



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-23026
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	17 March 2023
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 119 DP 1281374
Address	2 Cuprum Close, Kemps Creek NSW 2178 (Lot 111 DP 1262310 referenced on the DA22/0546) Now known as 1-3 Tundra Close, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Goodman Developments
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 0292307432
Email	auplanningapprovals@goodman.com
<b>OWNER:</b>	
Name	BGMG 11 Pty Ltd ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 0292307432
Email	
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC1: Buildings 5A & 5B Earthworks, Footings, In-ground stormwater, and Building Structure (Office Structures Inclusive) and Roof and Wall Cladding (Building 5A Warehouse Only) <b>only</b> , associated with the construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil works. <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	DA22/0546 (16.02.2023)
<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	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
<b>SIGNATURE:</b>	
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith
<b>AIBS PROFESSIONAL STANDARDS SCHEME:</b>	Liability limited by a scheme approved under Professional Standards Legislation.
	Date: 17/03/2023
	Accreditation No. BDC0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

+ Architectural Plans prepared by SBA Architects PL:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA-100	C	10.03.2023	GA-221	B	10.03.2023
GA-110	F	10.03.2023	GA-222	C	10.03.2023
GA-111	B	10.03.2023	GA-223	C	10.03.2023
GA-210	C	10.03.2023	GA-225	B	10.03.2023
GA-211	B	10.03.2023	GA-230	C	10.03.2023
GA-212	B	10.03.2023	GA-233	C	10.03.2023
GA-213	B	10.03.2023	GA-234	C	10.03.2023
GA-214	B	10.03.2023	GA-241	C	10.03.2023

#### 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 (Aust) PL	16.03.2023
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000109746	Long Service Corporation	14.03.2023
3.	Receipt of Payment - s7.12 Contributions No. 000001982	Penrith City Council	27.02.2023
4.	Receipt of Payment - Infrastructure Restoration Bond No. R0000063991	Penrith City Council	09.03.2023
5.	Receipt of Payment - s138 Application Payment No. DRV23/0106	Penrith City Council	14.03.2023
6.	Builder's Details	Qanstruct (Aust) PL	13.03.2023
7.	Site Survey	Total Surveying Solutions	Not Dated
8.	Civil Drawings	AT&L	09.03.2023
9.	Tap In Building Plan Approval	Sydney Water Corporation	24.02.2023
10.	Letter – no impact on holistic fire safety strategies	Core Engineering Group	08.03.2023
11.	Roofing and Walling Compliance Sheet	Lysaght	Nov 2019
12.	Weatherproofing - FP1.4 Performance Report	SBA Architects PL	14.03.2023
13.	Transgrid Compliance	Qanstruct (Aust) PL	01.03.2023
14.	Transgrid Letter	Transgrid	13.12.2022
15.	Statement - DA9 - Contravene the Planning Agreement	Goodman Property Services PL	09.03.2023
16.	Statement - DA15 - Import of Fill Statement	Goodman Property Services PL	15.03.2023
17.	Email - DA15 - PCC Council Approval of Fill	Penrith City Council	07.03.2023
18.	Email - DA21 - PCC CEMP Submission - Building 5A & 5B	Goodman Property Services PL	01.03.2023
19.	Construction Environmental Management Plan	SLR	22.02.2023



ITEM	DOCUMENTATION	PREPARED BY	DATE
20.	PCC_STG-M000054863_2 Aldington Road Kemps Creek	NBN	27.10.2021
21.	Email confirmation of receipt of driveway application	Penrith City Council	14.03.2023
22.	Email - DA41 – Council CTMP Endorsement	Penrith City Council	16.02.2023
23.	Bulk Earthworks Plans	AT&L	09.03.2023
24.	Structural Certificate	Costin Roe Consulting PL	16.03.2023
25.	Email / Statement confirming no anchors	Costin Roe Consulting PL	15.03.2023
26.	Weatherproofing - FP1.4 Performance Brief	SBA Architects PL	16.03.2023
27.	Connection of Load Application	Endeavour Energy	27.09.2022
28.	Civil Design Certification	AT&L	15.03.2023
29.	Discharge Certificate - Planning Agreement	NSW Planning & Environment	24.08.2021
30.	Stormwater MUSIC Model	Unknown	Unknown
31.	Structural Plans	Costin Roe Consulting PL	16.03.2023



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	2 Cuprum Close (1-3 Tundra Close), Kemps Creek
<b>OWNER:</b>	BGMG 11 Pty Ltd ATF the BGMG 1 Oakdale West Trust
<b>DEVELOPMENT APPLICATION NO.:</b>	DA22/0546
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-23026

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 Section 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 – BUILDING 5A

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Alarm Signaling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Detection System Note: This only applies to Building 5A where an automatic smoke exhaust system is required	BCA Spec. E2.2a & AS 1670.1 – 2018 & AS/NZS 1668.1 – 2015	✓
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 – 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 Centre (Building 5A only)	BCA Spec. E1.8	✓
Fire Doors	BCA Clause C2.12, 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 – 200	✓
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 (DC&FS) Regulation 2021 Clause 109	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Exhaust Systems (Building 5A only)	BCA Part E2, Spec. E2.2b & AS/NZS 1668.1 –2015	✓
Warning & Operational Signs	EP&A (DC&FS) Regulation 2021 Clause 108, BCA Clause D3.6 & E3.3, AS 1905.1 – 2015	✓



### **SCHEDULE – BUILDING 5B**

<b>Statutory Fire Safety Measure</b>	<b>Design / Installation Standard</b>	<b>Proposed</b>
Alarm Signaling Equipment	AS 1670.3 – 2018	✓
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 – 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 C2.12, 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 – 200	✓
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 (DC&FS) Regulation 2021 Clause 109	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	EP&A (DC&FS) Regulation 2021 Clause 108, BCA Clause D3.6 & E3.3, AS 1905.1 – 2015	✓



### **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.*



17 March 2023

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA22/0546  
2 CUPRUM CLOSE (1-3 TUNDRA CLOSE), KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

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 Cuprum Close (1-3 Tundra Close), Kemps Creek  
Project No. 220055  
Date Received: 16 March 2023  
Date Determined: 17 March 2023

Please find undercover a copy of the Construction Certificate No. CC-23026 for the proposed CC1: Buildings 5A & 5B Earthworks, Footings, In-ground stormwater, and Building Structure (Office Structures Inclusive) and Roof and Wall Cladding (Building 5A Warehouse Only) **only**, associated with the construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil works.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate 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  
**Blackett Maguire + Goldsmith Pty Ltd**

Liability limited by a scheme approved under Professional Standards Legislation.



17 March 2023

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

Attention: Goodman Developments

Dear Sir/Madam,

**REFERENCE: DA NO. DA22/0546  
2 CUPRUM CLOSE (1-3 TUNDRA CLOSE), KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 16.03.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23026 and associated documentation for the proposed CC1: Buildings 5A & 5B Earthworks, Footings, In-ground stormwater, and Building Structure (Office Structures Inclusive) and Roof and Wall Cladding (Building 5A Warehouse Only) **only**, associated with the construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil works.

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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## INSPECTION SCHEDULE

### STATUTORY MANDATORY CRITICAL STAGE INSPECTIONS

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

### OTHER REQUIRED INSPECTIONS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.

### COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 Amendment 1 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd