

CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-20109												
TYPE:	<input checked="" type="checkbox"/> Building Work												
DETERMINATION:	Approved												
DATE OF DETERMINATION:	07 July 2020												
SUBJECT LAND:													
Lot & DP	<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
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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	Ben Milner												
Company	Goodman Property Services (Aust) Pty Ltd												
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000												
Phone / Fax / Email	Phone: 02 9230 7120 Email: ben.milner@goodman.com												
OWNER:													
Name	BGMG 11 Pty Ltd												
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000												
Phone / Fax / Email	Phone: 02 9230 7120 Email: ben.milner@goodman.com												
DESCRIPTION OF DEVELOPMENT:	<p>CC1: Earthworks and footings only, associated with the construction of a warehouse facility with ancillary offices, hardstand, recessed docks, and carparking (Building 1A) in the 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 7b, 5, & 8												
DEVELOPMENT CONSENT:													
Development Application No. & Date of Determination	SSD7348 dated 13.09.2019, MOD 2 dated 21.04.2020, MOD 3 dated 03.04.2020												
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 section 81(A)5 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



Dean Goldsmith

SIGNATURE:

Date: 07/07/2020

SIGNED ON BEHALF OF BM+G:

Accreditation No. BPB 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

- + Architectural Plans prepared by SBA Architects:

DRAWING NUMBER	REV	DATE
GA-100	P6	27.05.2020

- + Civil Site Plans prepared by Costin Roe Consulting:

DRAWING NUMBER	REV	DATE
C09447.26-32	A	18.06.2020

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 Pty Ltd	01.05.2020
2.	Notice of Commencement / PCA Appointment Form	Goodman Property Services Pty Ltd	01.05.2020
3.	Receipt of Payment - Long Service Levy – Receipt No.5293148 and Instalment Approval	Long Service Corporation	20.05.2020 & 23.06.2020
4.	Approval of Environmental Representative Infrastructure works	NSW Government, Planning, Industry & Environment	30.09.2019
5.	Architectural Design Statement	SBA Architects	08.05.2020
6.	Civil Design Certificate + Plans	Costin Roe Consulting	11.05.2020
7.	Confirmation of Dilapidation Report to DPE	NSW Government, Planning, Industry & Environment	04.05.2020
8.	Construction Environmental Management Plan v.1.3	SLR	24.06.2020
9.	DPI lodgement confirmation – condition A9 – notice of commencement of construction works	Goodman / Planning	15.05.2020
10.	Satisfactory Arrangements Certificate – Public Infrastructure	NSW Government, Planning, Industry & Environment	19.04.2019
11.	Site Survey Plan	LTS	14.01.2020
12.	Statement – Aboriginal Artefacts	Artefact	05.05.2020
13.	Statement – Snake Management Measures	Ecologique	01.05.2020
14.	Structural Design Certificate + drawings	Costin Roe Consulting	25.05.2020
15.	DPIE Approval of Architectural Plans & Signage	NSW Planning, Industry and Environment	17.06.2020
16.	Water NSW Construction Licence	Norton Rose Fulbright	12.12.2019
17.	Executed VPA	DPE / Goodman/BGMG 11 PL	18.12.2006
18.	Approval of Updated Estate Construction Environmental Management Plan (Civil Works)	NSW Planning, Industry and Environment	27.05.2020
19.	Erosion and Sediment Control Plans 9C10, C20 & C25	Costin Roe Consulting	11.05.2020
20.	DPIE Approved Signage Details/Specifications	Wizardry Imaging & Signs	07.05.2020
21.	Installation Program for Retaining Walls	Burton Civil Engineering Contractors	04.05.2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
22.	NBN Approved Provisions for Comms Facilities & Post Execution Agreement	NBN	10.10.2019 & 19.06.2020
23.	DPIE Approval of Staging Plan	NSW Planning, Industry and Environment	17.06.2020
24.	CC Staging Letter	Goodman	11.06.2020
25.	Letter – D16 – Dilapidation Report	Richard Crookes Construction	29.05.2020
26.	Letter – D81 – Erosion Control Statement	Richard Crookes Construction	29.05.2020
27.	Approval of Construction Environmental Management Plan – Building 1A and CEMP	NSW Planning, Industry and Environment	30.06.2020
28.	Building Plan Approval & Stamped Plan	Sydney Water Corporation and AT&L	28.05.2020
29.	DPIE WIK Practical Completion Extension VPA WIK Letter	NSW Planning, Industry and Environment	26.06.2020



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	Building 1A, 2 Aldington Road, Kemps Creek
OWNER:	BGMG Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD7348
CONSTRUCTION CERTIFICATE NO.:	CC-20109

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	✓
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 Control Centre	BCA Spec E1.8	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005	✓
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
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	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, 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.



07 July 2020

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
BUILDING 1A, 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. 190119

Date Received: 02 May 2020

Date Determined: 02 July 2020

Please find undercover a copy of the Construction Certificate No. CC-20109 for the proposed CC1: Earthworks and footings **only**, associated with the construction of a warehouse facility with ancillary offices, hardstand, recessed docks, and carparking (Building 1A) in the Oakdale West Stage 1 Development.

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

- + Application form and Notice of Commencement / Appointment of PCA 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 \$36.00 for the submission of this Part 4A 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



7 July 2020

Goodman Property Services Pty Ltd
Level 17, 60 Castlereagh Street
Sydney NSW 2000

Attention: Ben Milner

Dear Ben,

**REFERENCE: DA NO. SSD7348
BUILDING 1A, 2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 01.05.2020 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-20109 and associated documentation for the proposed CC1: Earthworks and footings **only**, associated with the construction of a warehouse facility with ancillary offices, hardstand, recessed docks, and carparking (Building 1A) in the 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,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



02 July 2020

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
BUILDING 1A, 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. 190119

Date Received: 02 May 2020

Date Determined: 02 July 2020

Please find undercover a copy of the Construction Certificate No. CC-20109 for the proposed CC1: Earthworks and footings **only**, associated with the construction of a warehouse facility with ancillary offices, hardstand, recessed docks, and carparking (Building 1A) in the Oakdale West Stage 1 Development.

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

- + Application form and Notice of Commencement / Appointment of PCA 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 \$36.00 for the submission of this Part 4A 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



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 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd