




CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-21128
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	18 August 2021
SUBJECT LAND: Lot & DP	Lot 1 DP 663937 Lot 2 DP 1215268 Lot 6 DP 229784 Lot 2 DP 84578 Lot 3 DP 85393 Lot 11 DP 1178389
Address	2 Aldington Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone & Email	Luke Ridley Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 0413 435 020 Email: luke.ridley@goodman.com
OWNER: Name Address Phone & Email	BGMG 11 ATF BGMG 1 Oakdale West 1-11 Hayes Road, Rosebery NSW 2018 Phone: 0413 435 020 Email: luke.ridley@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC1: Early works including in-ground stormwater services, foundations, structure wall and roof sheeting (excluding offices) <u>only</u> , associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development. <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.
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	SSD7348 (13.09.2019), MOD 2 (21.04.2020), MOD 3 (03.04.2020), MOD 4 (24.03.2020), MOD 5 (05.11.2020) & MOD6 (10.02.2021)
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 ABC 4
SIGNATURE:	 Date: 18/08/2021
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA100	9	06.08.2021	GA130	4	06.08.2021
GA101	5	06.08.2021	GA131	4	06.08.2021
GA102	5	06.08.2021	GA132	1	06.08.2021
GA103	4	06.08.2021	GA133	1	06.08.2021
GA104	4	06.08.2021	GA135	3	06.08.2021

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 Staging Letter	Goodman Property Services	23.07.2021
2.	Receipt of Payment - Long Service Levy - Receipt No.00497313	Long Service Corporation	29.07.2021
3.	Statement - Erosion and Sediment Control measures -DA#81	Prime Constructions	17.08.2021
4.	Architectural Design Compliance Statement	SBA Architects PL	17.08.2021
5.	Builder Details and Insurance Details	Prime Constructions	09.08.2021
6.	Landscape Survey As-Built Plans - CC#10	Total Surveying Solutions	09.08.2021
7.	FP1.4 Performance Solution Report	Prime Constructions	09.08.2021
8.	Structural Design Certificate + Plans (numbered N01-06, C01-12, EX01-EX03, P01-08, PR01, S01-S14)	Griffith Engineers	10.08.2021
9.	Design Certificate - Hydraulic & Fire Services + Plans (numbered H1101, 1201, 1202, 2101-2105, 3101-3104, 4101, 4201, 4301 & 4302)	Sparks and Partners	06.08.2021
10.	Sydney Water Tap In Approval	Sydney Water Corporation	04.05.2021
11.	Civil Design Certificate + Plans (numbered C001-C005, C010, C011, C020-C022, C030-C034, C040, C041, C045 & C046)	AT&L	16.08.2021
12.	Approval for the updated staging plan - DA# 8 & 9	Planning, Industry & Environment	01.07.2021
13.	Statement - Staging plan - DA# 8 & 9	Goodman Property Services	31.05.2021
14.	Letter - VPA Works-in-kind credits - DA#20	Planning, Industry & Environment	21.07.2021
15.	WIK Discharge- DA#20	Planning, Industry & Environment	Not Dated
16.	Sydney Water - Extension Plan - DA#26	Land & Partners PL	27.07.2021
17.	Certificate of Practical Completion- DA#26	NBN	11.02.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
18.	Sydney Water - Sewerage Plans - DA#26	Land & Partners PL	21.10.2020
19.	Letter - Reticulation of Electricity- DA#26	Endeavour Energy	27.07.2021
20.	Notice of Arrangements - Electricity- DA#26	Endeavour Energy	26.02.2021
21.	NBN Pit & Pipe Infrastructure Plans - DA#26	NBN	08.07.2020
22.	Landscape Management Plan- DA#35	Scape Design	31.03.2021
23.	Landscape Completion Certificate - Western Bund- DA#37	Scape Design	04.09.2020
24.	Statement - Completion of landscape bund- DA#37	Goodman Property Services	07.07.2020
25.	Email confirming no comments required for the signage- DA#43A	Planning, Industry & Environment	08.02.2021
26.	Signage Approval- DA#43A	Goodman Property Services	02.02.2021
27.	Approval of Construction Environmental Management Plan- DA#65	Planning, Industry & Environment	04.06.2021
28.	Letter - Noise Barrier	ErSed	30.10.2020
29.	Erosion and Sediment Control Plan - DA#80	Rubicon Envro PL	10.08.2021
30.	Statement - Snake Management Measures - DA#96	Ecologique	01.05.2020
31.	Electrical Design Certificate + Plans	Design & Construct Electrical PL	12.08.2021
32.	Architectural Design Compliance Statement + External/Cladding/Insulation/Sarking Statement/Schedule	SBA Architects PL	06.08.2021
33.	Cladding Materials/Test Report No.16-006359 - Proctor Wrap Wall	AWTA	12.12.2016
34.	Cladding Materials/Test Report No. NR-17008 - CSR Bradford Wall Batts	CSR	18.12.2017
35.	Cladding Materials/Test Report No. R-20078 - CSR Bradford	CSR	04.02.2021
36.	Cladding Materials/Test Report No. 19-002996 - Metal Sheeting	AWTA	28.06.2019
37.	Cladding Materials/Group Number Assessment 19-002991 -Aluminium Panel	AWTA	12.08.2019
38.	Cladding Materials/Certificate of Test No. FNE11605 - Colorbond Steel	CSIRO	11.02.2016
39.	Cladding Materials/Colorbond & Zincalume steel	Fielders	March 2020
40.	Cladding Materials/Lsysaght - roofing and walling	Bluescope	Nov 2019
41.	Construction Environmental Management Plan	SLR	07.04.2021
42.	Cladding Materials/Test Report No. FNC12107A - sculpform aluminium	CSIRO	22.01.2018



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	2 Aldington Road, Kemps Creek
OWNER:	BGMG 11 ATF BGMG 1 Oakdale West
DEVELOPMENT APPLICATION NO.:	SSD7348
CONSTRUCTION CERTIFICATE NO.:	CC-21128

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 Signaling Equipment	AS 1670.3 – 2018	✓
Automatic Fail-Safe Devices	BCA Clause D2.21	✓
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 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	BCA 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	✓
Warning & Operational Signs	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.



18 August 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
2 ALDINGTON ROAD, 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 (Aust) Pty Ltd
Subject Address: 2 Aldington Road, Kemps Creek
Project No. 210019
Date Received: 18 August 2021
Date Determined: 18 August 2021

Please find undercover a copy of the Construction Certificate No. CC-21128 for the proposed CC1: Early works including in-ground stormwater services, foundations, structure wall and roof sheeting (excluding offices) only, associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development.

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,

Paul Whelan
Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd



18 August 2021

The Director- General
The Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Provided undercover for The Department's information a copy of the Construction/Occupation Certificate No. CC-21128. This letter is notice that the following application for a Construction Certificate has now been approved for the proposed development.

Applicant: Goodman Property Services (Aust) Pty Ltd
Subject Address: 2 Aldington Road, Kemps Creek
Project No. 210019
Date Received: 18 August 2021
Date Determined: 18 August 2021

Please find undercover a copy of the Construction Certificate No. CC-21128 for the proposed CC1: Early works including in-ground stormwater services, foundations, structure wall and roof sheeting (excluding offices) only, associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development.

We have also enclosed a copy of the following for The Departments record:

- + Application form;
- + Fire Safety Schedule; and
- + Approved documentation and other documentation relied upon as indicated on the Construction Certificate.

We note that as this submission is for The Department's information only no payment has been provided.

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,

Paul Whelan
Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd



18 August 2021

Goodman Property Services Pty Ltd
1-11 Hayes Road
Rosebery NSW 2018

Attention: Luke Ridley

Dear Luke,

**REFERENCE: DA NO. SSD7348
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 18.08.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21128 and associated documentation for the proposed CC1: Early works including in-ground stormwater services, foundations, structure wall and roof sheeting (excluding offices) only, associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development.

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,

Paul Whelan
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 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.

COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

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