




CONSTRUCTION CERTIFICATE

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

| | | | | | | | | | | | | | |
|---|---|----------------|---------------------------|-------|------------|-------|-----------|-------|----------|-------|----------|--------|------------|
| CERTIFICATE No.: | CC-21151 | | | | | | | | | | | | |
| TYPE: | <input checked="" type="checkbox"/> Building Work | | | | | | | | | | | | |
| DETERMINATION: | Approved | | | | | | | | | | | | |
| DATE OF DETERMINATION: | 29 September 2021 | | | | | | | | | | | | |
| SUBJECT LAND: | <table border="0"> <tr><td>Lot 1</td><td>DP 663937</td></tr> <tr><td>Lot 2</td><td>DP 1215268</td></tr> <tr><td>Lot 6</td><td>DP 229784</td></tr> <tr><td>Lot 2</td><td>DP 84578</td></tr> <tr><td>Lot 3</td><td>DP 85393</td></tr> <tr><td>Lot 11</td><td>DP 1178389</td></tr> </table> | Lot 1 | DP 663937 | Lot 2 | DP 1215268 | Lot 6 | DP 229784 | Lot 2 | DP 84578 | Lot 3 | DP 85393 | Lot 11 | DP 1178389 |
| 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, Kempas 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 & Email | Phone: 0413 435 020 Email: luke.ridley@goodman.com | | | | | | | | | | | | |
| OWNER: | | | | | | | | | | | | | |
| Name | BGMG 11 ATF BGMG 1 Oakdale West | | | | | | | | | | | | |
| Address | 1-11 Hayes Road, Rosebery NSW 2018 | | | | | | | | | | | | |
| Phone & Email | Phone: 0413 435 020 Email: luke.ridley@goodman.com | | | | | | | | | | | | |
| DESCRIPTION OF DEVELOPMENT: | <p>CC2: Remainder of works, 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.</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <i>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.</i> <i>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i> | | | | | | | | | | | | |
| 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), MOD 8 (10.09.2021) | | | | | | | | | | | | |
| 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 | Blackett Maguire + Goldsmith Pty Ltd | | | | | | | | | | | | |
| Accreditation No. | RBC00004 | | | | | | | | | | | | |
| SIGNATURE: | <div style="display: flex; align-items: center;">  <div> <p>Date: 29/09/2021</p> </div> </div> | | | | | | | | | | | | |
| SIGNED ON BEHALF OF BM+G: | <table border="0"> <tr> <td style="vertical-align: top;">Dean Goldsmith</td> <td style="vertical-align: top;">Accreditation No. BDC0141</td> </tr> </table> | Dean Goldsmith | Accreditation No. BDC0141 | | | | | | | | | | |
| 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 | 13 | 17.09.2021 | GA131 | 7 | 17.09.2021 |
| GA101 | 9 | 17.09.2021 | GA132 | 3 | 17.09.2021 |
| GA102 | 9 | 17.09.2021 | GA133 | 3 | 17.09.2021 |
| GA103 | 6 | 17.09.2021 | GA135 | 5 | 17.09.2021 |
| GA104 | 6 | 17.09.2021 | GA140 | 4 | 17.09.2021 |
| GA110 | 8 | 17.09.2021 | GA141 | 4 | 17.09.2021 |
| GA111 | 8 | 17.09.2021 | GA142 | 3 | 17.09.2021 |
| GA112 | 7 | 17.09.2021 | GA143 | 3 | 17.09.2021 |
| GA113 | 5 | 17.09.2021 | GA145 | 3 | 17.09.2021 |
| GA130 | 6 | 17.09.2021 | GA146 | 3 | 17.09.2021 |

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. | Accessibility Design Compliance Statement | DDA Consult | 13.09.2021 |
| 3. | Accessibility Performance Solution Report | DDA Consult | 13.09.2021 |
| 4. | 04.Architectural Design Compliance Statement | SBA Architects PL | 17.09.2021 |
| 5. | CC#18 - Electrical Design Certificate | Design and Construction Electrical PL | 14.09.2021 |
| 6. | CC#19 - Mechanical Air Handling Systems Design Certificate | Eastwood Air Conditioning PL | 16.09.2021 |
| 7. | CC#20, 24 & 25 - Hydraulics & Fire Services Certificate | Sparks & Partners PL | 08.09.2021 |
| 8. | CC#27 - Lift Compliance Certificate | The New Lift Company PL | 08.09.2021 |
| 9. | CC#28 - Fire Engineering Report | Core Engineering Group PL | 31.08.2021 |
| 10. | CC#30 - Letter - FER Acceptance | Goodman Property Services PL | 08.09.2021 |
| 11. | CC#33 & 34 - Design Compliance Report - Section J | EMF Griffiths Australia | 10.09.2021 |
| 12. | CC#35 - Landscape Design Certificate | Scape Design | 16.09.2021 |
| 13. | Civil Design Certification | AT&L | 20.09.2021 |
| 14. | DA#18 - Structural Design Certificate | Griffiths Engineers Australia | 16.09.2021 |
| 15. | DA#18 - Structural Plans | Griffiths Engineers Australia | 17.08.2021 |
| 16. | DA#26 - Certificate of Practical Completion - NBN | NBN | 11.02.2021 |



| ITEM | DOCUMENTATION | PREPARED BY | DATE |
|------|--|----------------------|------------|
| 17. | DA#26 - NBN Plans | NBN | 08.07.2020 |
| 18. | DA#26 - Notification of Arrangement - Electricity | Endeavour Energy | 26.02.2021 |
| 19. | DA#26 - Reticulation of Electricity | Endeavour Energy | 27.07.2021 |
| 20. | DA#26 - Reticulation of Electricity | Endeavour Energy | 27.07.2021 |
| 21. | DA#26 - Sydney Water Plans | Land Partners PL | 21.10.2020 |
| 22. | DA#26 - Sydney Water Plans | Land Partners PL | 27.01.2021 |
| 23. | DA#47 - Email - Confirmation of online driveway CC | Penrith City Council | 12.08.2021 |
| 24. | Email confirming IFSR Will not be provided | FRNSW | 10.09.2021 |

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

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

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

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 31.08.2021
REFERENCE NO. & VERSION: F201483_FER_02
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION NO.: BDC3200

- + Plans and Specifications relating to Relevant Fire Safety Systems:

| ITEM | DOCUMENTATION | PREPARED BY | DATE |
|------|--|--------------------------|------------|
| 1. | Design Certification – Fire Protection Services | Innovative Fire Services | 17.09.2021 |
| 2. | Sprinkler Plans numbered WD-001-009 & FA-001-007 | Innovative Fire Services | 06.08.2021 |
| 3. | Fire Alarm System Plans numbered FA-001-007 | Innovative Fire Services | 08.03.2021 |
| 4. | Design Certificate – Hydraulic & Fire Services | Sparks and Partners | 24.09.2021 |
| 5. | Hydraulic Services Plans numbered H4101, H4201 | Sparks and Partners | 06.08.2021 |

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 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-21151 |

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 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021. | ✓ |
| 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 C2.13 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 Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021. | ✓ |
| 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 | BCA Part D and & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021 | ✓ |
| Perimeter Vehicular Access | BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021 | ✓ |
| Portable Fire Extinguishers | BCA Clause E1.6 & AS 2444 – 2001 | ✓ |
| Smoke Hazard Management | BCA Clause E2.2, Spec. E2.2b, AS1668.1 – 2015 and & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021 | ✓ |
| Warning & Operational Signs | AS 1905.1 – 2015, BCA Clause D3.6 & E3.3 | ✓ |



| 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 Limitations+ Extended Egress distances of:<ul style="list-style-type: none">- 47m to an exit and 95m between alternative exits in Warehouse 1B1- 45m to an exit and 90m between alternative exits in Warehouse 1B2- 80m between alternative exits in Warehouse 1C+ Rationalisation of smoke exhaust within building 1B+ Omission of FRL to enclosure under non-fire isolated stairs+ Omission of Radiant Heat Protection to External Hydrants+ Location of Sprinkler Booster | <p>BCA Performance Requirements CP2, CP9, DP4, EP1.3, EP1.4, EP2.2 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021.</p> | <p>✓</p> |



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.



29 September 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: 27 September 2021
Date Determined: 29 September 2021

Please find undercover a copy of the Construction Certificate No. CC-21151 for the proposed CC2: Remainder of works, 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

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



29 September 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: 27 September 2021
Date Determined: 29 September 2021

Please find undercover a copy of the Construction Certificate No. CC-21151 for the proposed CC2: Remainder of works, 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

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



29 September 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 27.09.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21151 and associated documentation for the proposed CC2: Remainder of works, 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

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au