



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-22205
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	11 October 2022
SUBJECT LAND:	
Lot & DP	Lot 111 DP 1262310
Address	2 Aldington Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Luke Ridley
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Mobile: 0413 435 020
Email	Luke.ridley@goodman.com
OWNER:	
Name	BGMG 11 ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Mobile: 0413 435 020
Email	Luke.ridley@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC4: Landscaping, carparking and tenant signage <u>only</u> , associated with the Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking. <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 5 & 7b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD-22191322 (29.10.2021) & SSD-22191322-MOD-1 (14.07.2022)
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 Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
SIGNATURE:	 Date: 11/10/2022
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
GA-101	P	05.10.2022	GA-300	F	05.10.2022
GA-201	J	05.10.2022	GA-301	D	05.10.2022
GA-202	J	05.10.2022	GA-302	A	23.02.2022
GA-203	G	22.08.2022	GA-303	C	13.05.2022
GA-204	F	31.05.2022			

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 Portal application form	Goodman Property Services PL	10.10.2022
2.	Long Service Levy Receipt L0000056026	Long Service Corporation	13.05.2022
3.	Architectural Design Compliance Statement	SBA Architects PL	19.09.2022
4.	Traffic Design Statement	Ason Group	19.09.2022
5.	Design Certificate - Electrical	Modcol PI	19.09.2022
6.	External Wall System Disclosure Statement	Signcraft	26.09.2022
7.	Fire Engineering Report	Core Engineering Group	02.05.2022
8.	Structural Certificate of compliance design - signage	Dr Valdis Svavs	05.10.2022
9.	Verification and Certification of Structural Design Documents	Vistek PL	07.09.2022
10.	Verification and Certification of Structural Design Documents	Vistek PL	19.09.2022
11.	Landscape Design Certificate	Scape Design	06.10.2022



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	2 Aldington Road, Kemps Creek
OWNER:	BGMG 11 ATF BGMG 1 Oakdale West Trust
DEVELOPMENT APPLICATION NO.:	SSD-22191322
CONSTRUCTION CERTIFICATE NO.:	CC-22205

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 or AS 2118.4, 6 –2012 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, 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 C2.12, and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022	✓
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 & Fire Safety Engineering Report prepared by Core Engineering Group Report No F201648_FER Revision 03 dated 02.05.2022	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 –2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6, E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022	✓



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 & 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, EP1.5 and Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03 dated 02.05.2022</p>	<p>✓</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.



11 October 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-22191322
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE NO. 3**

As required by Clause 13(2) of the EP&A (DC&FS) Regulation 2021 (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. 210239
Date Received: 10 October 2022
Date Determined: 11 October 2022

Please find undercover a copy of the Construction Certificate No. CC-22205 for the proposed CC4: Landscaping, carparking and tenant signage only, associated with the Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking.

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



11 October 2022

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

Attention: Luke Ridley

Dear Luke,

**REFERENCE: DA NO. SSD-22191322
2 ALDINGTON ROAD, KEMPS CREEK
CONSTRUCTION CERTIFICATE NO. 3**

Your recent application for a Construction Certificate dated 10.10.2022 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22205 and associated documentation for the proposed CC4: Landscaping, carparking and tenant signage **only**, associated with the Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking.

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