation for the proposed CC3: Remainder of works excluding Tenant Signage, Landscaping and carparking, associated with the Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, 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



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 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