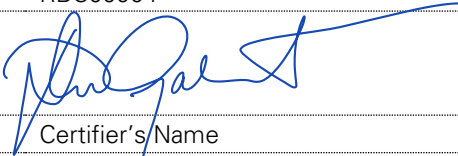




Construction Certificate

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

Certificate No.	CC-23109	
Type & Determination	Building Work	Approved
Date of Determination	19.06.2023	
+ Subject Land		
Lot + DP	Lot 108	DP 1262310
Address	2 Aldington Road, Kemps Creek NSW 2178 (also known as 2-24 Emporium Avenue)	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Mack Bowman	
Company	Goodman Property Services (Aust) Pty Ltd	
Address	1-11 Hayes Road, Rosebery NSW 2018	
Contact Details	Phone: 02 9230 7347	Email: Mack.bowman@goodman.com
+ Owner		
Name	Goodman Property Services (Aust) Pty Ltd	
Address	1-11 Hayes Road, Rosebery NSW 2018	
Contact Details	Phone: 02 9230 7347	Phone: 02 9230 7347
+ Description of Development		
Description	Installation of 3B-1 & 3B-2 Facade Signage and 3B-1 Freestanding Pylon Signage. <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.</i> <i>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</i>	
BCA Classification	Class	
Applicable BCA	National Construction Code 2019 Amendment 1– Building Code of Australia	
Development Consent	DA21/0440 dated 25.11.2021 & MOD1 dated 22.03.2022.	
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	
+ Details of Certifying Authority		
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd	
Accreditation Number	RBC00004	
Signature		
Signed on Behalf of BM+G	Certifier's Name	Date: 19.06.2023 Dean Goldsmith
	Registration Number:	BDC:0141

Liability limited by a scheme approved under Professional Standards Legislation

+ Schedule 1 – Schedule of Documentation

Approved Plans

+ Architectural Plans prepared by Wizardry Imaging & Signs

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
Sheet 1 - Cover	B	24.01.2023	Sheet 4 - S8 Pylon Frame Components	B	08.02.2023
Sheet 2 – S8 - Pylon	B	08.02.2023	Sheet 5 – S8 Proposed Location	B	08.02.2023
Sheet 3 - S8 Pylon Inner Framework	B	08.02.2023	Sheet 6 – General Notes	B	08.02.2023

+ Architectural Plans prepared by Wizardry Imaging & Signs

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
Sheet 1 - Cover	A	13.04.2023	Sheet 4 – Proposed Location	C	23.03.2023
Sheet 2 – Non Illuminated Sign	C	23.03.2023	Sheet 5 – Install Location	C	23.03.2023
Sheet 3 - Non Illuminated Sign	C	23.03.2023	Sheet 6 – General Notes	A	13.04.2023

+ Architectural Plans prepared by CWF

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
Sheet 1 - Cover	-	24.06.2022	Sheet 3 Location	4	17.02.2023
Sheet 2 – Specifications	2	16.02.2023			

Document 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 (Aust) PL	16.06.2023
2.	Design Certificate - Signage	Insight Sign Group	24.05.2023
3.	Signage Plans	Wizardry Imaging & Signs	24.01.2023
4.	Design Certificate - Signage	Insight Sign Group	24.05.2023
5.	Signage Plans	Wizardry Imaging & Signs	13.04.2023
6.	Structural Design Statement	Elegant Engineering PL	24.05.2023
7.	Email confirming satisfaction of condition DA 12 - signage	Penrith City Council	21.11.2022
8.	Structural Plans	CWF	30.03.2023
9.	Design Statement - Structural	CWF	14.06.2023
10.	Statement - Signage	Laurie Oar and Associates PL	15.06.2023

+ Schedule 2 – Fire Safety Schedule

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

Owner	Goodman Property Services (Aust) Pty Ltd
Subject Property	2 Aldington Road, Kemps Creek
Construction Certificate No.	CC-23109

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	+ Existing	+ Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓	
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 Control Centres / Rooms	BCA Spec E1.8	✓	
Fire Doors	BCA Clause D2.8 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. F201647 Revision 2 dated 14.02.2022	✓	
Fire Hydrant Systems (External Hydrants) (Street Hydrants)	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓	
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 109	✓	
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core	✓	

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
	Engineering Group Report No. F201647 Revision 2 dated 14.02.2022		
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓	
Smoke Hazard Management System (including automatic operation of roller doors for make-up air)	BCA Part E2 & AS/NZS 1668.1 –2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓	
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓	
Fire Engineered Performance Solutions relating to: <ol style="list-style-type: none"> 1. Perimeter Vehicular Access 2. Extended Travel Distances and Smoke Hazard Management 3. Hydrants Beneath Awnings and Omission of Radiant Heat Shields 4. Use of 50m Fire Hose Reels 5. Sprinkler Booster Location 	BCA Performance Requirements CP9, DP4, EP2, EP1.3, EP1.1, EP1.4 Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓	

+ Schedule 3 – Conditions of Construction Certificate

There are no conditions pursuant to section/s 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.

19 June 2023

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

Dear Sir/Madam

Re: DA No. DA21/0440 – 2 Aldington Road, Kemps Creek

As required by Section 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.	210238
Date Received	16.06.2023
Date Determined	19.06.2023

Please find undercover a copy of the Construction Certificate No. CC-23109 for the proposed installation of 3B-1 & 3B-2 Facade Signage and 3B-1 Freestanding Pylon Signage.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate following for Council's record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,



Dean Goldsmith
Director

BM+G

19 June 2023

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

Dear Sir/Madam

Re: DA No. DA21/0440 – 2 Aldington Road, Kemps Creek

Your recent application for a Construction Certificate dated 16.06.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23109 and associated documentation for the proposed installation of 3B-1 & 3B-2 Facade Signage and 3B-1 Freestanding Pylon Signage.

We have forwarded a copy of the Complying Development Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection and certification 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 that we will require to be undertaken 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

BM+G