



CONSTRUCTION CERTIFICATE

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

| | | |
|---|---|----------------------------|
| CERTIFICATE NO.: | CC-22024 | |
| TYPE: | <input checked="" type="checkbox"/> Building Work | |
| DETERMINATION: | Approved | |
| DATE OF DETERMINATION: | 24 May 2022 | |
| SUBJECT LAND: | | |
| Lot & DP | Lot 101 DP 1262308 | |
| Address | 1 Emporium Avenue, Kemps Creek NSW 2178 (previously 2 Aldington Road) | |
| LOCAL GOVERNMENT AREA: | Penrith City Council | |
| APPLICANT: | | |
| Name | Ben Milner | |
| Company | Goodman Property Services (Aust) Pty Ltd | |
| Address | 1-11 Hayes Road, Rosebery NSW 2018 | |
| Phone / Fax / Email | Phone: 02 9230 7120 Email: ben.milner@goodman.com | |
| OWNER: | | |
| Name | BGMG 11 as Trustee for BGMG 1 Oakdale West Trust | |
| Address | 1-11 Hayes Road, Rosebery NSW 2018 | |
| Phone / Fax / Email | Phone: 02 9230 7120 Email: ben.milner@goodman.com | |
| DESCRIPTION OF DEVELOPMENT: | CC4: Coles Fit-Out Works (Automation Equipment/Racking Structures and associated services) <u>only</u> , associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development. <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 7b, 5, 8 & 10b | |
| 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, MOD 4 dated 24.03.2020, MOD 5 dated 05.11.2020 | |
| 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 (Development Certification and Fire Safety) Regulation 2021 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: 24/05/2022 |
| SIGNED ON BEHALF OF BM+G: | Dean Goldsmith | Accreditation No. BDC 0141 |



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects:

| DRAWING NUMBER | REV | DATE | DRAWING NUMBER | REV | DATE |
|----------------|-----|------------|----------------|-----|------------|
| GA-110 | P | 17.12.2021 | GA-114 | G | 05.09.2021 |
| GA-111 | J | 01.12.2021 | GA-115 | G | 05.09.2021 |
| GA-112 | G | 26.02.2021 | GA-116 | F | 23.11.2021 |
| GA-113 | G | 05.09.2021 | | | |

+ Architectural Plans (Fit-Out Sections and Elevations):

| DRAWING NUMBER | DATE | DRAWING NUMBER | DATE |
|-------------------|------------|---------------------|------------|
| Cross Cut AIO | 17.12.2021 | Cross Cut WA Puffer | 17.12.2021 |
| Cross Cut CPS HBW | 17.12.2021 | Length Cut HBW | 17.12.2021 |
| Cross Cut Ges | 17.12.2021 | Length Cut OPM | 17.12.2021 |
| Cross Cut OPM | 17.12.2021 | Length Cut Repack | 17.12.2021 |

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. | Portal CC Application Form | Goodman Property Services Pty Ltd | 19.05.2022 |
| 2. | Long Service Levy Receipt No.L0000035727 | Long Service Corporation | 14.02.2022 |
| 3. | Email confirming IFSR will not be provided | FRNSW | 18.02.2022 |
| 4. | Design Certificate – Electrical (Fit-out) | Modcol PL | 22.03.2022 |
| 5. | Design Certification – Mechanical | Paramount Air Conditioning (Aust) PL | 21.02.2022 |
| 6. | Structural Design Certificate (Base Building) | Costin Roe Consulting PL | 06.04.2022 |
| 7. | Building Sustainability Assessments letter | Building Sustainability Assessments | 13.02.2022 |
| 8. | Architect Design Compliance Statement | SBA Architects PL | 22.02.2022 |
| 9. | Design Certificate – Electrical (General) | Modcol PL | 21.10.2021 |
| 10. | FER Compliance Letter | Core Engineering Group | 11.04.2022 |
| 11. | Structural Verification Letter (AIO, OPM and LFS High Bay Racking) | David Beneke Consulting | 04.05.2022 |
| 12. | Letter of Opinion – Structural Steel Mezzanine Floor | David Beneke Consulting | 04.05.2022 |
| 13. | Statement of Compliance – Electrical Works (Fit-out) | Nilsen (NSW) PL | 04.05.2022 |
| 14. | Structural Certificate of Design Intent – Structural Conveyor Support Structures | Witron Australia PL | 17.05.2022 |
| 15. | Fire Engineering Report | Core Engineering Group | 06.12.2021 |



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: 06.12.2021
REFERENCE NO. & VERSION: F201080_Rev 4
NAME OF FIRE SAFETY ENGINEER: Sandro Razzi
ACCREDITATION NO.: 0501

+ Plans and Specifications relating to Relevant Fire Safety Systems:

| ITEM | DOCUMENTATION | PREPARED BY | DATE |
|------|---|---------------------------------------|------------|
| 1. | Fire Services Plans numbered FS00 - FS07, FS100 - FS113, FS201 - FS218, FS300 - FS335, FS400 - FS402, FP400. 402, FS500, 510, 520, 521, FS 601 - FS605, FS901 -FS907, | Select Fire Systems PL | 22.10.2021 |
| 2. | Design Endorsement Certificate – Fire Systems Design – Sprinkler System Design | Allfire Design Fire Protection Design | 25.02.2022 |
| 3. | Fire Services Plans numbered 200 - 204 | Allfire Design Fire Protection Design | 25.10.2021 |
| 4. | Design Endorsement Certificate – Fire Detection & Alarm System | Microfire Systems PL | 21.02.2022 |
| 5. | Fire Services Specifications (Sprinklers) numbered FS01-FS03 | Select Fire Systems PL | 22.10.2021 |
| 6. | Fire Alarm Layout – Site Plan & Schematic | Select Fire Systems PL | 24.02.2021 |
| 7. | Hydraulic & Fire Engineering Design Endorsement Certificate | Sparks + Partners | 22.02.2022 |
| 8. | FH Coverage Plans numbered H7.01, 7.03, 7.05, 7.07, 7.09 & 7.11 | Sparks + Partners | 31.05.2021 |
| 9. | FHR Coverage Plans numbered H7.02, 7.04, 7.06, 7.08, 7.10 & 7.12 | Sparks + Partners | 31.05.2021 |
| 10. | Hydraulic Services Specification Plan – H1.04 | Sparks + Partners | 31.05.2021 |

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 cl. 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

| | |
|--------------------------------------|--|
| ADDRESS: | 1 Emporium Avenue, Kemps Creek |
| OWNER: | BGMG 11 as Trustee for BGMG 1 Oakdale West Trust |
| DEVELOPMENT APPLICATION NO.: | SSD7348 |
| CONSTRUCTION CERTIFICATE NO.: | CC-22024 |

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 Fail Safe Devices | BCA Clause D2.21 | ✓ |
| Automatic Fire Detection & Alarm System | BCA Spec. E2.2a & AS 1670.1 – 2018 Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Automatic Fire Suppression Systems | BCA Spec. E1.5 & AS 2118.1 – 2017 & AS4214-2018, AS1940-2017, FM Global Data Sheets 8-1, 8-9, 8-34,3-26, 7-11, 7-29 & 7-31 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Automated Racking System | Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| 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 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Emergency Management Plan and Building Management Procedures (including Skybridge Sterile Area) and Block Plans | Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Emergency Lighting | BCA Clause E4.4 & AS 2293.1 – 2018 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Exit Signs | BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Fire Control Centre | BCA Spec E1.8 | ✓ |
| Fire Hose Reels | BCA Clause E1.4 & AS 2441 – 2005 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Fire Hydrant Systems | Clause E1.3 & AS 2419.1 – 2005 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |



| Statutory Fire Safety Measure | Design / Installation Standard | Proposed |
|--|---|----------|
| Insulated Sandwich Panels | Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 & IPCA Ltd Code of Practice Version 4.3, AS ISO 9705-2003, FM 4881 – 2016 | ✓ |
| 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 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Perimeter Vehicular Access | BCA Clause C2.4 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Portable Fire Extinguishers | BCA Clause E1.6 & AS 2444 – 2001 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Required Exit Doors (power operated) | BCA Clause D2.19(b) | ✓ |
| Smoke Hazard Management Systems | BCA Part E2 & AS/NZS 1668.1 –2015 Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Smoke Separation/Doors | BCA Spec. C3.4 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | |
| Warning & Operational Signs | Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.5, E3.3, Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 | ✓ |
| Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access limitations + Omission of FRL's to Flybridge Structure + Rationalised FRL's to base building structure + Use of PIR Core External Wall cladding materials + Reduced FRL to Fire Wall separating the Warehouse and Main Office + Extended Egress Distances + Rationalised Smoke Hazard Management System + Reduced Egress Widths + Omission of Radiant Heat Protection to External Hydrants + Reduced Hydrant & Hose Reel coverage and deletion of emergency lighting and exit signs in automated racking systems + Utilisation of Alternative Fire Suppression Systems | Fire Engineering Report prepared by Core Engineering numbered F201080_FER_04 Revision 04 dated 06.12.2021 and BCA Performance Requirements CP1, CP2, CP9, DP4, DP6, EP1.1, EP1.3, EP1.4, EP2.2, EP4.1 & EP4.2 | ✓ |



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.



24 May 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
1 EMPORIUM AVENUE, 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 (Aust) Pty Ltd

Subject Address: 1 Emporium Avenue, Kemps Creek

Project No. 190119

Date Received: 19 May 2022

Date Determined: 24 May 2022

Please find undercover a copy of the Construction Certificate No. CC-22024 for the proposed CC4: Coles Fit-Out Works (Automation Equipment/Racking Structures and associated services) only, associated with the construction of Warehouse 1A in Precinct 1 of the 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,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd



24 May 2022

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

Attention: Ben Milner

Dear Ben,

**REFERENCE: DA NO. SSD7348
1 EMPORIUM AVENUE, KEMPS CREEK
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 19.05.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22024 and associated documentation for the proposed CC4: Coles Fit-Out Works (Automation Equipment/Racking Structures and associated services) only, associated with the construction of Warehouse 1A in Precinct 1 of 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