



## Construction Certificate

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

<b>Certificate No.</b>	CC-23181	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	22.11.2023	
<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>CC2:</b> Above ground Wet/Dry Fire and hydraulic services <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	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 SBA Architects Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
GA100	K	26.10.2023	GA130	M	26.10.2023
GA120	L	26.10.2023	GA133	C	26.10.2023
GA123	C	26.10.2023			

### 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	09.10.2022
2.	Email confirming IFSR will not be provided	FRNSW	24.10.2023
3.	Performance Based Design Brief - FEBQ	FRNSW	06.09.2023
4.	Statement - IFSR	Affinity Fire Engineering	09.10.2023
5.	FER Acceptance Letter	Goodman Property Services (Aust) Pty Ltd	09.10.2023
6.	Statement – solar panel system	Photon Energy Group	26.10.2023
7.	Architectural Design Compliance Statement	SBA Architects PL	26.10.2023
8.	Design Certification	SKY Engineering & Project Management	26.10.2023
9.	Confirmation of conformance to SSDA	Goodman Property Services (Aust) Pty Ltd	30.10.2023
10.	Fire Engineering Peer Review Report	Minerva Group (NSW) PL	25.10.2023
11.	Architectural Design Compliance Statement	SBA Architects PL	26.10.2023
12.	Hydraulic Services Certification	Entec Consultants	26.10.2023
13.	Hydraulic Services Plans numbered GA101, 102	SBA Architects PL	23.08.2023 & 24.08.2023
14.	Fire Services Plans numbered FS-101, 200, 201, 300, 500, 100, 301	Force Fire & Safety PL	25.10.2023, 26.10.2023, 04.08.2023
15.	Building Plan Assessment Application	Sydney Water Corporation	06.11.2023
16.	Design Certificate - Lift	Infinity Lifts PL	10.11.2023
17.	Plans – Connection of Load	Endeavour Energy	06.10.2023

+ Item	+ Documentation	+ Prepared by	+ Date
18.	Letter of Compliance with SSDA	Qanstruct (Aust) PL	16.11.2023
19.	Part J Modelling Report	Sustainable Consultants PL Development	15.11.2023
20.	Performance Based Design Brief	Sustainable Consultants PL Development	15.11.2023

## Performance Solutions

In conjunction with the approved plans and specifications the following Performance Solutions were relied upon in issuing the Construction Certificate:

### + Proposed Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
<b>Fire Safety Requirement</b>					
PS-1.	Fire Engineering Report	222093_FER_04	Affinity Fire Engineering	Thomas Newton (3149)	13.10.2023

## EP&A (Development Certification and Fire Safety) Regulation 2021 – Fire Safety Systems in Class 2-9 Buildings

Documentation relied upon as required by the section 22 of the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

### + Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
FS-1.	Hydraulic Services Certification	Entec Consultants	26.10.2023
FS-2.	+ Design Certificate (Fire Services) Automatic fire suppression system + BOWS + Fire extinguishers + Fire Control Centres & Rooms + Alarm Signalling Equipment	Force Fire & Safety PL	10.09.2023
FS-3.	Wet Fire Plan numbered H100	Entec Consultants	17.11.2023
FS-4.	Dry Fire Plan & Specification numbered FA-100 & 101	Force Fire & Safety PL	15.09.2023

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (RBC00004) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.

## + Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building
- + Please complete all sections in full using CAPITAL LETTERS

### Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

2 CUPRUM CLOSE, KEMPS CREEK

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 118	DP 1281374	OWE 4A/4B

### Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.  
 Reissued Fire Safety Schedule (please state reason below)

*Reason for Reissue of Schedule*

- Original Schedule Lost or Destroyed       Correction of errors or omissions.

### Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-23181

### Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA SPEC. 20 AS 1670.1 – 2018 & AS/NZS 1668.1 – 2015
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA SPEC. 17 AS 2118.1 – 2017
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. 17, CLAUSE 8 AND/OR CLAUSE 3.22 OF AS 1670.1 – 2018 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA CLAUSE E4D4 AS 2293.1 – 2018
6.	EMERGENCY LIGHTING	BCA CLAUSES E4D5, E4D6 & E4D8 AS 2293.1 – 2018
7.	EXIT SIGNS	AS 1670.3 – 2018

8.	FIRE DOORS	BCA CLAUSE C3D13, C3D14 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1D3 AS 2441 – 2005 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
10.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA CLAUSE E1D3 AS 2419.1 – 2021 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
11.	FIRE SEALS	BCA CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2018 MANUFACTURER'S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
13.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C3D5 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
14.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1D14 AS 2444 – 2001
15.	SMOKE EXHAUST SYSTEMS	BCA PART E2 AS/NZS 1668.1 – 2015 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
16.	WARNING & OPERATIONAL SIGNS	BCA CLAUSE D4D7 & E3D4 AS 1905.1 – 2015

#### Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
FIRE ENGINEERING REPORT NO. 222093-FER-03, PREPARED BY AFFINITY FIRE ENGINEERING, DATED 13.10.2023	C1P9	BCA CLAUSE C3D5 - PERIMETER VEHICULAR ACCESS
	D1P4, E2P2 & C1P7	BCA CLAUSES C3D14, D2D5, D2D6 & E2D10 - WAREHOUSE TRAVEL DISTANCES & RATIONALISED SMOKE HAZARD MANAGEMENT
	E1P3	BCA CLAUSE E1D2 - FIRE HYDRANT SYSTEM DESIGN
	E1P1	BCA CLAUSE E1D3 - 50M FIRE HOSE REELS
	E1P4	BCA CLAUSE E1D4 SPECIFICATION 17 - FIRE SPRINKLER SYSTEM DESIGN
	E1P4	BCA CLAUSE E1D4 SPECIFICATION 17 - FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM)

**Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)**

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
<b>Proposed (New or Modified)</b>		
1.	NOT APPLICABLE	

**Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)**

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	NOT APPLICABLE	

**Section 7: Name of authority or registered certifier issuing this schedule**

Name	Organisation (Business name)
DEAN GOLDSMITH	<b>BLACKETT MAGUIRE + GOLDSMITH PTY LTD</b>
Business Address (Street No., Street Name, Suburb and Postcode)	
SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007	
Registration Number (Where Applicable)	
RBC00004 (BDC0141)	
Date of Issue	
22/11/2023	

## **+ 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.

22 November 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-23181 for the proposed **CC2**: Above ground Wet/Dry Fire services and hydraulic **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,**



Dean Goldsmith  
Director

**BM+G**

Building Surveyor-Unrestricted (NSW)



22 November 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, Kemps 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-23181 and associated documentation for the proposed CC2: Above ground Wet/Dry Fire services and hydraulic **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,**



Dean Goldsmith  
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 Blakett Maguire + Goldsmith Pty Ltd