




Construction Certificate (Amended)

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

Certificate No.	CC-23061/A	
Type & Determination	Building Work	Approved
Date of Determination	14.04.2023	
Date of Amendment A	20.10.2023	
+ Subject Land		
Lot + DP	Lot 107	DP 1262310
Address	19 Emporium Avenue, Kemps Creek NSW 2178	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Goodman Developments	
Company	Goodman Property Services (Aust) Pty Ltd	
Address	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	1-11 Hayes Road, Rosebery NSW 2018	
Contact Details	Phone: 02 9230 7432	Email: auplanningapprovals@goodman.com
+ Description of Development		
Description	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. <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>	
Description of Amendment A	Amendments to the design of the facades & the retaining wall on gridline 1.	
BCA Classification	Class 5, 7b & 10b	
Applicable BCA	National Construction Code 2019 Amendment 1 – Building Code of Australia	
Development Consent	SSD-9794683 (16.12.2021), MOD-1 (11.11.2022) & MOD-2 (18.04.2023)	
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:	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 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

+ Amended Architectural Plans prepared by SBA Architects PL

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
<i>GA100</i>	<i>W</i>	<i>29.09.2023</i>	<i>GA163</i>	<i>F</i>	<i>27.04.2023</i>
<i>GA161</i>	<i>H</i>	<i>27.04.2023</i>			

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
CC-23061			
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
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
CC-23061/A			
38.	<i>CC Application Form</i>	<i>Goodman Property Services (Aust) PL</i>	<i>17.10.2023</i>
39.	<i>Architectural Design Compliance Statement</i>	<i>SBA Architects PL</i>	<i>29.09.2023</i>

40.	<i>Design Statement of Intent – Balustrades</i>	<i>Prime Constructions PL</i>	<i>04.09.2023</i>
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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
Fire Safety Requirement					
PS-1.	Fire Engineering Report	F201444_2C&2D_FE R_02	Core Engineering Group	Graham Morris	22.02.2023
Non-Fire Safety Requirement					
PS-2.	NCC Section J Design Compliance Report – JV3 Performance Solution Report	s2022443s ecjJV3Rev 1-mdr	EMF GRIFFITHS	Max Deuble	13.04.2023
PS-3.	Performance Solution to Satisfy NCC/BCA Performance Requirement FP1.4	-	Prime Constructions	Bryan Murphy	11.04.2023
PS-4.	ACCESSIBILITY PERFORMANCE SOLUTION REPORT	38557	DDA Consult	Francis Lenny	09.03.2023

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.	Design Statement – Dry and Wet (Sprinkler) Fire Services	Force Fire & Safety PL	04.04.2023
FS-2.	Dry Fire Services Plans & Specification numbered FF-AA-100 & FF-FA-200	Force Fire & Safety PL	20.10.2022 & 14.12.2022
FS-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
FS-4.	Design Statement – Wet (Fire Hydrant & Fire Hose Reel) Fire Services	Sparks and Partners	24.03.2023
FS-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, 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)

19 EMPORIUM AVENUE, KEMPS CREEK

Lot No. (if known)

CP/DP/SP No. (if known)

Building name (if applicable)

LOT 107

DP 1262310

OAKDALE WEST ESTATE (BLD 2C & 2D)

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-23061/A

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
Current (Existing)		
1.	NOT APPLICABLE	

Proposed (New or Modified including section 84(6) of the Regulation)		
BUILDING 2C		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA CLAUSE D2.21
3.	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
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5 CLAUSE 8 AND/OR AS 1670.1 – 2018 CLAUSE 3.22
5.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 AS 2293.1 – 2018
6.	EMERGENCY MANAGEMENT PLAN	AS 3745 – 2010

		FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23
7.	EXIT SIGNS	BCA CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018
8.	FIRE DOORS	BCA CLAUSES C2.12 & C2.13 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
9.	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
10.	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
11.	FIRE SEALS	BCA CLAUSE C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 MANUFACTURER'S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C1.8 AS 1530.4 – 2014 MANUFACTURER'S SPECIFICATION
13.	<p>MANAGEMENT IN USE (SOLAR PANELS)</p> <p>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:</p> <ul style="list-style-type: none"> • THE LOCATION OF THE PANELS. • THE LOCATION OF ALL ASSOCIATED ISOLATION SWITCHES, AC & DC ISOLATED FOR THE SHUT-OFF OF GENERATED ELECTRICITY. • A STATEMENT OF WHETHER THE SYSTEM AUTOMATICALLY ISOLATES ON FIRE TRIP. • A STATEMENT IN 8 MM FONT STATING (OR SIMILAR): "PHOTOVOLTAIC (PV) PANELS PRESENT. PV PANELS ARE MECHANICALLY FIXED TO THE ROOF AS DEPICTED". 	FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23
14.	MANAGEMENT IN USE (TENANCY FIT-OUTS)	FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23

	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.	
15.	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
16.	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
17.	<p>SMOKE HAZARD MANAGEMENT SYSTEMS (AS FOLLOWS) 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"> • 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. • 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. • FANS AND CABLING MUST BE FIRE RATED AND DESIGNED TO OPERATE AT 200°C FOR AT LEAST 60 MINUTES. • A MINIMUM FREE AREA OF 9.2M² AND 8.5 M² 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 	<p>BCA PART E2 AS/NZS 1668.1 –2015 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>

	<p>2.5 M/S AS PER THE MAKE-UP AIR STRATEGY DEPICTED IN FIGURE G-1.</p> <ul style="list-style-type: none"> FANS MUST BE SUPPLIED FROM THE ESSENTIAL ELECTRICAL POWER SUPPLY. <p>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.</p>	
18.	WARNING & OPERATIONAL SIGNS	<p>BCA CLAUSE D3.6 AS 1905.1 – 2015 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
BUILDING 2D		
19.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
20.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	<p>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</p>
21.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	<p>BCA SPEC. E1.5 CLAUSE 8 AND/OR AS 1670.1 – 2018 CLAUSE 3.22</p>
22.	EMERGENCY LIGHTING	<p>BCA CLAUSE E4.4 AS 2293.1 – 2018</p>
23.	EMERGENCY MANAGEMENT PLAN	<p>AS 3745 – 2010 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
24.	EXIT SIGNS	<p>BCA CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018</p>
25.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	<p>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</p>
26.	FIRE HYDRANT SYSTEMS	<p>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</p>
27.	<p>MANAGEMENT IN USE (SOLAR PANELS) A SCHEMATIC DIAGRAM CONSTRUCTED OF ALL-WEATHER FADE RESISTANT MATERIAL WITH RED LETTERING NOT LESS THAN 25</p>	<p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>

	<p>MM HIGH WITH A CONTRASTING COLOURED BACKGROUND MUST BE PROVIDED AT ALL FDCIE AND SHALL INCLUDE:</p> <ul style="list-style-type: none"> • THE LOCATION OF THE PANELS. • THE LOCATION OF ALL ASSOCIATED ISOLATION SWITCHES, AC & DC ISOLATED FOR THE SHUT-OFF OF GENERATED ELECTRICITY. • A STATEMENT OF WHETHER THE SYSTEM AUTOMATICALLY ISOLATES ON FIRE TRIP. • A STATEMENT IN 8 MM FONT STATING (OR SIMILAR): "PHOTOVOLTAIC (PV) PANELS PRESENT. PV PANELS ARE MECHANICALLY FIXED TO THE ROOF AS DEPICTED". 	
28.	<p>MANAGEMENT IN USE (TENANCY FIT-OUTS)</p> <p>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.</p>	<p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
29.	<p>PERIMETER VEHICULAR ACCESS</p>	<p>BCA CLAUSE C2.4</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
30.	<p>PORTABLE FIRE EXTINGUISHERS</p>	<p>BCA CLAUSE E1.6</p> <p>AS 2444 – 2001</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
31.	<p>WARNING & OPERATIONAL SIGNS</p>	<p>BCA CLAUSE D3.6</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>

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. F201444_2C&2D_FER_02 DATED 22.02.2023	CP9	<p>BCA CLAUSE C2.4 – PERIMETER VEHICULAR ACCESS</p> <p>THE PERIMETER VEHICULAR ACCESS PATH PROVIDED TO THE WAREHOUSE BUILDINGS HAVE AREAS GREATER THAN 18M FROM THE BUILDING.</p>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	DP4 & EP2.2	<p>BCA CLAUSE D1.4, D1.5, E2.2 – EXTENDED TRAVEL DISTANCES – WAREHOUSE</p> <p>THE FOLLOWING NON-COMPLIANCES EXISTS WITHIN THE WAREHOUSES:</p> <p>EXTENDED TRAVEL DISTANCES IN WAREHOUSES OF UP TO:</p> <ul style="list-style-type: none"> • 60 M TO THE NEAREST EXIT AND 120 M BETWEEN ALTERNATIVE EXITS FOR TENANCIES 2C1 AND 2C-2. • 55 M TO THE NEAREST EXIT AND 110 M BETWEEN ALTERNATIVE EXITS FOR BUILDING 2D. <p>THE WAREHOUSE AREAS ARE PROVIDED WITH RATIONALISED AUTOMATIC SMOKE EXHAUST SYSTEM ACHIEVING 1 AIR CHANGE PER HOUR.</p> <p>SMOKE DETECTION IS OMITTED FROM THE DESIGN WITH THE BOWS AND RATIONALISED AUTOMATIC SMOKE EXHAUST SYSTEM BOTH INITIATED ON SPRINKLER ACTIVATION.</p>
	EP1.3	<p>BCA CLAUSE E1.3 – FIRE HYDRANT SYSTEM DESIGN</p> <p>THE FOLLOWING NON-COMPLIANCES EXIST FOR THIS SITE:</p> <p>THE APPLICABLE HYDRANT STANDARD REVISION REFERENCED IN THE BCA 2019 AMDT 1 IS AS 2419.1:2005. HOWEVER, THE HYDRANT SYSTEM FOR SUBJECT BUILDINGS HAS BEEN DESIGNED IN ACCORDANCE WITH AS2419.1:2021.</p> <p>THE SCOPE OF AS 2419.1:2021 DOES NOT INCLUDE BUILDINGS WITH A TOTAL VOLUME OF MORE THAN 108,000 M³. HOWEVER, THE STANDARD SHALL BE APPLIED, WITH ADDITIONAL MEASURES TO BUILDING 2C, WHICH EXCEEDS 108,000M³.</p> <p>THE HYDRANTS UNDER THE 15 M WIDE AWNINGS FOR BOTH 2C & 2D WAREHOUSE BUILDINGS SHALL BE DESIGNED AS EXTERNAL HYDRANTS AS SHOWN IN FIGURE 8-7.</p> <p>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.</p>
	EP1.1	<p>BCA CLAUSE E1.4 – USE OF 50M FIRE HOSE REELS</p> <p>50M FIRE HOSE REELS ARE PROVIDED TO THE WAREHOUSE BUILDINGS EXCEEDING THE MAXIMUM PRESCRIPTIVE LENGTH OF 36M.</p>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	EP1.4	BCA CLAUSE E1.5 – SPRINKLER BOOSTER LOCATION THE SPRINKLER BOOSTER IS NOT LOCATED WITHIN SIGHT OF EITHER MAIN PEDESTRIAN ENTRANCE AT THE OFFICES OF THE 2C & 2D BUILDINGS.

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
Current (Existing)		
1.	NOT APPLICABLE	

Proposed (New or Modified)		
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	BLACKETT MAGUIRE + GOLDSMITH PTY LTD
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	
20/10/2023	

+ Schedule 3 – Conditions of Construction Certificate

There are no conditions pursuant to section/s 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.

20 October 2023

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

Dear Sir/Madam

Re: DA No. SSD-9794683-MOD-2 – 19 Emporium Avenue, 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 (Australia) Pty Ltd
Subject Address	19 Emporium Avenue, Kemps Creek
Project No.	220166
Date Received	20.10.2023
Date Determined	20.10.2023

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.**

Amendment A being for design of the facades & the retaining wall on gridline 1.

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$44.00 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

BM+G



20 October 2023

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

Dear Sir/Madam

Re: DA No. SSD-9794683-MOD-2 – 19 Emporium Avenue, 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 (Australia) Pty Ltd
Subject Address	19 Emporium Avenue, Kemps Creek
Project No.	220166
Date Received	20.10.2023
Date Determined	20.10.2023

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.**

Amendment A being for design of the facades & the retaining wall on gridline 1.

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for The Departments record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$44.00 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

BM+G

20 October 2023

Goodman Property Services (Australia) Pty Ltd
1-11 Hayes Road
Rosebery NSW 2018
Dear Goodman Developments

Re: DA No. SSD-9794683-MOD-2 – 19 Emporium Avenue, Kemps Creek

Your recent application for a Construction Certificate dated 20 October 2023 has now been approved. We hereby enclose 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**. Any associated documentation can be accessed via the NSW ePlanning Portal.

Amendment A being for design of the facades & the retaining wall on gridline 1.

Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW ePlanning Portal.

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.

Attached we have provided an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken by our office, together with other inspections required, of the progress building works.

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.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact the undersigned on 9211 7777.

Yours sincerely,



Jackson Boyd
Building Surveyor
BM+G