




Construction Certificate

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

Certificate No.	CC-23137	
Type & Determination	Building Work	Approved
Date of Determination	14.07.2023	
+ Subject Land		
Lot + DP	Lot 119	DP 1281374
Address	119 Cuprum Close, KEMPS CREEK NSW 2178	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Goodman Developments	
Company	Goodman Property Services (Aust) Pty Ltd	
Address	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018	
Contact Details	Phone: (02) 9230 7432	Email: auplanningapprovals@goodman.com
+ Owner		
Name	Goodman Property Services (Aust) Pty Ltd	
Address	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018	
Contact Details	Phone: (02) 9230 7432	Email: auplanningapprovals@goodman.com
+ Description of Development		
Description	<p>CC1: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding only associated with the construction and use of two warehouse buildings (Lot 4C & 4D) at Oakdale West Estate for warehouse and distribution facility and ancillary works</p> <p>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.</p> <p>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</p>	
BCA Classification	Class 5 & 7b	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	DA23/0053 (02.06.2023)	
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	Tony Heaslip
	Registration Number:	BDC: 0178
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
GA100	F	07.07.2023	GA236	D	07.07.2023
GA200	E	07.07.2023	GA300	E	07.07.2023
GA210	D	07.07.2023	GA310	E	07.07.2023
GA230	D	07.07.2023	GA330	E	07.07.2023
GA235	E	07.07.2023	GA335	D	07.07.2023

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 Application Form	Goodman Property Services (Aust) Pty Ltd	13.07.2023
2.	Receipt of Payment – Long Service Levy – Receipt No. L0000121071	Long Service Corporation	04.07.2023
3.	Receipt of Payment – Section 138 Roads Act – Application IDDRV23/0330	Penrith City Council	11.07.2023
4.	Remittance Advice – Section 7.12 Contributions	Goodman Property Services (Aust) Pty Ltd	28.06.2023
5.	F3P1 Performance Based Design Brief and Performance Solution Report	SBA Architects PL	Not Dated
6.	Builder's Statement and license details	Qanstruct (Aust) PL	29.06.2023
7.	Structural and Concrete Set-out plans	Costin Roe Consulting PL	28.06.2023
8.	Structural Design Certification	Costin Roe Consulting PL	28.06.2023
9.	Letter confirming no anchoring within neighboring properties	Costin Roe Consulting PL	29.06.2023
10.	Civil/Stormwater Design Certificate	Sky Engineering & Project Management	07.07.2023
11.	Civil/Stormwater Plans	Sky Engineering & Project Management	29.06.2023
12.	Statement that no works associated with CC1 are proposed to contain Performance Solutions	Affinity Fire Engineering PL	27.06.2023
13.	Statement confirming development will not contravene SSD consent 7348 (as modified)	Goodman Property Services (Aust) PL	07.07.2023

+ Item	+ Documentation	+ Prepared by	+ Date
14.	Statement confirming development will not contravene SSD consent 7348 (as modified)	Qanstruct (Aust) PL	29.06.2023
15.	Email submission of geotechnical certification to Council	Goodman Property Services (Aust) PL	10.07.2023
16.	Bulk Earthworks Audit Report	PSM	02.09.2022
17.	Bulk Earthwork Specification – Filling, cutting and testing	PSM	02.12.2019
18.	Letter confirming filling works will be compacted in accordance with AS3798–1996	Qanstruct (Aust) PL	29.06.2023
19.	Construction Environmental Management Plan	SLR	06.07.2023
20.	Email submission of Construction Environmental Management Plan to Council	Goodman Property Services (Aust) PL	13.07.2023
21.	Reticulation of Electricity Letter	Endeavour Energy	09.03.2022
22.	Notification of Arrangement for the Provision of Distribution of Electricity	Endeavour Energy	13.12.2021
23.	Certificate of Practical Completion of Developer's Activities	NBN Co	11.02.2021
24.	Letter confirming works to be completed prior to the commencement of construction	Qanstruct (Aust) PL	29.06.2023
25.	Infrastructure Restoration Bond Application	Goodman Property Services (Aust) PL	07.07.2023
26.	Email submission of infrastructure bond restoration application to Council	Goodman Property Services (Aust) PL	12.07.2023
27.	Rainwater calculations - DA#40	Not Specified	Not Specified
28.	Stormwater Design Certificate	Sky Engineering & Project Management	07.07.2023
29.	Erosion and Sediment Control Plan	SEEC	12.07.2023
30.	Email confirming approval of the Construction Traffic Management Plan	Penrith City Council	30.06.2023
31.	Architectural Design Compliance Statement	SBA Architects PL	23.07.2023

+ 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	119 Cuprum Close, Kempas Creek
Construction Certificate No.	CC-23137

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 Fail Safe Devices	BCA Spec. 20 AS 1670.1 – 2018 & AS/NZS 1668.1 – 2015	✓
Automatic Fire Detection & Alarm System	BCA Spec. 17 AS 2118.1 – 2017	✓
Automatic Fire Suppression Systems	BCA Spec. 17, Clause 8 and/or Clause 3.22 of AS 1670.1 – 2018	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Clause E4D4 AS 2293.1 – 2018	✓
Emergency Lighting	BCA Clauses E4D5, E4D6 & E4D8 AS 2293.1 – 2018	✓
Exit Signs	AS 1670.3 – 2018	✓
Fire Doors	BCA Clause C3D13, C3D14 AS 1905.1 – 2015 Manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1D3 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1D3 AS 2419.1 – 2021	✓
Fire Seals	BCA Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2018 Manufacturer's specification	✓
Lightweight Construction	BCA Clause C2D9 AS 1530.4 – 2014 and Manufacturer's Specification	✓
Paths of Travel	EP&A (DC&FS) Regulation 2021 Clause 109	✓
Perimeter Vehicular Access	BCA Clause C3D5	✓
Portable Fire Extinguishers	BCA Clause E1D14 AS 2444 – 2001	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Smoke Hazard Management - Smoke Exhaust (Building 4C)	BCA Part E2 AS/NZS 1668.1 – 2015	✓
Warning & Operational Signs	BCA Clause D4D7 & E3D4 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.

14 July 2023

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

Dear Sir/Madam

Re: DA No. DA23/0053 – 119 Cuprum Close, 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	119 Cuprum Close, Kemps Creek
Project No.	220278
Date Received	13.07.2023
Date Determined	14.07.2023

Please find undercover a copy of the Construction Certificate No. CC-23137 for the proposed **CC1**: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding only associated with the construction and use of two warehouse buildings (Lot 4C & 4D) at Oakdale West Estate for warehouse and distribution facility and ancillary works.

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,



Tony Heaslip
Director

BM+G

Building Surveyor-Unrestricted (NSW)

14 July 2023

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

Dear Sir/Madam

Re: DA No. DA23/0053 – 119 Cuprum Close, Kempas Creek

Your recent application for a Construction Certificate dated 13.07.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23137 and associated documentation for the proposed **CC1**: Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding **only** associated with the construction and use of two warehouse buildings (Lot 4C & 4D) at Oakdale West Estate for warehouse and distribution facility and ancillary 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 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,



Tony Heaslip
Director

BM+G

Building Surveyor-Unrestricted (NSW)

+ Inspection and Certification 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 2022 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blakett Maguire + Goldsmith Pty Ltd