



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-22059
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	05 April 2022
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 111 DP 1262310
Address	2 Aldington Road, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
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
<b>OWNER:</b>	
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
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC2: External wall and roof cladding, all services (excluding fire services), high level sprinkler pipe rough-in works and installation of below ground hydrant ring main <u>only</u> , 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"><li>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.</li><li>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</li></ol>
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	SSD-22191322 dated 29.10.2021
<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 Regulation 2000 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: 05/04/2022
<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
GA-000	B	22.03.2022	GA-300	B	22.03.2022
GA-101	C	22.03.2022	GA-301	C	22.03.2022
GA-201	D	22.03.2022	GA-303	B	22.03.2022
GA-202	C	22.03.2022	GA-305	B	22.03.2022
GA-203	C	22.03.2022	GA-306	B	22.03.2022
GA-210	B	22.03.2022	GA-362	C	22.03.2022
GA-212	B	22.03.2022	GA-410	D	22.03.2022
GA-213	B	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:

+ Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CC Application Form	Goodman Property Services (Aust) Pty Ltd	17.03.2022
2.	Design Statement – Architectural	SBA Architects Pty Ltd	04.03.2022
3.	Design Statement – Structural	Costin Roe Consulting	07.03.2022
4.	Design Statement – Mechanical	Paramount Air Conditioning (Aust) Pty Ltd	04.03.2022
5.	Design Statement – Civil	AT&L	25.02.2022
6.	Civil Drawings	AT&L	Various
7.	Design Statement – Electrical	Modcol Pty Ltd	16.02.2022
8.	Design Compliance Statement – Bushfire	Blackash Bushfire Consulting	07.03.2022
9.	Design Statement – Planning for Bushfire	SBA Architects Pty Ltd	04.03.2022
10.	Section 73 Subdivision / Compliance Certificate	Sydney Water	01.03.2022
11.	External Wall System Disclosure Statement	SBA Architects Pty Ltd	04.03.2022
12.	Technical Manual – Ecowall 225 Flush Glazed Framing	Aluminium Specialties Group Pty Ltd	2014
13.	Test Certificate No. 7-448602-CV – AmpeLite SR 76 Trimdeck	AWTA	16.12.1993
14.	Technical Manual – WonderGlass Gel Coated Polyester Coating	AmpeLite	2014
15.	Technical Data Sheet – Austral Brick	Brickworks Building Products	2017
16.	Installation Guide – Sculptform Click-on Battens	Sculptform	Not Dated
17.	Technical Data Sheet – Fielders Cladding (Fire Rating)	Fielders	Not Dated
18.	Technical Manual – Roofing & Walling	Fielders	Not Dated
19.	Test Certificate No. FNE11605 – Polyester painted steel sheet with aluminium-zinc-magnesium alloy coating	CSIRO	11.02.2016
20.	Technical Manual – Lysaght Trimdeck	BlueScope Steel Limited	09.05.2011



ITEM	DOCUMENTATION	PREPARED BY	DATE
21.	Design Guide – Roof & Wall Flashing (Architectural Detailing)	Stramit Building Products	2011
22.	Technical Manual – Stramit Speed Deck Ultra	Stramit Building Products	2015
23.	FP1.4 Performance Solution Report	SBA Architects	31.03.2022

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

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
24.	Design Endorsement – Hydraulic Services	Acor Consultants	28.03.2022
25.	Hydraulic plans numbered H001, H002, H003, H101-H104, H310, H501	Acor Consultants	09.03.2022
26.	Fire plans numbered FC01, FE100, FE101, FS100, FS101, FS102, FS103, FS104, FS105, FS106, FS107, FS500, FS501.	FlameSafe Fire Protection Pty Ltd	24.01.2022, 21.02.2022
27.	Endorsement by Competent Fire Safety Practitioner	FlameSafe Fire Protection Pty Ltd ACOR Consultants	23.03.2022 28.03.2022

Pursuant to Clause 22 of the EP&A (Development Certification and Fire Safety) Regulation 2021, 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 Clause 168 of the Environmental Planning & Assessment Regulation 2000

<b>ADDRESS:</b>	2 Aldington Road, Kemps Creek
<b>OWNER:</b>	BGMG 11 ATF BGMG 1 Oakdale West Trust
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-22191322
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-22059

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

<b>Statutory Fire Safety Measure</b>	<b>Design / Installation Standard</b>	<b>Proposed</b>
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 or AS 2118.4, 6 –2012	✓
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 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 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 C3.6, D2.23, D3.6, E3.3 & H101.8	✓



### **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.*



05 April 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**

As required by Clause 39(2) of the EP&A (DC&FS) Regulation 2021 (the Regulation) notice is hereby given that the following application for Occupation 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: 05 April 2022

Please find undercover a copy of the Construction Certificate No. CC-22059 for the proposed CC2: External wall and roof cladding, all services (excluding fire services), high level sprinkler pipe rough-in works and installation of below ground hydrant ring main **only**, 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 note that a sum of \$36.00 for the submission of this Part 6 Certificate has been paid via the ePlanning Portal.

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

Yours sincerely,

Dean Goldsmith  
Director  
**Blackett Maguire + Goldsmith Pty Ltd**



5 April 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**

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-21179 and associated documentation for the proposed CC2: External wall and roof cladding, all services (excluding fire services), high level sprinkler pipe rough-in works and installation of below ground hydrant ring main **only**, 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 Blakett Maguire + Goldsmith Pty Ltd