



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-22043
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	01 April 2022
SUBJECT LAND:	
Lot & DP	Lot 108 DP 1262310
Address	2 Aldington Road, Kemps Creek NSW 2178 (also known as 2-24 Emporium Avenue)
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Mack Bowman
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Fax: 02 9230 7444
Email	Mack.bowman@goodman.com
OWNER:	
Name	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7347 Fax: 02 9230 7444
Email	
DESCRIPTION OF DEVELOPMENT:	CC2: Services and the remainder of the works associated with the construction of the warehouse with ancillary office, including office roof and wall cladding to the office only , associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate). <i>Note:</i> <ol style="list-style-type: none">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.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	DA21/0440 dated 25.11.2021
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:	 Date: 01/04/2022
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	R	09.03.2022	GA125	H	09.03.2022
GA101	J	09.03.2022	GA130	J	09.03.2022
GA102	J	09.03.2022	GA131	J	09.03.2022
GA103	H	09.03.2022	GA132	H	09.03.2022
GA104	H	09.03.2022	GA135	G	09.03.2022
GA105	K	09.03.2022	GA137	F	09.03.2022
GA106	B	09.03.2022	GA138	F	09.03.2022
GA107	B	09.03.2022	GA139	E	09.03.2022
GA108	B	09.03.2022	GA150	E	09.03.2022
GA109	B	09.03.2022	GA151	E	09.03.2022
GA120	D	09.03.2022	GA160	C	09.03.2022
GA121	D	09.03.2022	GA161	C	09.03.2022

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 PL	08.03.2022
2.	Architectural Design Compliance Statement	SBA Architects PL	24.02.2022
3.	Electrical Design Compliance Certificate	DNK Electrical	25.02.2022
4.	Noise and Vibration Assessment	Wilkinson Murray	11.06.2021
5.	Provision of Telecommunications Services	NBN	10.02.2022
6.	Connection of load application - Endeavour Energy	Endeavour Energy	06.12.2021
7.	Evidence of submission of Geotechnical Engineer's certification to Council	Goodman	17.03.2022
8.	08.Email confirming no concerns for substation locations DA26	Penrith City Council	08.02.2022
9.	Fire Engineering Report	Core Engineering Group	14.02.2022
10.	Fire Engineering Peer Review Report	Minerva	15.02.2022
11.	Email confirming IFSR will not be provided	FRNSW	10.03.2022
12.	Architect Statement	SBA Architects	21.03.2022
13.	Structural Design Certification	Costin Roe Consulting	15.03.2022
14.	Civil Design Certification	AT&L	22.02.2022
15.	Mechanical Design Certificate	SWEC Engineering Consultancy	24.03.2022
16.	Hydraulic Services Design Statement	ACOR Consultants	15.03.2022
17.	Fire Services Design Statement – Sprinklers, Occupant Warning System, Fire Extinguishers, Alarm Signalling Equipment	Force Fire	15.02.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
18.	Access Report	Morris Goding Access Consulting	11.03.2022
19.	Goodman Staging Letter	Goodman	08.12.2021
20.	JV3 Performance Based Design Brief	Sustainable Development Consultants	02.02.2022
21.	Section J Energy Modelling & Analysis	Sustainable Development Consultants	Feb 2022
22.	FER Acknowledgement	Goodman	31.03.2022
23.	Noise and Vibration Assessment	Wilkinson Murray	09.08.2021
24.	Results of Bulk Earthworks Audit Report	PSM	07.10.2021
25.	Evidence of submission of Bulk Earthworks Audit Report to Council	Goodman	23.03.2022
26.	Confirmation of Compliance of Filling Works with AS3798-1996.	PSM	17.03.2022

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 Performance Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Group
DATE OF REPORT: 14.02.2021
REFERENCE NO. & VERSION: F201647 Rev 2
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION NO.: 3200

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

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Design Endorsement Certificate – Fire Sprinkler, Detection & Alarm System	Force Fire & Safety PL	15.02.2022
2.	Fire Services Plans numbered FF-A-201, FF-FA-100, FF-FA-200, FF-FS-000, FF-FS-100, FF-FS-101, FF-FS-103, FF-FS-104, FF-FS-200, FF-FS-201.	Force Fire & Safety PL	24.02.2022
3.	Design Endorsement Certificate – Fire Hydrants and Fire Hose Reels	ACOR Consultants	30.03.2022
4.	Fire Services Plans numbered FHC-01 & FHRC-01	ACOR Consultants	30.03.2022

Pursuant to Clause 22 of the EP&A (Development Certification and Fire Safety) Regulation, 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:	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
DEVELOPMENT APPLICATION NO.:	DA21/0440
CONSTRUCTION CERTIFICATE NO.:	CC-22043

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

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 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
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 D2.8 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Warehouse only)	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
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 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management System (including automatic operation of roller doors for make-up air)	BCA Part E2 & AS/NZS 1668.1 –2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓



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+ Extended Travel Distances and Smoke Hazard Management+ Hydrants Beneath Awnings and Omission of Radiant Heat Shields+ Use of 50m Fire Hose Reels+ Sprinkler Booster Location	<p>BCA Performance Requirements CP9, DP4, EP2, EP1.3, EP1.1, EP1.4 Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022</p>	<p style="text-align: center;">✓</p>



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.



01 April 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA21/0440
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 PL
Subject Address: 2 Aldington Road, Kemps Creek
Project No. 210238
Date Received: 08 March 2022
Date Determined: 01 April 2022

Please find undercover a copy of the Construction Certificate No. CC-22043 for the proposed **CC2**: Services and the remainder of the works associated with the construction of the warehouse with ancillary office, including office roof and wall cladding to the office **only**, associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, 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



BLACKETT
MAGUIRE+
GOLDSMITH

1 April 2022

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

Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. DA21/0440
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 08.03.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22043 and associated documentation for the proposed **CC2**: Services and the remainder of the works associated with the construction of the warehouse with ancillary office, including office roof and wall cladding to the office **only**, associated with the construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, 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

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



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 Blackett Maguire + Goldsmith Pty Ltd