



## CONSTRUCTION CERTIFICATE

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

|   |  |
|---|--|
| <b>CERTIFICATE NO.:</b>   | CC-21202   |
| <b>TYPE:</b>  | <input checked="" type="checkbox"/> Building Work  |
| <b>DETERMINATION:</b>   | Approved   |
| <b>DATE OF DETERMINATION:</b>   | 18 January 2022  |
| <b>SUBJECT LAND:</b>  |  |
| Lot & DP  | Lot 8 DP 1261030   |
| Address   | 2 Aldington Road, Kemps Creek NSW 2178   |
| <b>LOCAL GOVERNMENT AREA:</b>   | Penrith City Council   |
| <b>APPLICANT:</b>   |  |
| Name  | Ben McGilp   |
| Company   | Goodman Property Services (Aust) Pty Ltd   |
| Address   | 1-11 Hayes Road, Rosebery NSW 2018   |
| Phone   | Phone: 02 9230 7347 Mobile: 02 9230 7444   |
| Email   | Mack.bowman@goodman.com  |
| <b>OWNER:</b>   |  |
| Name  | BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust  |
| Address   | 1-11 Hayes Road, Rosebery NSW 2018   |
| Phone   | Phone: 02 9230 7347 Mobile: 02 9230 7444   |
| <b>DESCRIPTION OF DEVELOPMENT:</b>  | CC2: Services and the remainder of the works for the construction of the warehouse with the ancillary office, including office roof and wall cladding to the office + Bore Pit construction, associated with the Xylem Building 3A Warehouse & Distribution Centre (Site 3A Oakdale West Estate).<br><i>Note:</i><br><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   | DA20/0843 (15.04.2021), DA20/0843.02 (15.04.2021) & DA20/0843.03 (15.04.2021)  |
| <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: 18/01/2022  |
| <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         | A   | 18.11.2021 | GA-311         | A   | 18.11.2021 |
| GA-101         | A   | 18.11.2021 | GA-312         | A   | 18.11.2021 |
| GA-102         | A   | 18.11.2021 | GA-401         | A   | 18.11.2021 |
| GA-201         | A   | 18.11.2021 | GA-402         | A   | 18.11.2021 |
| GA-202         | A   | 18.11.2021 | GA-403         | A   | 18.11.2021 |
| GA-221         | A   | 18.11.2021 | GA-404         | A   | 18.11.2021 |
| GA-222         | A   | 18.11.2021 | GA-405         | A   | 18.11.2021 |
| GA-301         | A   | 18.11.2021 | GA-406         | A   | 18.11.2021 |
| GA-305         | A   | 18.11.2021 | GA-415         | A   | 18.11.2021 |
| GA-306         | A   | 18.11.2021 | GA-416         | A   | 18.11.2021 |
| GA-310         | A   | 18.11.2021 | GA-417         | A   | 18.11.2021 |

#### 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 Application Form                                      | Goodman Property Services (Aust) PL | 15.09.2021   |
| 2.   | CC Staging Letter  | Goodman Property Services (Aust) PL | 15.12.2021   |
| 3.   | Architectural Design Compliance Statement                | SBA Architects PL                   | 07.12.2021   |
| 4.   | Structural Design Statement                              | Costin Roe Consulting PL            | 15.12.2021   |
| 5.   | Electrical Design Compliance Certificate                 | DNK Electrical                      | 09.11.2021   |
| 6.   | Mechanical Design Intent certificate                     | Swec Engineering Consultancy        | 21.10.2021   |
| 7.   | Bushfire Design Compliance Certificate                   | Blackash Bushfire Consulting        | 14.01.2021   |
| 8.   | Office Hydrant Coverage Plan                             | SBA Architects PL                   | 22.09.2021   |
| 9.   | Site Hydrant Coverage Plan                               | SBA Architects PL                   | 13.09.2021   |
| 10.  | Warehouse Hose Reel Coverage Plan                        | SBA Architects PL                   | 02.11.2021   |
| 11.  | Civil Certification                                      | AT&L                                | 23.12.2021   |
| 12.  | Statement - FER Acknowledgement                          | Goodman Property Services (Aust) PL | 29.10.2021   |
| 13.  | Statement -Clause D3.4 Exemption                         | Goodman Property Services (Aust) PL | 25.11.2021   |
| 14.  | Section J JV3 Report                                     | Sustainable Development Consultants | October 2021 |
| 15.  | Noise & Vibration Assessment                             | Wilkinson Murray PL                 | 11.12.2020   |
| 16.  | Final Filling Report - Earthworks                        | Ground Technologies PL              | 26.06.2021   |
| 17.  | Site Inspection Memo                                     | Ground Technologies PL              | 06.08.2021   |
| 18.  | Connection of Load Letter - Endeavour Energy             | Endeavour Energy                    | 10.11.2021   |
| 19.  | Certificate of Practical Completion - Telecommunications | NBN                                 | 04.02.2021   |



| ITEM | DOCUMENTATION                              | PREPARED BY                     | DATE       |
|------|--|---------------------------------|------------|
| 20.  | Fire Engineering Report                    | Core Engineering Report         | 17.12.2021 |
| 21.  | Peer Review Report                         | Minerva                         | 02.12.2021 |
| 22.  | Access Report                              | Morris Goding Access Consulting | 07.10.2021 |
| 23.  | Email confirming satisfaction of CTMP      | Penrith Council                 | 11.08.2021 |
| 24.  | Email confirming IFSR will not be provided | FRNSW                           | 22.12.2021 |
| 25.  | Design Certificate – Hydraulic Services    | Acor Consultants                | 22.12.2021 |
| 26.  | Design Certificate - Lifts                 | Kleemann                        | 07.10.2021 |

#### 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:** 17.12.2021  
**REFERENCE NO. & VERSION:** F201588\_FER\_02  
**NAME OF FIRE SAFETY ENGINEER:** Graham Morris  
**ACCREDITATION NO.:** 3200

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

| ITEM | DOCUMENTATION  | PREPARED BY      | DATE                                |
|------|--|------------------|-------------------------------------|
| 27.  | Dry & Wet Fire Services Plans numbered FF-FA-100, 201, FF-FS-000, 100, 101, 201 & 300                                      | Force Fire       | 06.10.2021, 27.10.2021 & 29.10.2021 |
| 28.  | Fire Services Design – FHR & FH  | ACOR Consultants | 22.12.2021                          |
| 29.  | Design Endorsement Certificate –Fire Sprinkler, Detection & Alarm System   | Force Fire       | 21.12.2021                          |
| 30.  | Design Certificate – Fire Services – Fire sprinklers, Smoke Detection, OWS, fire extinguishers, alarm signalling equipment | Force Fire       | 21.12.2021                          |
| 31.  | Hydraulic Services Plans numbered H.01, 3.01 & 3.02  | ACOR Consultants | 15.10.2021                          |

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*

|                                      |   |
|--------------------------------------|---|
| <b>ADDRESS:</b>                      | 2 Aldington Road, Kemps Creek               |
| <b>OWNER:</b>                        | BGMG11 Pty Ltd AFT BGMG1 Oakdale West Trust |
| <b>DEVELOPMENT APPLICATION NO.:</b>  | DA20/0843                                   |
| <b>CONSTRUCTION CERTIFICATE NO.:</b> | CC-21202                                    |

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 Signalling Equipment   | AS 1670.3 – 2018  | ✓        |
| Automatic Fire Suppression Systems                                 | BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.4, 6 –2012 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021. | ✓        |
| 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 C2.12 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. F201588_FER_02 Revision 02, dated 17.12.2021                           | ✓        |
| Fire Hydrant Systems   | Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021                             | ✓        |
| 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  | EP&A Regulation Clause 186 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021                                 | ✓        |
| Perimeter Vehicular Access   | BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021  | ✓        |
| 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. F201588_FER_02 Revision 02, dated 17.12.2021                          | ✓        |
| Warning & Operational Signs  | Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, 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"><li>+ Perimeter Vehicular Access</li><li>+ Extended Travel Distances &amp; Smoke Hazard Management</li><li>+ Hydrants Beneath the Awning</li><li>+ Use of 50m Fire Hose Reels</li><li>+ Sprinkler Booster Location</li></ul> | <p>BCA Performance Requirements CP9, DP4, EP1.1, EP1.3, EP1.4 &amp; EP2.2, Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021</p> | <p style="text-align: center;">✓</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.*



18 January 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA20/0843  
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. 200423  
Date Received: 23 December 2021  
Date Determined: 18 January 2022

Please find undercover a copy of the Construction Certificate No. CC-21202 for the proposed CC2: Services and the remainder of the works for the construction of the warehouse with the ancillary office, including office roof and wall cladding to the office + Bore Pit construction, associated with the Xylem Building 3A Warehouse & Distribution Centre (Site 3A Oakdale West Estate).

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**



18 January 2022

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

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. DA20/0843  
2 ALDINGTON ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 23.12.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21202 and associated documentation for the proposed CC2: Services and the remainder of the works for the construction of the warehouse with the ancillary office, including office roof and wall cladding to the office + Bore Pit construction, associated with the Xylem Building 3A Warehouse & Distribution Centre (Site 3A Oakdale West Estate).

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**