

CONSTRUCTION CERTIFICATE

Pursuant to Part 4A of the Environmental Planning & Assessment Act 1979

CERTIFICATE NO.:	CC-190034/02
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	16 October 2019
SUBJECT LAND:	
Lot & DP	Lot 12 DP 1245992
Address	6 Aristida Close, Kemps Creek NSW 2175
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Ben McGilp
Company	Goodman Property Services (Aust) Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7130 Email: Stephen.Foster@goodman.com
OWNER:	
Name	BCAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Fax: 02 9230 7444
DESCRIPTION OF DEVELOPMENT:	CC2: Remainder of works excluding works associated with the storage of Dangerous Goods and racking, associated with the construction of the warehouse with ancillary office (Site 1D Oakdale South Estate).
	<i>Note:</i>
	1. <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>
	2. <i>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD 6917 dated 18.12.2017 (as amended)
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	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	ABC4
SIGNATURE:	
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith
	Date: 16 October 2019
	Accreditation No. BPB 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

+ Architectural Plans prepared by SBA Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA 101	N	02.09.2019	GA 211	A	24.05.2019
GA 102	E	02.09.2019	GA 301	A	24.05.2019
GA 103	G	02.09.2019	GA 302	A	24.05.2019
GA 121	B	19.08.2019	GA 303	A	24.05.2019
GA 201	H	02.09.2019	GA 304	A	24.05.2019
GA 202	J	02.09.2019	GA 305	C	29.07.2019
GA 210	A	24.05.2019			

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 (Aust) PL	13.02.2019
2.	Architectural Design Compliance Statement	SBA Architects	30.09.2019
3.	CC Staging Letter	Goodman	30.09.2019
4.	Civil Design Certificate	AT&L	02.04.2019
5.	Electrical Design Certificate	Modcol	28.08.2019
6.	Landscape Design Certificate	Site Image Landscape	03.09.2019
7.	Lift Design Certificate	Kleemann Australia	03.09.2019
8.	Statement confirming traffic items for DA condition E8 (c – h)	Goodman	02.09.2019
9.	Design Statement – Mechanical Services	Paramount Air-conditioning (Aust) PL	04.09.2019
10.	Email confirming IFSR will not be provided	FRNSW	18.06.2019
11.	Site & Office FH & FHR Coverage plans	Acor/SBA Architects	-
12.	Fire Engineering Report	Innova Services	20.08.2019
13.	Statement confirming acceptance of FER	Goodman	02.09.2019
14.	Statement confirming FER is consistent with FEBQ	Innova Services	20.08.2019
15.	Statement for population numbers	Goodman	05.09.2019
16.	Statement for items E53, 54 & 55 – dangerous goods	Goodman	02.09.2019
17.	Structural Design Certificate	Costin Roe Consulting	29.08.2019
18.	Section J Report	Sustainable Development Consultants	May 2019
19.	Swept Path Plan	AT&L	03.09.2019
20.	Access Compliance Statement – Access from site boundary into site	Morris Goding Access Consulting	10.09.2019
21.	Design Compliance Certificate – Fire Services	FlameSafe Fire Protection PL	30.08.2019



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: 20.08.2019
REFERENCE NO. & VERSION: 19021-R01 Issue 3
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: 0801

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

ITEM	DOCUMENTATION	PREPARED BY	DATE
22.	Design Endorsement Statement – Hydraulic Services	ACOR Consultants	30.09.2019
23.	Hydraulic Services Drawings numbered H1.01, 3.01, 3.02 & 5.01	ACOR Consultants	May 19, Jun 19 & Aug 19
24.	Hydraulic Services Specifications	ACOR Consultants	Not Dated
25.	Design Endorsement Statement – Wet & Dry Fire Services	FlameSafe Fire Protection PL	30.08.2019
26.	Fire Services Drawing number 32442-FC01	FlameSafe Fire Protection PL	15.10.2019

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: 6 Aristida Close, Kemps Creek NSW 2178
OWNER: BGAI 8 Pty Ltd
DEVELOPMENT APPLICATION NO.: SSD 6917 (as amended)
CONSTRUCTION CERTIFICATE NO.: 190034/02

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 – 2004	✓
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 – 2015	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005	✓
Fire Control Centre	BCA Spec E1.8	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019	✓
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Manual Smoke Clearance System	BCA Part E2 & AS/NZS 1668.1–2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019	✓
Warning & Operational Signs	BCA Clause D3.6 & E3.3	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
<p>Fire engineered Alternative Solutions relating to 'Speculative Warehouse & Distribution Centre':</p> <ul style="list-style-type: none">+ Perimeter Access is greater than 18m from the western external wall of each main office.+ The distance to the nearest exit is up to 85m in the warehouse and the distance between alternative exits in the warehouse is up to 175m.+ Provision of a single reservoir manual smoke clearance system.+ The fire hydrant booster is not located within site of the main entry to Warehouse 1; fire hydrants located under the external awnings are treated as external hydrants; and external hydrants (including those under the awnings) are not provided with a radiant heat shield.+ The sprinkler booster is not located within site of the main entry to Warehouse 1.+ 50m fire hose reels (54m coverage) are used to achieve coverage.	<p>BCA Performance Requirements CP9, DP4 & EP1.1, EP1.3, EP1.4 & EP2.2 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019</p>	<p style="text-align: center;">✓</p>



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.



16 October 2019

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

Dear Sir / Madam,

REFERENCE:

**DA NO. SSD 6917
6 ARISTIDA CLOSE, KEMPS CREEK NSW 2175
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: 6 Aristida Close, Kemps Creek NSW 2175
Project No. 190034
Date Received: 22 March 2019
Date Determined: 16 October 2019

Please find under cover a copy of the Construction Certificate No. CC-190034/02 for CC2: Remainder of works excluding works associated with the storage of Dangerous Goods and racking, associated with the construction of the warehouse with ancillary office (Site 1D Oakdale South Estate).

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 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

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

16 October 2019

Goodman Property Services (Aust) Pty Ltd
Level 17, 60 Castlereagh Street
Sydney NSW 2000
Attention: Ben McGilp

Dear Ben,

**REFERENCE: DA NO. SSD 6917 (AS AMENDED)
6 ARISTIDA CLOSE, KEMPS CREEK NSW 2175
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 13.02.2019 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-190034/02 and associated documentation for CC2: Remainder of works excluding works associated with the storage of Dangerous Goods and racking, associated with the construction of the warehouse with ancillary office (Site 1D Oakdale South Estate).

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 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 ©' ISBN 0 7347 6010 8 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 ©' ISBN 0 7347 6010 8. The guide can be obtained from the Office of Fair Trading website.

<http://www.fairtrading.nsw.gov.au/pdfs/corporate/publications/df242.pdf>

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, we recommend you transfer all documentation to a purpose designed form of storage media.

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

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22-36 Mountain St
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