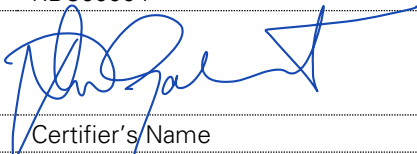




## Construction Certificate

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

<b>Certificate No.</b>	CC-23119	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	29.06.2023	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 114	DP 1278027
<b>Address</b>	18 Emporium Avenue, Kemps Creek (previously known as 2-24 Emporium Ave)	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Luke Ridley	
<b>Company</b>	Goodman Property Service (Aust) Pty Ltd	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: 0413 435 020	Email: luke.ridley@goodman.com
<b>+ Owner</b>		
<b>Name</b>	BGMG 11 Pty Ltd	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: 0413 435 020	Phone: 0413 435 020
<b>+ Description of Development</b>		
<b>Description</b>	<b>CC2:</b> Remainder of works excluding Landscaping, Signage, Racking and Solar associated with the construction and operation of a Warehouse and Distribution Centre including signage, offices, parking, hardstands and associated Site Works (3C-1 & 3C-2).  <i>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.</i> <i>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</i>	
<b>BCA Classification</b>	Class 5 & 7b	
<b>Applicable BCA</b>	National Construction Code 2019 – Building Code of Australia 2019 (Amendment 1)	
<b>Development Consent</b>	DA22/0550 (30.01.2023), MOD23/0031 (30.01.2023)	
<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>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	S	27.06.2023	GA151	J	27.06.2023
GA101	J	27.06.2023	GA155	L	27.06.2023
GA102	M	27.06.2023	GA156	L	27.06.2023
GA110	J	27.06.2023	GA157	B	27.06.2023
GA120	J	27.06.2023	GA160	E	27.06.2023
GA121	E	27.06.2023	GA161	H	27.06.2023
GA122	F	27.06.2023	GA170	G	27.06.2023
GA130	J	27.06.2023	GA171	F	27.06.2023
GA131	G	27.06.2023	GA175	G	27.06.2023
GA140	Q	27.06.2023	GA176	F	27.06.2023
GA150	J	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) PL	08.06.2023
2.	Architectural Design Compliance Statement	SBA Architects PL	20.06.2023
3.	Geotech Pad Sign Off	Rapid Geo	23.06.2023
4.	Confirmation of NBN telecommunication infrastructure	NBN	09.06.2023
5.	Civil Design Certificate	AT&L	07.06.2023
6.	Civil Plans	AT&L	25.05.2023
7.	Acceptance of FER Letter	Goodman	28.06.2023
8.	Design Certificate - Electrical	Modcol PL	21.06.2023
9.	FH & FHR Coverage Plans	SBA Architects PL	22.05.2023
10.	Fire Engineering Report	Affinity Fire Engineering	07.06.2023
11.	Section J Report	Sustainable Development Consultants	28.04.2023
12.	Email confirming IFSR will not be provided	FRNSW	19.06.2023
13.	Structural Design Certificate	Costin Roe Consulting PL	20.06.2023
14.	Design Statement - Mechanical	Paramount Air Conditioning (Aust) PL	27.06.2023
15.	Solar Design Statement	Qanstruct (Aust) PL	Not Dated

16.	Email submission to Council – geotechnical signoff	Qanstruct (Aust) PL	26.06.2023
17.	Stormwater Details - DA42	Not Specified	Not Specified
18.	Statement – hearing augmentation	Qanstruct (Aust) PL	28.06.2023
19.	Structural Plans	Costin Roe Consulting PL	Apr + May 2023
20.	Electrical Reticulation Plans	Endeavour Energy	10.03.2023
21.	Connection of Load Application	Endeavour Energy	30.03.2023
22.	Summary Environmental Report	Endeavour Energy	24.01.2023
23.	CC Access Report	MGAC	20.06.2023
24.	Accessibility Compliance Letter & Annotated Drawings	SBA Architects PL	28.06.2023
25.	Fire Safety Schedule	Qanstruct (Aust) PL	28.06.23

### 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:

Title of Report	Fire Engineering Report
Date of Report	07.06.2023
Reference No. + Version	222133_FER_02
Name of Fire Safety Engineer	Thomas Newton
Accreditation No.	3149

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

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Fire Services Plans numbered FC001, FE101, FE111, FS100, FS101-FS104, FS-106-FS107, FS111, FS201, FS211, FS500 & FS600	Flame Safe Fire Protection	Apr – Jun 23
2.	Hydraulic Certification	Entec Consultants PL	28.06.2023
3.	Fire Service Plans numbered H100,H200, H201, H202, H300, H301, H302, H400, H500, FHR & FHR Coverage Diagrams)	Entec Consultants PL	28.06.2023
4.	Design Compliance Certificate (Sprinklers, Dry Fire)	Flame Safe Fire Protection	06.07.2023

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

Owner	BGMG 11 Pty Ltd ATF the BGMG 1 Oakdale West Trust
Subject Property	18 Emporium Avenue, Kemps Creek
Construction Certificate No.	CC-23119

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 – Building 3C1

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA2019 A1 Clause D2.21	✓
Automatic Fire Detection System <i>Note: This only applies to Comms Rooms for 3C2 &amp; Switchroom for 3C1</i>	BCA 2019 A1 Spec E2.2a & AS1670.1-2018 & Fire Engineering Report by Affinity Fire Engineering Report No. 222133_FER_02 Rev 2 dated 06.06.2023.	✓
Automatic Fire Suppression Systems	BCA2019 A1 Spec. E1.5 & AS 2118.1 – 2017 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Building Occupant Warning System activated by the Sprinkler System	BCA2019 A1 Spec. E1.5, Clause 8 & AS 1670.1 – 2018, Clause 3.22	✓
Emergency Lighting	BCA2019 A1 Clause E4.4 & AS 2293.1 – 2018	✓
Exit Signs	BCA2019 A1 Clauses E4.5, E4.6, E4.8 & AS 2293.1 – 2018	✓
Fire Doors	BCA2019 A1 Clauses C2.12, C2.13, AS 1905.1 – 2015 & Manufacturer's specifications	✓
Fire Hose Reels (Class 7b parts only)	BCA2019 A1 Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Fire Hydrant Systems	BCA2019 A1 Clause E1.3 & AS 2419.1 – 2021 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Fire Seals	BCA2019 A1 BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 & Manufacturers' specifications	✓
Lightweight Construction	BCA2019 A1 Clause C1.8, AS 1530.4 – 2014 & Manufacturer's specifications	✓
Paths of Travel	EP&A (DC&FS) Reg. 2021 Section 109	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Perimeter Vehicular Access	BCA2019 A1 Clause C2.4 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Portable Fire Extinguishers	BCA2019 A1 Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	EP&A (DC&FS) Regulation 2021 Clause 108, BCA 2019 A1 Clause D3.6 & E3.3, AS 1905.1 – 2015	✓
Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> <li>+ Perimeter Vehicle Access</li> <li>+ Warehouse Egress Distance and Smoke Hazard Management System</li> <li>+ Fire Hydrant</li> <li>+ Fire Hose Reel</li> <li>+ Fire Sprinkler Infrastructure</li> <li>+ FM Global Design Standard</li> <li>+ Omission of Sprinkler Protection from Electrical Switch Rooms</li> </ul>	BCA Performance Requirements CP9, DP4, EP2.2, EP1.3, EP1.1, EP1.4 Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 222133_FER_03 Revision 02 dated 07.06.2023.	✓

### Schedule – Building 3C2

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA2019 A1 Clause D2.21	✓
Automatic Fire Detection System <i>Note: This only applies to Comms Rooms for 3C2 &amp; Switchroom for 3C1</i>	BCA2019 A1 Spec. E2.2a & AS 1670.1 – 2018 & AS/NZS 1668.1 –2015	✓
Automatic Fire Suppression Systems	BCA2019 A1 Spec. E1.5, FM Global Data Sheet 8-9 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Building Occupant Warning System activated by the Sprinkler System	BCA2019 A1 Spec. E1.5, Clause 8 & AS 1670.1 – 2018, Clause 3.22	✓
Emergency Lighting	BCA2019 A1 Clause E4.4 & AS 2293.1 – 2018	✓
Exit Signs	BCA2019 A1 Clauses E4.5, E4.6, E4.8 & AS 2293.1 – 2018	✓
Fire Doors	BCA2019 A1 Clauses C2.12, C2.13, AS 1905.1 – 2015 & Manufacturer’s specifications	✓
Fire Hose Reels (Class 7b parts only)	BCA2019 A1 Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Fire Hydrant Systems	BCA2019 A1 Clause E1.3 & AS 2419.1 – 2021 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Fire Seals	BCA2019 A1 BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 & Manufacturers’ specifications	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Lightweight Construction	BCA2019 A1 Clause C1.8, AS 1530.4 – 2014 & Manufacturer’s specifications	✓
Paths of Travel	EP&A (DC&FS) Reg. 2021 Section 109 & Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Perimeter Vehicular Access	BCA2019 A1 Clause C2.4 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Portable Fire Extinguishers	BCA2019 A1 Clause E1.6 & AS 2444 – 2001	✓
Manual Smoke Exhaust Systems (Building 3C-2)	BCA Part E2, Spec. E2.2b & AS/NZS 1668.1 –2015 and Fire Engineering Report prepared by Affinity Fire Engineering, Report No. 222133_FER_02 Rev 2 dated 06.06.2023	✓
Warning & Operational Signs	EP&A (DC&FS) Regulation 2021 Clause 108, BCA 2019 A1 Clause D3.6 & E3.3, AS 1905.1 – 2015	✓
Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> <li>+ Perimeter Vehicle Access</li> <li>+ Warehouse Egress Distance and Smoke Hazard Management System</li> <li>+ Fire Hydrant</li> <li>+ Fire Hose Reel</li> <li>+ Fire Sprinkler Infrastructure</li> <li>+ FM Global Design Standard</li> <li>+ Omission of Sprinkler Protection from Electrical Switch Rooms</li> </ul>	BCA Performance Requirements CP9, DP4, EP2.2, EP1.3, EP1.1, EP1.4 Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 222133_FER_03 Revision 02 dated 07.06.2023.	✓

## **+ 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.

*Nil.*

29 June 2023

The General Manager  
Penrith City Council  
601 High Street  
Penrith NSW 2750

Dear Sir/Madam

**Re: DA No. DA22/0550 – 18 Emporium Avenue, 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>	18 Emporium Avenue, Kemps Creek
<b>Project No.</b>	220054
<b>Date Received</b>	08.06.2023
<b>Date Determined</b>	29.06.2023

Please find undercover a copy of the Construction Certificate No. CC-23119 for the proposed CC2: Remainder of works excluding Landscaping, Signage, Racking and Solar associated with the construction and operation of a Warehouse and Distribution Centre including signage, offices, parking, hardstands and associated Site Works (3C-1 & 3C-2).

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)

**BDC No.:** 0141



29 June 2023

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

Dear Sir/Madam

**Re: DA No. DA2022/0550 – 18 Emporium Avenue, Kempas Creek**

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Your recent application for a Construction Certificate dated 08.06.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23119 and associated documentation for the proposed CC2: Remainder of works excluding Landscaping, Signage, Racking and Solar associated with the construction and operation of a Warehouse and Distribution Centre including signage, offices, parking, hardstands and associated Site Works (3C-1 & 3C-2).

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)

**BDC No.:** 0141