




CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-20208
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	28 January 2021
SUBJECT LAND:	
Lot & DP	Lot 1 DP 663937 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:	CC2: In-ground Stormwater works, Egress Tunnel Construction, Building Structure, Ground Floor Slabs, Facades, Roof Cladding, and In-Ground Services (Excluding Fire Services) only , associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development. <i>Note:</i> 1. 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. 2. 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:	
	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.
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.	ABC 4
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith
	Date: 28/01/2021 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-100	A	27.11.2020	GA-301	A	27.11.2020
GA-109	A	27.11.2020	GA-302	A	27.11.2020
GA-110	A	27.11.2020	GA-303	A	27.11.2020
GA-111	A	27.11.2020	GA-304	A	27.11.2020
GA-112	A	27.11.2020	GA-321	A	27.11.2020
GA-113	A	27.11.2020	GA-322	A	27.11.2020
GA-114	A	27.11.2020	GA-325	A	27.11.2020
GA-115	A	27.11.2020	GA-328	A	27.11.2020
GA-116	A	27.11.2020	GA-401	A	27.11.2020
GA-117	A	27.11.2020	GA-402	A	27.11.2020
GA-118	A	27.11.2020	GA-403	A	27.11.2020
GA-119	A	27.11.2020	GA-404	A	27.11.2020
GA-120	A	27.11.2020	GA-405	A	27.11.2020
GA-121	A	27.11.2020	GA-406	A	27.11.2020
GA-122	A	27.11.2020	GA-410	A	27.11.2020
GA-123	A	27.11.2020	GA-501	A	27.11.2020
GA-124	A	27.11.2020	GA-502	A	27.11.2020
GA-125	A	27.11.2020	GA-503	A	27.11.2020
GA-126	A	27.11.2020	GA-504	A	27.11.2020
GA-130	A	27.11.2020	GA-505	A	27.11.2020
GA-131	A	27.11.2020	GA-506	A	27.11.2020
GA-132	A	27.11.2020	GA-507	A	27.11.2020
GA-133	A	27.11.2020	GA-508	A	27.11.2020
GA-134	A	27.11.2020	GA-509	A	27.11.2020
GA-146	A	27.11.2020	GA-510	A	27.11.2020
GA-147	A	27.11.2020	GA-511	A	27.11.2020
GA-148	A	27.11.2020	GA-512	A	27.11.2020
GA-149	A	27.11.2020	GA-513	A	27.11.2020
GA-150	A	27.11.2020	GA-514	A	27.11.2020



DOCUMENTATION RELIED UPON

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

+ Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	CC Application Form	Goodman Property Services Pty Ltd	07.12.2020
2.	Receipt of Payment - Long Service Levy – Receipt No.00454581 (Instalment 9000797)	Long Service Corporation	23.11.2020
3.	Email confirming IFSR will not be provided	FRNSW	05.11.2020
4.	Hydraulic & Wet Fire Design Certificate	Sparks and Partners	20.11.2020
5.	Mechanical Design Certificate	Paramount Air-conditioning (Aust) PL	17.11.2020
6.	Electrical Design Certificate	Modcol PL	20.11.2020
7.	Civil Design Certificate	Costin Roe Consulting	17.11.2020
8.	Letter approving Staging Plan – DA#B15 & B17	NSW Government, Planning, Industry and Environment	17.06.2020
9.	Letter correspondence for DA#B15, B16 & B17 –Staging Plan	Goodman Property Services Pty Ltd	11.06.2020
10.	Water Main Extension Plans (DA#26)	AT&L	01.04.2020
11.	Section J Compliance Report	Building Sustainability Assessments	23.10.2020
12.	Sewerage Plans (DA#26)	Land Partners PL	21.10.2020
13.	Telecommunications Plans (DA#26)	NBN	08.07.2020
14.	Electrical Reticulation Plans	Endeavour Energy	30.07.2020
15.	Bushfire Compliance	ABPP	07.12.2020
16.	Fire Engineering Report Rev 3	Core Engineering Group	29.10.2020
17.	Email confirming IFSR will not be provided	FRNSW	05.11.2020
18.	CC Staging Letter	Goodman Property Services Pty Ltd	10.12.2020
19.	Statement confirming acceptance of FER	Goodman Property Services Pty Ltd	11.12.2020
20.	Email submission of plant registration documentation for lifts	KONE Elevators	25.11.2020
21.	Structural Design Certificate	Costin Roe Consulting	16.12.2020
22.	Architectural Design Compliance Statement	SBA Architects	21.12.2020
23.	Certification – Glasswool insulation batts and blankets	Ignis Solutions	30.04.2019
24.	Product Data Sheet – Austral Masonry	Brickworks	Not Specified
25.	Certificate of Test No. FNE11605 – Colourbond steel	CSIRO	11.02.2016
26.	Test Report No. 7-586147-CV – fibreglass roof panel	AWTA	19.07.2012
27.	Certificate of Conformity – Roof and wall sheeting systems	Code Mark	13.12.2019
28.	External Wall System Disclosure Statement	SBA Architects	13.01.2021
29.	Test Report No. 7-565059-NN – aluminium foil	AWTA	10.03.2009
30.	Certificate of Conformity No. CM20103 – Kingspan – roof and wall panels	Code Mark	17.07.2020
31.	Trapezoidal Wall Panel Installation Guide	Kingspan	Jan 2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
32.	Certificate of Conformity No. CM 30117 - Vitradual	Code Mark	28.08.2020
33.	Reflectivity Report for External Cladding	SBA Architects	14.01.2021
34.	FP1.4 Performance Solution Report - Weatherproofing	SBA Architects	19.01.2021
35.	EcoWall 225 Flush Glazed Framing Technical Manual	Aluminium Specialities Group	04.02.2014
36.	Certificate of Conformity No. GM_CM30033 Rev. A	Global-Mark Pty Ltd	07.12.2015

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: 29.10.2020
REFERENCE NO. & VERSION: F201080_Rev 3
NAME OF FIRE SAFETY ENGINEER: Sandro Razzi
ACCREDITATION NO.: 0501

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

ITEM	DOCUMENTATION	PREPARED BY	DATE
37.	Drawing and Specification Numbers H1.02, H1.03, H1.04, H1.50, H2.01, H2.02, H2.03, H2.04, H2.05, H2.06, H2.07, H3.01, H3.05, H3.06 & H3.07	Sparks + Partners	April 2020
38.	Fire Hydrant and Fire Hose Reel Endorsement by Competent Fire Safety Practitioner	Sparks + Partners	27.01.2021

Pursuant to clause 146B of the EP&A regulation 2000, Blackett Maguire + Goldsmith Pty Ltd (ABC4) 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:	BGMG Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD7348
CONSTRUCTION CERTIFICATE NO.:	CC-20208

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 Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
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_03 Revision 03 dated 29.10.2020	✓
Automated Racking System	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
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_03 Revision 03 dated 29.10.2020	✓
Emergency Management Plan and Building Management Procedures (including Skybridge Sterile Area) and Block Plans	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
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_03 Revision 03 dated 29.10.2020	✓
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_03 Revision 03 dated 29.10.2020	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Insulated Sandwich Panels	Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020 & 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_03 Revision 03 dated 29.10.2020	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	✓
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_03 Revision 03 dated 29.10.2020	✓
Smoke Separation/Doors	BCA Spec. C3.4 & Fire Engineering Report prepared by Core Engineering numbered F201080_FER_03 Revision 03 dated 29.10.2020	
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_03 Revision 03 dated 29.10.2020	✓
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_03 Revision 03 dated 29.10.2020 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 clause/s 144, 146B, 187 & 188 of the Environmental Planning & Assessment Regulation 2000 at the date of issue of this Construction Certificate.

Nil.



28 January 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
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: 10 December 2020
Date Determined: 28 January 2021

Please find undercover a copy of the Construction Certificate No. CC-20208 for the proposed CC2: In-ground Stormwater works, Egress Tunnel Construction, Building Structure and Ground Floor Slabs, Facades, Roof Cladding, and In-Ground Services (Excluding Fire 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 \$36.00 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

28 January 2021

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

Attention: Ben Milner

Dear Ben,

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

Your recent application for a Construction Certificate dated 07.12.2020 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-20208 and associated documentation for the proposed CC2: In-ground Stormwater works, Egress Tunnel Construction, Building Structure and Ground Floor Slabs, Facades, Roof Cladding, and In-Ground Services (Excluding Fire 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

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



28 January 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
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: 28 January 2021

Please find undercover a copy of the Construction Certificate No. CC-20208 for the proposed CC2: In-ground Stormwater works, Egress Tunnel Construction, Building Structure and Ground Floor Slabs, Facades, Roof Cladding, and In-Ground Services (Excluding Fire 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 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 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