




## Construction Certificate

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

<b>Certificate No.</b>	CC-23132	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	14.07.2023	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 118	DP 1281374
<b>Address</b>	2 Cuprum Close, KEMPS CREEK NSW 2178	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Goodman Developments	
<b>Company</b>	Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018	
<b>Contact Details</b>	Phone: (02) 9230 7432	Email: auplanningapprovals@goodman.com
<b>+ Owner</b>		
<b>Name</b>	Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018	
<b>Contact Details</b>	Phone: (02) 9230 7432	Email: auplanningapprovals@goodman.com
<b>+ Description of Development</b>		
<b>Description</b>	<p><b>CC1:</b> Early Works including earthworks, stormwater, piers, footings, retaining walls, structural steel, wall and roof cladding <b>only</b> associated with the construction and use of two warehouse buildings (Lot 4A &amp; 4B) 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>	
<b>BCA Classification</b>	Class 5 & 7b	
<b>Applicable BCA</b>	National Construction Code 2022 Volume 1 – Building Code of Australia	
<b>Development Consent</b>	DA22/1110 (02.06.2023)	
<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>+ Details of Certifying Authority</b>		
<b>Certifying Authority</b>	Blackett Maguire + Goldsmith Pty Ltd	
<b>Accreditation Number</b>	RBC00004	
<b>Signature</b>		
<b>Signed on Behalf of BM+G</b>	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	E	27.06.2023	GA151	C	27.06.2023
GA100A	C	27.06.2023	GA155	C	27.06.2023
GA100B	C	27.06.2023	GA156	C	27.06.2023
GA101	E	27.06.2023	GA160	C	27.06.2023
GA102	E	27.06.2023	GA161	C	27.06.2023
GA115	D	27.06.2023	GA170	B	27.06.2023
GA116	D	27.06.2023	GA171	B	27.06.2023
GA117	D	27.06.2023	GA180	B	27.06.2023
GA150	C	27.06.2023	GA181	B	27.06.2023

### 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. L0000121069	Long Service Corporation	04.07.2023
3.	Notification of Arrangement for the Provision of Distribution of Electricity	Endeavour Energy	09.03.2022
4.	Statement of Suitability of Performance Solutions	Affinity Fire Engineering PL	27.06.2023
5.	Letter confirming builder's details	Qanstruct (Aust) PL	29.06.2023
6.	Letter confirming works to be completed prior to the commencement of construction	Qanstruct (Aust) PL	29.06.2023
7.	Design Compliance Statement	SBA Architects PL	28.06.2023
8.	Structural Design Certification	Costin Roe Consulting PL	28.06.2023
9.	Letter confirming no anchoring within neighbouring properties	Costin Roe Consulting PL	29.06.2023
10.	Letter confirming filling works will be compacted in accordance with AS3798–1996	Qanstruct (Aust) PL	29.06.2023
11.	Civil/Stormwater Specifications/plans	SKY Engineering and Project Management	29.06.2023
12.	Bulk Earthwork Specification	PSM	02.12.2019

+ Item	+ Documentation	+ Prepared by	+ Date
13.	Section 73 Certificate	Sydney Water	29.10.2021
14.	Statement confirming Lot 118 is serviced in accordance with Sydney Water's requirements	AT&L	26.06.2023
15.	Statement confirming development will not contravene SSD consent 7348 (as modified)	Qanstruct (Aust) PL	29.06.2023
16.	Results of Bulk Earthworks Audit – Lot 4B	PSM	30.09.2022
17.	Results of Bulk Earthworks Audit – Lot 4A	PSM	23.12.2022
18.	Email correspondence confirming satisfaction of all necessary requirements to fulfil Condition 49 of DA22/111	Penrith City Council	30.06.2023
19.	Certificate of Practical Completion of Developer's Activities	NBN Co	24.12.2020
20.	Plans of network infrastructure	NBN Co	23.09.2022
21.	Concrete set-out plans (x46 sheets)	Costin Roe Consulting PL	28.10.2023, 10.07.2023, 11.06.2023, 11.07.2023
22.	F3P1 Performance Based Design Brief and Performance Solution Report	SBA Architects PL	13.07.2023
23.	Design Certificate - Civil	Sky Engineering & Project Management	07.07.2023
24.	Architectural Design Compliance Statement	SBA Architects PL	11.07.2023
25.	Confirmation of conformance to SSDA	Goodman Property Services (Aust) PL	07.07.2023
26.	Email submission of geotechnical certification to Council	Goodman Property Services (Aust) PL	10.07.2023
27.	Construction Environmental Management Plan	SLR	06.07.2023
28.	Email submission of Construction Environmental Management Plan to Council	Goodman Property Services (Aust) PL	13.07.2023
29.	Infrastructure Restoration Bond Application	Goodman Property Services (Aust) PL	07.07.2023
30.	Email submission of infrastructure bond restoration application to Council	Goodman Property Services (Aust) PL	12.07.2023
31.	Rainwater calculations - DA#40	Not Specified	Not Specified
32.	Stormwater Drainage Plans	SKY Engineering and Project Management	29.06.2023
33.	Sediment and Erosion Control Plans	SEEC	11.07.2023
34.	Section 7.12 Contributions Remittance Advice – DA#61	Goodman Property Services (Aust) PL	20.06.2023

## + 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 Cuprum Close, Kemps Creek
Construction Certificate No.	CC-23132

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 (External Hydrants)	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	✓
Perimeter Vehicular Access	BCA Clause C3D5	✓
Portable Fire Extinguishers	BCA Clause E1D14 AS 2444 – 2001	✓
Smoke Exhaust Systems	BCA Part E2 AS/NZS 1668.1 – 2015	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Warning & Operational Signs	BCA Clause D4D7 & E3D4 AS 1905.1 – 2015	✓

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## **+ Schedule 3 – Conditions of Construction Certificate**

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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. DA22/110 – 2 Cuprum Close, Kemps Creek**

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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.

<b>Applicant</b>	Goodman Property Services (Aust) Pty Ltd
<b>Subject Address</b>	2 Cuprum Close, Kemps Creek
<b>Project No.</b>	220278
<b>Date Received</b>	13.07.2023
<b>Date Determined</b>	14.07.2023

Please find undercover a copy of the Construction Certificate No. CC-23132 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 4A & 4B) 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. DA22/110 – 2 Cuprum Close, Kempas Creek**

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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-23132 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 4A & 4B) 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

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### 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 Blackett Maguire + Goldsmith Pty Ltd