



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-23061
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	14 April 2023
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 107 DP 1262310
Address	19 Emporium Avenue, 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: 02 9230 7432
Email	auplanningapprovals@goodman.com
<b>OWNER:</b>	
Name	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone	Phone: 02 9230 7400
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC2: Remainder of works including but not limited to cladding & fit out of warehouses and offices, landscaping & pavements, associated with the construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D, <b>excluding installation of racking.</b> <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	SSD-9794683 (16.12.2021) & SSD-9794683-MOD-1 (11.11.2022)
<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 Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
<b>SIGNATURE:</b>	 Date: 14/04/2023
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith 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
GA100	N	10.03.2023	GA161	C	09.12.2022
GA101	K	07.03.2023	GA163	E	17.02.2023
GA102	K	07.03.2023	GA165	C	14.12.2022
GA103	G	07.03.2023	GA166	C	14.12.2022
GA115	G	08.02.2023	GA171	C	15.03.2023
GA120	J	07.03.2023	GA172	C	15.03.2023
GA122	F	15.03.2023	GA181	C	15.03.2023
GA130	J	07.03.2023	GA182	C	15.03.2023
GA132	C	13.03.2023	GA191	C	15.03.2023
GA140	H	07.03.2023	GA192	C	15.03.2023

#### 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.	Portal Application Form	Goodman Property Services (Aust) PL	14.04.2023
2.	Architectural Design Compliance Statement	SBA Architects PL	14.03.2023
3.	Traffic Design Statement	Traffix PL	22.03.2023
4.	Fire Engineering Report Rev 2	Core Engineering Group	22.02.2023
5.	Email confirming IFSR will not be provided	FRNSW	03.04.2023
6.	Accessibility Performance Solution Report	DDA Consult	09.03.2023
7.	CC Accessibility Design Compliance Statement	DDA Consult	09.03.2023
8.	D3.4 Access Exemption Letter	Goodman Property Services (Aust) PL	27.02.2023
9.	Electrical Design Statement	DNK Electrical (NSW) PL	22.02.2023
10.	External Wall Disclosure Statement	Prime Constructions PL	13.04.2023
11.	FH & FHR Coverage Plan	Sparks and Partners	24.03.2023
12.	Test Report No. 19-002996 – FHP (Sculptform)	AWTA Product Testing	28.06.2019
13.	Certificate of Test No. FNE11605 – FHP (Colorbond)	CSIRO	12.02.2016
14.	Traffic Design Statement	Traffix PL	22.03.2023
15.	FP1.4 Performance Solution Report	Prime Constructions PL	11.04.2023
16.	JV3 Performance Solution Report (Report S2022443)	EMF Griffiths PL	13.04.2023
17.	Mechanical Design Statement (Smoke Exhaust)	Alliance Consulting Engineers PL	13.04.2023
18.	Mechanical (Smoke Exhaust) Plans	Eastwood Air Conditioning PL	28.03.2023
19.	Certificate of Approval No. AC100.2 - Non-Combustibility (Knauf Insulation)	Certifire	18.05.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
20.	Certificate of Test No. FNC12107A - Non-Combustibility (Sculptform)	CSIRO	22.01.2018
21.	Product Technical Statement - (CSR Firespec Sarking)	CSR Bradford	Not Dated
22.	Technical Specification - (James Hardie FC)	James Hardie	Aug 2021
23.	Product Data Sheet - (Lysaght Roofing & Walling)	Colorbond Lysaght	Nov 2019
24.	Product Data Sheet (Lysaght Steel)	Lysaght	Not Dated
25.	Structural Design Statement & Structural Plans (x 61 sheets)	Van Der Meer	28.02.2023
26.	Fire Engineering Brief Questionnaire	Core Engineering Group	22.11.2022
27.	Hydraulic Design Statement	Sparks and Partners	17.03.2023
28.	Mechanical Design Statement	Eastwood Air Conditioning PL	16.03.2023
29.	Landscape Design Statement	Cabbagetree Landscape	22.03.2023
30.	Landscape Plans	Cabbagetree Landscape	March 2023
31.	Fire Safety Schedule	Prime Constructions PL	14.04.2023
32.	FER Peer Review Letter of Support	Minerva Group	23.02.2023
33.	Design Statement – Dry and Wet (Sprinkler) Fire Services	Force Fire & Safety PL	04.04.2023
34.	Dry Fire Services Plans & Specification numbered FF-AA-100 & FF-FA-200	Force Fire & Safety PL	20.10.2022 & 14.12.2022
35.	Wet Fire (Sprinkler) Services Plans & Specification numbered FF-FS-000, 101, 102, 100, 200 & 300	Force Fire & Safety PL	25.02.2023, 15.03.2023 & 23.03.2023
36.	Design Statement – Wet (Fire Hydrant & Fire Hose Reel) Fire Services	Sparks and Partners	24.03.2023
37.	Wet Fire (Fire Hydrant & Fire Hose Reel) Services Plans & Specification numbered H1101, H3101, H3102, H4107 & H5101	Sparks and Partners	Dec 2022 & Mar 2023

#### ENVIRONMENTAL PLANNING AND ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021

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

- + Proposed Performance Solution Reports in respect of a fire safety requirement:

<b>TITLE OF REPORT:</b>	Fire Engineering Report
<b>DATE OF REPORT:</b>	22.02.2023
<b>REFERENCE NO. &amp; VERSION:</b>	F201444_2C&2D_FER_02
<b>NAME OF FIRE SAFETY ENGINEER:</b>	Graham Morris
<b>ACCREDITATION NO.:</b>	3200

- + Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION (#21)	PREPARED BY	DATE
1.	Design Statement – Dry and Wet (Sprinkler) Fire Services	Force Fire & Safety PL	04.04.2023
2.	Dry Fire Services Plans & Specification numbered FF-AA-100 & FF-FA-200	Force Fire & Safety PL	20.10.2022 & 14.12.2022
3.	Wet Fire (Sprinkler) Services Plans & Specification numbered FF-FS-000, 101, 102, 100, 200 & 300	Force Fire & Safety PL	25.02.2023, 15.03.2023 & 23.03.2023



ITEM	DOCUMENTATION (#21)	PREPARED BY	DATE
4.	Design Statement – Wet (Fire Hydrant & Fire Hose Reel) Fire Services	Sparks and Partners	24.03.2023
5.	Wet Fire (Fire Hydrant & Fire Hose Reel) Services Plans & Specification numbered H1101, H3101, H3102, H4107 & H5101	Sparks and Partners	Dec 2022 & Mar 2023

Pursuant to Section 22 of the EP&A (DC&FS) Regulation 2021, Blackett Maguire + Goldsmith Pty Ltd (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

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

<b>ADDRESS:</b>	19 Emporium Avenue, Kemps Creek
<b>OWNER:</b>	Goodman Property Services (Aust) Pty Ltd
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-9794683 & MOD-1
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-23061

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 (WAREHOUSE 2C)

Statutory Fire Safety Measure	Design/Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail-Safe Devices	BCA Clause D2.21	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 AS 2118.1 – 2017 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 Clause 8 and/or AS 1670.1 – 2018 Clause 3.22	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Emergency Management Plan	AS 3745 – 2010 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Doors	BCA Clauses C2.12 & C2.13 AS 1905.1 – 2015 Manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 AS 2441 – 2005 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2021 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Fire Seals	BCA Clause C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 Manufacturer's specification	✓



Statutory Fire Safety Measure	Design/Installation Standard	Proposed
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer's specification	✓
<b>Management In Use (Solar Panels)</b> A schematic diagram constructed of all-weather fade resistant material with red lettering not less than 25 mm high with a contrasting coloured background must be provided at all FDCIE and shall include: <ul style="list-style-type: none"> <li>• The location of the panels.</li> <li>• The location of all associated isolation switches, AC &amp; DC isolated for the shut-off of generated electricity.</li> <li>• A statement of whether the system automatically isolates on fire trip.</li> <li>• A statement in 8 mm font stating (or similar):</li> <li>• "Photovoltaic (PV) panels present. PV panels are mechanically fixed to the roof as depicted".</li> </ul>	Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
<b>Management In Use (Tenancy Fit-Outs)</b> Tenancy fit-outs are to be managed against the approved layout, to ensure that the requirements around fire hose reel coverage (i.e. coverage to be achieved via no more than two bends of the hose) are maintained.	Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Perimeter Vehicular Access	BCA Clause C2.4 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓



Statutory Fire Safety Measure	Design/Installation Standard	Proposed
<p>Smoke Hazard Management Systems (as follows)</p> <p>Each tenancy within the 2C warehouse building is provided with a rationalised smoke exhaust system with the following requirements:</p> <ul style="list-style-type: none"> <li>• The system must be capable of exhausting at least one enclosure air change per hour. This shall be achieved by two fans in each warehouse with each exhaust fan achieving 9,250 L/s and 8,500 L/s for 2C-1 and 2C-2 respectively as per depicted in Figure G-1.</li> <li>• The fan controls for each tenancy of building 2C must be provided at the corresponding Main (or Sub-FIP for that tenancy) with labelling of each exhaust fan switch corresponding to a clearly labelled block plan.</li> <li>• Fans and cabling must be fire rated and designed to operate at 200°C for at least 60 minutes.</li> <li>• A minimum free area of 9.2 m<sup>2</sup> and 8.5 m<sup>2</sup> for 2C-1 and 2C-2 respectively must be provided for make-up air at low level around the perimeter of the 2C building, such that the airflow velocity across openings is no more than 2.5 m/s as per the make-up air strategy depicted in Figure G-1.</li> <li>• Fans must be supplied from the essential electrical power supply.</li> <li>• Any mechanical boards or switchboards serving the mechanical exhaust system is to be protected by construction achieving an FRL of 120/120/120 if within the building.</li> </ul>	<p>BCA Part E2 AS/NZS 1668.1 –2015 Fire Engineered Performance Solution F201444_2C&amp;2D_FER_02, prepared by Core Engineering Group, dated 22.02.23</p>	<p>✓</p>
<p>Warning &amp; Operational Signs</p>	<p>BCA Clause D3.6 AS 1905.1 – 2015 Fire Engineered Performance Solution F201444_2C&amp;2D_FER_02, prepared by Core Engineering Group, dated 22.02.23</p>	<p>✓</p>



Statutory Fire Safety Measure	Design/Installation Standard	Proposed
<p>Fire Engineered Performance Solution F201444_2C&amp;2D_FER_02, prepared by Core Engineering Group, dated 22.02.23.</p> <ol style="list-style-type: none"> <li>1. <u>Perimeter Vehicular Access:</u> The perimeter vehicular access path provided to the warehouse buildings have areas greater than 18 m from the building.</li> <li>2. <u>Extended Travel Distances – Warehouse:</u> The following non-compliances exists within the warehouses: <ul style="list-style-type: none"> <li>• Extended travel distances in warehouses of up to: <ul style="list-style-type: none"> <li>○ 60 m to the nearest exit and 120 m between alternative exits for tenancies 2C-1 and 2C-2.</li> <li>○ 55 m to the nearest exit and 110 m between alternative exits for building 2D.</li> </ul> </li> <li>• The warehouse areas are provided with rationalised automatic smoke exhaust system achieving 1 air change per hour.</li> <li>• Smoke detection is omitted from the design with the BOWS and rationalised automatic smoke exhaust system both initiated on sprinkler activation.</li> </ul> </li> <li>3. <u>Fire Hydrant System Design</u> The following non-compliances exist for this site: <ul style="list-style-type: none"> <li>• The applicable hydrant standard revision referenced in the BCA 2019 Amdt 1 is AS2419.1:2005. However, the hydrant system for subject buildings has been designed in accordance with AS2419.1:2021.</li> <li>• The scope of AS2419.1:2021 does not include buildings with a total volume of more than 108,000 m<sup>3</sup>. However, the standard shall be applied, with additional measures to building 2C, which exceeds 108,000 m<sup>3</sup>.</li> <li>• The hydrants under the 15 m wide awnings for both 2C &amp; 2D warehouse buildings shall be designed as external hydrants as shown in Figure 8-7.</li> <li>• The hydrant booster is located on the western side of the 2C warehouse building and is not within sight of the main pedestrian entrance at the offices leading into 2C-2 and 2D warehouse buildings.</li> </ul> </li> <li>4. <u>Use of 50m Fire Hose Reels</u> 50 m fire hose reels are provided to the warehouse buildings exceeding the maximum prescriptive length of 36 m.</li> <li>5. <u>Sprinkler Booster Location</u> The sprinkler booster is not located within sight of either main pedestrian entrance at the offices of the 2C &amp; 2D buildings.</li> </ol>	<p>BCA Performance Requirements CP9, CP4, EP1.1, EP1.3, EP1.4 &amp; EP2.2</p> <p>Fire Engineered Performance Solution F201444_2C&amp;2D_FER_02, prepared by Core Engineering Group, dated 22.02.23</p>	<p style="text-align: center;">✓</p>





### SCHEDULE (WAREHOUSE 2D)

Statutory Fire Safety Measure	Design/Installation Standard	Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 AS 2118.1 – 2017 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5 Clause 8 and/or AS 1670.1 – 2018 Clause 3.22	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Emergency Management Plan	AS 3745 – 2010 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 AS 2441 – 2005 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2021 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Management In Use (Solar Panels) A schematic diagram constructed of all-weather fade resistant material with red lettering not less than 25 mm high with a contrasting coloured background must be provided at all FDCIE and shall include: <ul style="list-style-type: none"> <li>• The location of the panels.</li> <li>• The location of all associated isolation switches, AC &amp; DC isolated for the shut-off of generated electricity.</li> <li>• A statement of whether the system automatically isolates on fire trip.</li> <li>• A statement in 8 mm font stating (or similar):</li> <li>• “Photovoltaic (PV) panels present. PV panels are mechanically fixed to the roof as depicted”.</li> </ul>	Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Management In Use (Tenancy Fit-Outs) Tenancy fit-outs are to be managed against the approved layout, to ensure that the requirements around fire hose reel coverage (i.e. coverage to be achieved via no more than two bends of the hose) are maintained.	Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Perimeter Vehicular Access	BCA Clause C2.4 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓



Statutory Fire Safety Measure	Design/Installation Standard	Proposed
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
<b>Management In Use (Solar Panels)</b> A schematic diagram constructed of all-weather fade resistant material with red lettering not less than 25 mm high with a contrasting coloured background must be provided at all FDCIE and shall include: <ul style="list-style-type: none"> <li>• The location of the panels.</li> <li>• The location of all associated isolation switches, AC &amp; DC isolated for the shut-off of generated electricity.</li> <li>• A statement of whether the system automatically isolates on fire trip.</li> <li>• A statement in 8 mm font stating (or similar):</li> <li>• “Photovoltaic (PV) panels present. PV panels are mechanically fixed to the roof as depicted”.</li> </ul>	Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓
Warning & Operational Signs	BCA Clause D3.6 Fire Engineered Performance Solution F201444_2C&2D_FER_02, prepared by Core Engineering Group, dated 22.02.23	✓



Statutory Fire Safety Measure	Design/Installation Standard	Proposed
<p>Fire Engineered Performance Solution F201444_2C&amp;2D_FER_02, prepared by Core Engineering Group, dated 22.02.23.</p> <p>1. <u>Perimeter Vehicular Access:</u> The perimeter vehicular access path provided to the warehouse buildings have areas greater than 18 m from the building.</p> <p>2. <u>Extended Travel Distances – Warehouse:</u> The following non-compliances exists within the warehouses:</p> <ul style="list-style-type: none"> <li>• Extended travel distances in warehouses of up to: <ul style="list-style-type: none"> <li>○ 60 m to the nearest exit and 120 m between alternative exits for tenancies 2C-1 and 2C-2.</li> <li>○ 55 m to the nearest exit and 110 m between alternative exits for building 2D.</li> </ul> </li> <li>• The warehouse areas are provided with rationalised automatic smoke exhaust system achieving 1 air change per hour.</li> <li>• Smoke detection is omitted from the design with the BOWS and rationalised automatic smoke exhaust system both initiated on sprinkler activation.</li> </ul> <p>3. <u>Fire Hydrant System Design</u> The following non-compliances exist for this site:</p> <ul style="list-style-type: none"> <li>• The applicable hydrant standard revision referenced in the BCA 2019 Amdt 1 is AS2419.1:2005. However, the hydrant system for subject buildings has been designed in accordance with AS2419.1:2021.</li> <li>• The scope of AS2419.1:2021 does not include buildings with a total volume of more than 108,000 m<sup>3</sup>. However, the standard shall be applied, with additional measures to building 2C, which exceeds 108,000 m<sup>3</sup>.</li> <li>• The hydrants under the 15 m wide awnings for both 2C &amp; 2D warehouse buildings shall be designed as external hydrants as shown in Figure 8-7.</li> <li>• The hydrant booster is located on the western side of the 2C warehouse building and is not within sight of the main pedestrian entrance at the offices leading into 2C-2 and 2D warehouse buildings.</li> </ul> <p>4. <u>Use of 50m Fire Hose Reels</u> 50 m fire hose reels are provided to the warehouse buildings exceeding the maximum prescriptive length of 36 m.</p> <p>5. <u>Sprinkler Booster Location</u> The sprinkler booster is not located within sight of either main pedestrian entrance at the offices of the 2C &amp; 2D buildings.</p>	<p>BCA Performance Requirements CP9, CP4, EP1.1, EP1.3, EP1.4 &amp; EP2.2</p> <p>Fire Engineered Performance Solution F201444_2C&amp;2D_FER_02, prepared by Core Engineering Group, dated 22.02.23.</p>	<p style="text-align: center;">✓</p>



### **SCHEDULE 3**

#### CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to sections 27, 22, 116 or 117 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

*Nil.*



14 April 2023

The General Manager  
Penrith City Council  
PO Box 60  
PENRITH NSW 2750

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9794683-MOD-1  
19 EMPORIUM AVENUE, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

As required by Clause 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 (Australia) Pty Ltd  
Subject Address: 19 Emporium Avenue, Kemps Creek  
Project No. 220166  
Date Received: 23 March 2023  
Date Determined: 14 April 2023

Please find undercover a copy of the Construction Certificate No. CC-23061 for the proposed CC2: Remainder of works including but not limited to cladding & fit out of warehouses and offices, landscaping & pavements, associated with the construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D, **excluding installation of racking.**

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,

Jackson Boyd  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**



14 April 2023

Goodman Property Services (Australia) Pty Ltd  
1-11 Hayes Road  
ROSEBERY NSW 2018  
Attention: Mack Bowman

Dear Mack,

**REFERENCE: DA NO. SSD-9794683-MOD-1  
19 EMPORIUM AVENUE, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 23.03.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23061 and associated documentation for the proposed CC2: Remainder of works including but not limited to cladding & fit out of warehouses and offices, landscaping & pavements, associated with the construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D, **excluding installation of racking.**

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,

Jackson Boyd  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**



BLACKETT  
MAGUIRE+  
GOLDSMITH

14 April 2023

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9794683-MOD-1  
19 EMPORIUM AVENUE, KEMPS CREEK  
CONSTRUCTION CERTIFICATION**

Provided undercover for The Department's information a copy of the Construction Certificate No. CC-23061. This letter is notice that the following application for a Construction Certificate has now been approved.

Applicant: Goodman Property Services (Australia) Pty Ltd

Subject Address: 19 Emporium Avenue, Kemps Creek

Project No. 220166

Date Received: 23 March 2023

Date Determined: 14 April 2023

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate for The Department'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,

Jackson Boyd  
Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**

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