



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-22173
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	23 August 2022
<b>SUBJECT LAND:</b> Lot & DP	Lot 105 DP 1262310 Lot 107 DP 1262310 Lot 26 DP 1269741
<b>Address</b>	2 Aldington Road, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b> Name Company Address Phone & Email	Scott Simmons Aspect Furniture Pty Ltd 3 Kelham Place, Glendenning NSW 2761 Phone: 0428 334 977 Email: Scott@aspectfurniture.com
<b>OWNER:</b> Name Address Phone & Email	BGMG 11 ATF BGMG 1 Oakdale West 1-11 Hayes Road, Rosebery NSW 2018 Phone: 0413 435 020 Email: luke.ridley@goodman.com
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC5: Racking and Signage to Warehouse 1B-1 <u>only</u> , associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development. <i>Note:</i> <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	SSD7348 (13.09.2019), MOD 1 (27.03.2020), MOD 2 (21.04.2020), MOD 3 (03.04.2020), MOD 4 (24.03.2020), MOD 5 (05.11.2020), MOD 6 (10.02.2021), MOD 7 (07.10.2021), MOD 8 (10.09.2021), MOD 9 (08.12.2021)
<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 (Development Certification and Fire Safety) Regulation 2021 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 Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
<b>SIGNATURE:</b>	 Date: 23/08/2022
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith Accreditation No. BDC0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

- + Architectural Plan prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA101	12	23.06.2022			

- + Signage Plans prepared by Informe Global Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
Building Sign	-	-	Building Elevation	-	-

#### 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 Portal Application Form	Goodman Property Services	23.08.2022
2.	Long Service Levy Receipt No. L0000079098	Long Service Corporation	23.08.2022
3.	Architectural Design Compliance Statement	SBA Architects PL	19.08.2022
4.	FH & FHR Coverage Plans	Sparks and Partners PL	23.06.2022
5.	Signage Design Disclosure Statement	Informe Global	09.08.2022
6.	Email correspondence for fire services	Innovative Fire	11.08.2022
7.	Structural Engineering Computations	Robust Consulting Engineers PL	01.08.2022

#### EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Building Certification) Regulation 2017:

- + Proposed Alternative Solution Reports in respect of a fire safety requirement:

<b>TITLE OF REPORT:</b>	Fire Engineering Report
<b>DATE OF REPORT:</b>	31.08.2021
<b>REFERENCE NO. &amp; VERSION:</b>	F201483_FER_02
<b>NAME OF FIRE SAFETY ENGINEER:</b>	Graham Morris
<b>ACCREDITATION NO.:</b>	BDC3200

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

<b>ADDRESS:</b>	2 Aldington Road, Kemps Creek
<b>OWNER:</b>	BGMG 11 ATF BGMG 1 Oakdale West
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD7348
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-22173

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 Signaling Equipment	AS 1670.3 – 2018	✓
Automatic Fail-Safe Devices	BCA Clause D2.21	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021.	✓
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 C2.13 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021.	✓
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	BCA Part D and & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management	BCA Clause E2.2, Spec. E2.2b, AS1668.1 – 2015 and & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021	✓
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> <li>+ Perimeter Vehicular Access Limitations</li> <li>+ Extended Egress distances of:               <ul style="list-style-type: none"> <li>- 47m to an exit and 95m between alternative exits in Warehouse 1B1</li> <li>- 45m to an exit and 90m between alternative exits in Warehouse 1B2</li> <li>- 80m between alternative exits in Warehouse 1C</li> </ul> </li> <li>+ Rationalisation of smoke exhaust within building 1B</li> <li>+ Omission of FRL to enclosure under non-fire isolated stairs</li> <li>+ Omission of Radiant Heat Protection to External Hydrants</li> <li>+ Location of Sprinkler Booster</li> </ul>	BCA Performance Requirements CP2, CP9, DP4, EP1.3, EP1.4, EP2.2 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021.	✓



### **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.*



23 August 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348 (AS AMENDED)  
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: Aspect Furniture Pty Ltd  
Subject Address: 2 Aldington Road, Kemps Creek  
Project No. 210019  
Date Received: 23 August 2022  
Date Determined: 23 August 2022

Please find undercover a copy of the Construction Certificate No. CC-22173 for the proposed CC5: Racking and Signage to Warehouse 1B-1 only, associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of 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**



BLACKETT  
MAGUIRE+  
GOLDSMITH

23 August 2022

Aspect Furniture Pty Ltd  
3 Kelham Place  
Glendenning NSW 2761

Attention: Scott Simmons

Dear Scott,

**REFERENCE: DA NO. SSD7348 (AS AMENDED)  
2 ALDINGTON ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 23.08.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22173 and associated documentation for the proposed CC5: Racking and Signage to Warehouse 1B-1 only, associated with the construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of 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**

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Ultimo NSW 2007

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Broadway NSW 2007  
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