



CONSTRUCTION CERTIFICATE (AMENDED)

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

CERTIFICATE NO.:	CC-21003/A
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	02 February 2021
DATE OF AMENDMENT A:	31 August 2021
DATE OF AMENDMENT B:	25 November 2021
SUBJECT LAND:	
Lot & DP	Lot 26 DP 1269741
Address	2-18 Aldington Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Graham Pinney
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7120 Email: graham.pinney@goodman.com
OWNER:	
Name	BGMG 11 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2178
Phone / Fax / Email	Phone: 02 9230 7120 Email: Ben.milner@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC5: Landscaping and minor design amendments, associated with Stage 2 development including construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking. <i>Note:</i> <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><i>This staged Construction Certificate excludes all tenant fitout works.</i>
DESCRIPTION OF AMENDMENT B:	Modification to Carpark Layout.
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD 10397 (09.04.2020) & MOD 1 (23.09.2020)
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
RDC00004

SIGNATURE:



Dean Goldsmith

Date: 25/11/2021

SIGNED ON BEHALF OF BM+G:

Accreditation No. BDC 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS (AMENDMENT B)

- + Architectural Plans prepared by SBA Architects Pty Ltd

<i>DRAWING NUMBER</i>	<i>REV</i>	<i>DATE</i>	<i>DRAWING NUMBER</i>	<i>REV</i>	<i>DATE</i>
DA101	1	19.11.2021	BWU2-SBA-SI-GF-DR-AR-105	L	11.11.2021
BWU2-SBA-SI-GF-DR-AR-100	BB	19.11.2021	BWU2-SBA-SI-GF-DR-AR-106	Q	01.09.2021
BWU2-SBA-SI-GF-DR-AR-101	V	09.11.2021	BWU2-SBA-SI-GF-DR-AR-107	N	11.11.2021
BWU2-SBA-SI-GF-DR-AR-102	Y	19.11.2021	BWU2-SBA-SI-GF-DR-AR-108	P	15.10.2021
BWU2-SBA-SI-GF-DR-AR-103	T	11.11.2021	BWU2-SBA-SI-GF-DR-AR-109	U	11.11.2021
BWU2-SBA-SI-GF-DR-AR-104	U	11.11.2021			

APPROVED PLANS

- + Architectural Plans prepared by SBA Architects Pty Ltd:

<i>DRAWING NUMBER</i>	<i>REV</i>	<i>DATE</i>	<i>DRAWING NUMBER</i>	<i>REV</i>	<i>DATE</i>
BWU2-SBA-EC-GF-DR-AR-123	C	16.10.2020	BWU2-SBA-WH-L2-DR-AR-222	L	26.11.2020
BWU2-SBA-GH-GF-DR-AR-120	F	18.11.2020	BWU2-SBA-WH-L2-DR-AR-223	N	27.10.2020
BWU2-SBA-GH-GF-DR-AR-121	C	05.11.2020	BWU2-SBA-WH-L2-DR-AR-224	P	27.10.2020
BWU2-SBA-GH-GF-DR-AR-125	E	10.11.2020	BWU2-SBA-WH-L3-DR-AR-226	K	26.11.2020
BWU2-SBA-GH-GF-DR-AR-126	D	05.11.2020	BWU2-SBA-WH-L3-DR-AR-227	L	26.11.2020
BWU2-SBA-PR-GF-DR-AR-124	D	10.11.2020	BWU2-SBA-WH-L3-DR-AR-228	L	27.10.2020
BWU2-SBA-WH-GF-DR-AR-211	P	26.11.2020	BWU2-SBA-WH-L3-DR-AR-229	P	27.10.2020
BWU2-SBA-WH-GF-DR-AR-212	M	26.11.2020	BWU2-SBA-WH-RF-DR-AR-231	J	26.11.2020
BWU2-SBA-WH-GF-DR-AR-213	N	27.10.2020	BWU2-SBA-WH-RF-DR-AR-232	E	29.10.2020
BWU2-SBA-WH-GF-DR-AR-214	N	26.11.2020	BWU2-SBA-WH-RF-DR-AR-233	M	13.11.2020
BWU2-SBA-WH-L1-DR-AR-216	L	26.11.2020	BWU2-SBA-WH-RF-DR-AR-234	E	29.10.2020
BWU2-SBA-WH-L1-DR-AR-217	M	26.11.2020	BWU2-SBA-WH-WE-DR-AR-241	J	29.10.2020
BWU2-SBA-WH-L1-DR-AR-218	S	13.11.2020	BWU2-SBA-WH-WE-DR-AR-242	N	26.11.2020
BWU2-SBA-WH-L1-DR-AR-219	Q	10.11.2020	BWU2-SBA-WH-WE-DR-AR-243	F	29.10.2020
BWU2-SBA-WH-L2-DR-AR-221	K	26.11.2020			

DOCUMENTATION RELIED UPON

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

- + Documentation:

<i>ITEM</i>	<i>DOCUMENTATION</i>	<i>PREPARED BY</i>	<i>DATE</i>
CC-21003			
1.	CC Application Form	Goodman Property Services (Aust) PL	06.04.2020
2.	Staged CC Letter	Goodman Property Services (Aust) PL	13.07.2020
3.	Architectural Design Compliance Statement	SBA Architects PL	30.11.2020
4.	Electrical Design Compliance Statement	ACOR Consultants	19.01.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
5.	Mechanical Services Design Compliance Statement	ACOR Consultants	02.02.2021
6.	Hydraulic Services Design Compliance Statement	ACOR Consultants	26.09.2020
7.	Landscape Design Statement and Landscape Plans	Cabbage Tree Landscape Scape Design	10.01.2021 17.12.2020
8.	Structural Design Statement	Costin Roe Consulting	23.11.2020
9.	Approval to pay levy instalments	Long Service Corporation	15.05.2020
10.	Long Service Levy receipt of payment no. 00449061	Long Service Corporation	22.10.2020
11.	D3.4 Concession Exemption Letter	Goodman Property Services (Aust) PL	01.10.2020
12.	Plans showing Compliant areas AS1428	Not Specified	Not Specified
13.	Fire Engineering Report Rev 6	Innova Services	11.12.2020
14.	Email confirming IFSR will not be provided	FRNSW	15.12.2020
15.	Fire Services Design Statement (Fire Sprinklers, Smoke Detection, OWS, Fire Extinguishers, Smoke Control, ASE & Automatic Fail-Safe Devices)	Force Fire & Safety	02.02.2021
CC-21003 (Amendment A)			
16.	CC Modification Application Form	Goodman Property Services (Aust) PL	29.04.2021
17.	Structural Design Certificate	Costin Roe Consulting	05.08.2021
18.	Electrical Design Statement	Acor Consultants	10.08.2021
19.	Mechanical Design Compliance Statement	Acor Consultants	10.08.2021
20.	Hydraulic Design Statement	Acor Consultants	10.08.2021
21.	FER Acceptance Letter	Goodman Property Services	03.08.2021
22.	Fire Engineering Report	Innova Services	30.07.2021
23.	External Wall System Disclosure Statement	SBA Architects PL	06.08.2021
24.	Performance Solution – Mezzanine Stair	Innova Services	19.08.2021
25.	Architects Design Compliance Statement	SBA Architects PL	06.08.2021
26.	Fire Services Design Statement (Fire Sprinklers, Smoke Detection, OWS, Fire Extinguishers, Smoke Control, ASE & Automatic Fail-Safe Devices)	Force Fire & Safety	06.08.2021
27.	Structural Design Certificate – stairs + plan numbered 0900PP01 EN E01	APC	23.08.2021
28.	Fire Engineering Report	Innova Services	30.07.2021
29.	Email confirming IFSR will not be provided	FRNSW	03.08.2021
CC-21003 (Amendment B)			
30.	CC Modification Application Form	Goodman Property Services (Aust) PL	28.10.2021
31.	Architects Design Compliance Statement	SBA Architects PL	18.11.2021
32.	Civil Design Statement	AT&L	16.11.2021
33.	Traffic Consultant Design Statement	Ason Group	24.11.2021



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: 30.07.2021
REFERENCE NO. & VERSION: 19378-R01 Rev 8
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: BDC0801

+ Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION (AMENDMENT A)	PREPARED BY	DATE
34.	<i>Fire Sprinkler, Detection and Alarm Systems – Specifications and Endorsement by Competent Fire Safety Practitioner</i>	<i>Force Fire & Safety</i>	<i>06.08.2021</i>
ITEM	DOCUMENTATION	PREPARED BY	DATE
35.	Fire Sprinkler, Detection and Alarm Systems Drawing No's: FA-100, FA-105, FA-110, FA-115, FA-150 – FA-154, FA-160 – FA-164, FA-170 – FA-173, FA-180 – FA-184, FS-100 – FS-119 & FS-300	Force Fire & Safety	07.10.2020
36.	Fire Sprinkler, Detection and Alarm Systems – Specifications and Endorsement by Competent Fire Safety Practitioner	Force Fire & Safety	19.01.2021

Pursuant to clause 146B of the EP&A regulation 2000, Blackett Maguire + Goldsmith Pty Ltd (RDC00004) 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:	2-18 Aldington Road, Kemps Creek NSW 2178
OWNER:	BGMG 11 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD 10397 & SSD 7348
CONSTRUCTION CERTIFICATE NO.:	CC-21003/B

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 Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Emergency Management Plan	AS 3745-2010 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020	
Exit Signs (including Dynamic Exit Signs)	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Fire Control Centre	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.5, C3.8; and AS 1905.1 – 2015 and manufacturer's specification, and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Fire Shutters	AS 1905.1-2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Insulated Sandwich Panels	IPCA Code of Practice 2017 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems – Smoke Exhaust	BCA Part E2, Spec. E2.2b& AS/NZS 1668.1 –2015 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6, E3.3 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓
<p>Fire engineered Alternative Solutions relating to:</p> <ul style="list-style-type: none"> + Perimeter Vehicular Access limitations + Fire Resistance Levels – Tensile Membrane Action + Fire Resistance – Omission of fire rating to Ground Floor Office and Mezzanine + Vertical separation of shafts + Fire Resisting Construction – Support of another part + Fire Resistance Levels – Rationalisation of Fire Resistance to Sanitary Facilities/Break-Out Rooms + Exposure between Fire Compartments + Reduced width of travel path on the ground floor and mezzanine access platforms + Discharge from fire isolated stairs into the office lobby / security area + Extended egress distances and rationalised Smoke Hazard Management design + Fire hydrant system design, including booster location, x3 lengths of hose for coverage and external hydrants under awnings and sprinkler booster location + Deletion of Fire Hose Reels to the Level 1-3 Robotics Fields and use of 50m Hose Reels in all other areas + Deletion of directional and emergency exit signage to the Level 1-3 Robotics Fields + The rapid roller doors protecting the dock doors have not been tested to comply with Table 4 of Specification C1.10. + Building elements that require a fire rating of 240 minutes for integrity and insulation will be protected by systems that achieve a time grading of not less than 120 minutes for integrity and insulation. + Permit the use of construction joints between various fire rated systems that are not in accordance with a tested prototype. + Building identification signage is constructed of backing material that has not been directly tested to achieve a Group Number 1 or 2. 	<p>BCA Performance Requirements CP1, CP2, CP4, CP8, CP9, DP4, DP5, DP6, EP1.1, EP1.3, EP1.4, EP2.2 & EP4.2, Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021</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.



25 November 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
2-18 ALDINGTON ROAD, KEMPS CREEK (OAKDALE WEST ESTATE)
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: 2-18 Aldington Road, Kemps Creek
Project No. 200139
Date Received: 28 October 2021
Date Determined: 25 November 2021

Please find undercover a copy of the Construction Certificate No. CC-21003 for CC5: Landscaping and minor design amendments, associated with Stage 2 development including construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking.

Amendment B being: Modification to carpark layout.

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



25 November 2021

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

Attention: Graham Pinney

Dear Graham,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
2-18 ALDINGTON ROAD, KEMPS CREEK (OAKDALE WEST ESTATE)
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 28.10.2021 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-21003 and associated documentation for CC5: Landscaping and minor design amendments, associated with Stage 2 development including construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking.

Amendment B being: Modification to Carpark Layout.

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