



CONSTRUCTION CERTIFICATE

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

CERTIFICATE NO.:	CC-23070
TYPE:	<input checked="" type="checkbox"/> Building Work
DETERMINATION:	Approved
DATE OF DETERMINATION:	21 April 2023
SUBJECT LAND:	
Lot & DP	Lot 106 DP 1262310
Address	13 Emporium Avenue, Kemps Creek NSW 2178 (Previously known as 2-18 Aldington Road)
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Goodman Developments
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
OWNER:	
Name	BGMG 11 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2178
Phone / Fax / Email	Phone: 02 9230 7120 Email: Ben.milner@goodman.com
DESCRIPTION OF DEVELOPMENT:	CC6: Solar Panel Installation to Building 2B.
	<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>
	3. <i>This staged Construction Certificate excludes all tenant fitout works.</i>
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT:	
Development Application No. & Date of Determination	SSD 10397 (09.04.2020), MOD 1 (23.09.2020) & MOD2 (04.05.2021)
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 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	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RDC00004
SIGNATURE:	 Date: 21/04/2023
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC 0141
AIBS PROFESSIONAL STANDARDS SCHEME:	Liability limited by a scheme approved under Professional Standards Legislation.



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

APPROVED PLANS

- + Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
BWU2-SBA-WH-RF-DR-AR-230	X	18.04.2023	BWU2-SBA-WH-RF-DR-AR-234	L	18.04.2023
BWU2-SBA-WH-RF-DR-AR-231	R	18.04.2023	BWU2-SBA-WH-RF-DR-AR-240	N	18.04.2023
BWU2-SBA-WH-RF-DR-AR-232	P	18.04.2023	BWU2-SBA-WH-RF-DR-AR-242	R	18.04.2023
BWU2-SBA-WH-RF-DR-AR-233	U	18.04.2023	BWU2-SBA-WH-RF-DR-AR-243	L	18.04.2023

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	21.04.2023
2.	Long Service Levy Receipt	Long Service Corporation	18.04.2023
3.	Architectural Design Compliance Statement	SBA Architects PL	20.04.2023
4.	Structural Assessment of Solar Racking and Panel Installation	Partridge	21.04.2023
5.	Bushfire Design Statement	Blackash Bushfire Consulting	17.04.2023
6.	FER Consistency Letter	Innova Fire Safety Specialists	18.04.2023
7.	Confirmation of Solar Installation Weight	Energy Aware PL	20.04.2023
8.	Energy Aware Confirmation Regarding LSL	Qanstruct (Aust) PL	21.04.2023
9.	Stamped CRC Crane Lift Plan Approval	Costin Roe Consulting	17.04.2023
10.	Design Compliance Statement - Solar Panels	Energy Aware PL	Not Dated



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

ADDRESS:	13 Emporium Avenue, Kemps Creek NSW 2178
OWNER:	BGMG 11 Pty Ltd
DEVELOPMENT APPLICATION NO.:	SSD 10397 & SSD 7348
CONSTRUCTION CERTIFICATE NO.:	CC-23070

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

Statutory Fire Safety Measure	Design / Installation Standard	Existing	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 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and Clause 3.22 of AS 1670.1 – 2018	✓	
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓	
Emergency Management Plan	AS 3745-2010 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 6, dated 11.12.2020		
Exit Signs (including Dynamic Exit Signs)	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Fire Control Centre	BCA Spec E1.8	✓	
Fire Doors	BCA Clause C2.12, C2.13, C3.5, C3.8; and AS 1905.1 – 2015 and manufacturer's specification, and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓	
Fire Shutters	AS 1905.1-2005 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
Insulated Sandwich Panels	IPCA Code of Practice 2017 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021		
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓	
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓	
Smoke Hazard Management Systems – Smoke Exhaust	BCA Part E2, Spec. E2.2b& AS/NZS 1668.1 –2015 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6, E3.3 and Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access limitations + Fire Resistance Levels – Tensile Membrane Action + Fire Resistance – Omission of fire rating to Ground Floor Office and Mezzanine + Vertical separation of shafts + Fire Resisting Construction – Support of another part + Fire Resistance Levels – Rationalisation of Fire Resistance to Sanitary Facilities/Break-Out Rooms + Exposure between Fire Compartments + Reduced width of travel path on the ground floor and mezzanine access platforms + Discharge from fire isolated stairs into the office lobby / security area + Extended egress distances and rationalised Smoke Hazard Management design + Fire hydrant system design, including booster location, x3 lengths of hose for coverage and external hydrants under awnings and sprinkler booster location + Deletion of Fire Hose Reels to the Level 1-3 Robotics Fields and use of 50m Hose Reels in all other areas + Deletion of directional and emergency exit signage to the Level 1-3 Robotics Fields + The rapid roller doors protecting the dock doors have not been tested to comply with Table 4 of Specification C1.10. + Building elements that require a fire rating of 240 minutes for integrity and insulation will be protected by systems that achieve a time 	BCA Performance Requirements CP1, CP2, CP4, CP8, CP9, DP4, DP5, DP6, EP1.1, EP1.3, EP1.4, EP2.2 & EP4.2, Fire Safety Engineering Report prepared by Innova Services, Report No. 19378-R01, Revision 8, dated 30.07.2021	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	Proposed
<p>grading of not less than 120 minutes for integrity and insulation.</p> <ul style="list-style-type: none">+ Permit the use of construction joints between various fire rated systems that are not in accordance with a tested prototype.+ Building identification signage is constructed of backing material that has not been directly tested to achieve a Group Number 1 or 2.			



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.



BLACKETT
MAGUIRE+
GOLDSMITH

21 April 2023

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
13 EMPORIUM AVENUE, KEMPS CREEK (OAKDALE WEST ESTATE)
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: 13 Emporium Avenue, Kemps Creek
Project No. 200139
Date Received: 21 April 2023
Date Determined: 21 April 2023

Please find undercover a copy of the Construction Certificate No. CC-23070 for CC6: Solar Panel Installation to Building 2B.

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

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@bmplug.com.au



BLACKETT
MAGUIRE+
GOLDSMITH

21 April 2023

The Director- General
The Department of Planning & Environment
12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
13 EMPORIUM AVENUE, KEMPS CREEK (OAKDALE WEST ESTATE)
CONSTRUCTION CERTIFICATE**

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Project No. 200139

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Yours sincerely,

Dean Goldsmith
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Email: admin@bmplug.com.au



21 April 2023

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

Attention: Lachlan O'Reilly

Dear Lachlan,

**REFERENCE: DA NO. SSD 10397 & SSD 7348
13 EMPORIUM AVENUE, KEMPS CREEK (OAKDALE WEST ESTATE)
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 21.04.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23070 and associated documentation for CC6: Solar Panel Installation to Building 2B.

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