

Construction Certificate

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

Certificate No.	CC-24023
Type & Determination	Building Work Approved
Date of Determination	04.03.2024
+ Subject Land	
Lot + DP	Lot 120 DP 1289995 <u>Previously known as:</u> Lot 119 DP 1281374
Address	119 Cuprum Close, KEMPS CREEK NSW 2178
Local Government Area	Penrith City Council
+ Applicant	
Name	Goodman Developments
Company	Goodman Property Services (Aust) Pty Ltd
Address	The Hayesbery, 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	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018
Contact Details	Phone: (02) 9230 7432
Email	Auplanningapprovals@goodman.com
+ Description of Development	
Description	<p>CC3: Fit-out and services including mechanical, electrical and lift <u>only, excluding racking</u> associated with the construction and use of two warehouse buildings (Lot 4C & 4D) 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>
BCA Classification	Class 5 & 7b
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia
Development Consent	DA23/0053 (02.06.2023)
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 Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
GA100	8	21/12/2023	GA200	2	21/12/2023
GA220	2	21/12/2023	GA225	2	21/12/2023
GA300	5	21/12/2023	GA320	2	21/12/2023
GA323	2	21/12/2023			

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	
2.	Access Design Statement	STAC Consulting (NSW) Pty Ltd	29 January 2024
3.	Design Compliance Statement	SBA Architects Pty	21 December 2023
4.	Mechanical Air Handling Systems Design Certificate	Eastwood Air Conditioning Pty Ltd	20 December 2023
5.	Electrical Design Statement	Modcol Pty Ltd	06 February 2024
6.	Lift Design Certificate	Infinity Lifts Pty Ltd	30 January 2023
7.	Floor Finishes Schedule	-	-
8.	Letter of Conformance to SSDA	Goodman Property Services (Aust). Pty Ltd	25 January 2024
9.	Landscaping Plans – Finishes	Mann Cad Consultant Services Pty Ltd, T/A Cabbage Tree Landscape	Feb 2024
10.	Landscaping Plans – Planting Schedule	Mann Cad Consultant Services Pty Ltd T/A Cabbage Tree Landscape	Feb 2024

+ Item	+ Documentation	+ Prepared by	+ Date
11.	Landscaping Design Statement	Mann Cad Consultant Services Pty Ltd T/A Cabbage Tree Landscape	29 February 2024
12.	Access Report	STAC Consulting (NSW) Pty Ltd	19 December 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
Fire Safety Requirement					
PS-1.	Fire Engineering Report	222132_FER_03	Affinity Fire Engineering	Thomas Newton (3149)	09.10.2023
Other BCA Requirement					
PS-2.	Performance Based Design Brief	Revision 1	STAC Consulting (NSW) Pty Ltd	Tom Johnston Aaron Redfern	19.12.2023
PS-3.	Performance Solution Report	Revision 2	STAC Consulting (NSW) Pty Ltd	Tom Johnston Aaron Redfern	29.01.2024
PS-4.	Access Report	Revision 1	STAC Consulting (NSW) Pty Ltd	Tom Johnston Aaron Redfern	19.12.2023

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 Certificate (Fire Services) + Automatic Fire Suppression System + Occupant Warning System + Fire Extinguishers + Fire Control Centres & Rooms Alarm Signaling Equipment	Force Fire & Safety PL	10.09.2023
FS-2.	Fire Sprinkler Plans numbered FS-500, 100, 101, 102, 200, 201, 300, 301, FF-FA-201, FF-FA-200.	Force Fire & Safety PL	04.08.2023, 25.10.2023, 26.10.2023
FS-3.	Fire Services specification	Entrec Consultants	26.09.2023

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)

119 CUPRUM CLOSE, KEMPS CREEK

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 119	DP 1281374	OWE BLD 4C & 4D

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-24023

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)		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA CLAUSE D3D26
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. 17 & BCA SPEC 18 AS 2118.1 – 2017 FM Global Design Standard Datasheet 2-0 & 8-9 FIRE ENGINEERING REPORT NO. 222132_FER_03, PREPARED BY AFFINITY FIRE ENGINEERING DATED 09.10.2023
4.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA SPEC. 20 & BCA SPEC 23 AS 1670.1 – 2018
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. 17 CLAUSE 8 AND / OR CLAUSE 3.22 OF AS 1670.1 – 2018

6.	EMERGENCY LIGHTING	BCA CLAUSE E4D2 & E4D4 AS 2293.1 – 2018
7.	EMERGENCY EVACUATION PLAN	AS 3745 - 2010
8.	EXIT SIGNS	BCA CLAUSES E4D5 AS 2293.1 – 2018
9.	FIRE CONTROL CENTRE	BCA 2022 SPEC 19
10.	FIRE DOORS	BCA CLAUSE C3D13, C3D14 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
11.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1D3 AS 2441 – 2005 FIRE ENGINEERING REPORT NO. 222132_FER_03, PREPARED BY AFFINITY FIRE ENGINEERING DATED 09.10.2023
12.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1D3 AS 2419.1 – 2021 FIRE ENGINEERING REPORT NO. 222132_FER_03, PREPARED BY AFFINITY FIRE ENGINEERING DATED 09.10.2023
13.	FIRE SEALS	BCA CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2018 MANUFACTURER'S SPECIFICATION
14.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
15.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C3D5 FIRE ENGINEERING REPORT NO. 222132_FER_03, PREPARED BY AFFINITY FIRE ENGINEERING DATED 09.10.2023
16.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1D14 AS 2444 – 2001
17.	SMOKE HAZARD MANAGEMENT - SMOKE EXHAUST (BUILDING 4C)	BCA PART E2 AS/NZS 1668.1 – 2015 FIRE ENGINEERING REPORT NO. 222132_FER_03, PREPARED BY AFFINITY FIRE ENGINEERING DATED 09.10.2023
18.	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. 222132_FER_03, PREPARED BY AFFINITY FIRE ENGINEERING DATED 09.10.2023	C1P9	<p>BCA CLAUSE C3D5 - PERIMETER VEHICULAR ACCESS</p> <p>THE VEHICULAR ACCESS ROADWAY NAVIGATES MORE THAN 18M FROM THE BUILDINGS:</p> <ul style="list-style-type: none"> + UP TO 35M ALONG THE PUBLIC ROAD FROM BUILDING 4C & 4D. + UP TO 27M PAST RECESSED DOCS

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		<p>OF BUILDING 4C & 4D.</p> <ul style="list-style-type: none"> + UP TO 25M PAST BUILDING 4C NORTHERN CARPARKING. <p>THE VEHICULAR ACCESS ROADWAY REDUCES TO LESS THAN 6M WIDTH TO 4.0M AT THE NORTH-EASTERN CORNER PAST THE BUILDING 4C AWNING OVERHANG.</p>
	<p>D1P4, E2P2 & C1P7</p>	<p>BCA CLAUSES C3D14, D2D5, D2D6 & E2D10 - WAREHOUSE TRAVEL DISTANCES & RATIONALISED SMOKE HAZARD MANAGEMENT</p> <p>WAREHOUSE TRAVEL DISTANCES TRAVEL DISTANCES EXCEED THE DTS PRESCRIPTIVE REQUIREMENTS IN THE FOLLOWIGN LOCATIONS:</p> <p><u>WAREHOUSE 4C</u></p> <ul style="list-style-type: none"> + UP TO 80M TO AN EXIT IN LIEU OF 40M ACROSS THE WAREHOUSE 4C FLOORPLATE: AND + UP TO 160M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M ACROSS THE WAREHOUSE 4D FLOORPLATE. <p><u>MANUAL SMOKE EXHAUST SYSTEM DESIGN</u></p> <p>A SMOKE EXHAUST SYSTEM SHALL BE PROVIDED TO THE WAREHOUSE PARTS OF BUILDIGN 4C IN ACCORDANCE WITH THE DTS PROVISIONS AND AS1668.1:2015 WITH EXCEPTION OF THE FOLLOWING:</p> <ul style="list-style-type: none"> + THE SMOKE EXHAUST CAPACITY IN THE WAREHOUSE AREA OF BUILDIGN 4C SHALL ACHIEVE ONE VOLUME AIR CHANGE PER HOUR IN LIEU OF BCA SPEC 21 REQUIREMENTS. <ul style="list-style-type: none"> o 12 FANS OPERATING AT 9271 L/S EACH. + THE SMOKE EXHAUST SYSTEM SERVING THE WAREHOUSE WILL NOT AUTOMATICALLY INITIATE ON FIRE DETECTION. THE SYSTEM SHALL INSTEAD BY MANUALLY OPERATED VIA CONTROLS AT THE MAIN-FDCIE. + NO SMOKE DETECTION SHALL BE INSTALLED TO THE BUILDINGS. + THE WAREHOUSE ENCLOSURE SHALL FORM A SMOKE RESERVOIR EXCEEDING 2.000M² WITH NO SMOKE BAFFLE. + GIVEN THE MANUAL OPERATION, THE SMOKE EXHAUST SYSTEM SHALL NOT BE SERVED BY ESSENTIAL POWER (SAFETY

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		<p>SERVICES), AND SUBSEQUENTLY THE MSB AND MECHANICAL BOARDS SHALL NOT BE FIRE SEPERATED FROM THE BUILDING PER THE BCA CLAUSE C3D14 REQUIREMENTS.</p> <ul style="list-style-type: none"> + NO AUTOMATIC SMOKE EXHAUST SHALL BE PROVIDED TO THE ANCILLARY AREAS SUCH AS THE ADMINISTRATION OFFICES, OR WAREHOUSE AMENITIES.
	E1P3	<p>BCA CLAUSE E1D2 - FIRE HYDRANT SYSTEM DESIGN</p> <p>THE FIRE HYDRANT SYSTEM SHALL BE COMPLIANT TO AS2419.1:2021 WITH THE FOLLOWING EXCEPTIONS PERMITTED;</p> <p><u>HYDRANTS UNDER AWNINGS</u></p> <ul style="list-style-type: none"> + EXTERNAL HYDRANTS ARE LOCATED BENEATH THE LOADING DOCK DISPATCH AWNINGS (WHICH EACH HAVE A DEPTH OF 20M) AND SHALL BE CLASSIFIED AS EXTERNAL HYDRANTS IN LIEU OF BEING INTERNAL HYDRANTS; HENCE FOR THE PURPOSES OF SYSTEM COVERAGE THEY WILL MAINTAIN 70M COVERAGE.
	E1P1	<p>BCA CLAUSE E1D3 - 50M FIRE HOSE REELS</p> <p>FIRE HOSE REEL COVERAGE THROUGHOUT THE WAREHOUSE AREAS OF BUILDING 4C AND 4D ARE PERMITTED TO INCORPORATE HOSE REELS WITH A HOSE LENGTH OF 50M IN LIEU OF 36M.</p>
	E1P4	<p>BCA CLAUSE E1D4, SPECIFICATION 17 - FIRE SPRINKLER SYSTEM DESIGN</p> <p>THE FIRE SPRINKLER BOOSTER ASSEMBLY IS NOT COMPLIANT WITH AS24189.1:2021 CLAUSE 7.3.1(C)(II) DUE TO IT BEING:</p> <ul style="list-style-type: none"> + NOT WITHIN SIGHT OF THE PRINCIPAL PEDESTRIAN ENTRANCES OF BOTH BUILDING 4C AND 4D; AND + MORE THAN 20M FROM THE MAIN PEDESTRIAN ENTRANCES OF BOTH BUILDING 4C AND 4D.
	E1P4	<p>BCA CLAUSE E1D4, SPECIFICATION 17 - FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM)</p> <p>THE FIRE SPRINKLER SYSTEM FOR THE BUILDINGS SHALL BE DESIGNED TO AS2118:2017 WITH THE FOLLOWING EXCEPTIONS:</p> <ul style="list-style-type: none"> + WAREHOUSE ROOF LEVEL AUTOMATIC FIRE SPRINKLER SYSTEMS OF BOTH BUILDINGS

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		SHALL BE COMPLIANT WITH FM GLOBAL DATASHEET 2-0 & 8-9; WHERE AN FM DATASHEET IS USED, THAT STANDARD WILL BE RELIED UPON FOR <ul style="list-style-type: none"> + SPRINKLER HEAD TYPE BASED ON THE STORAGE ARRANGEMENT, RACKING EQUIPMENT AND STORAGE COMMODITY; + SPRINKLER HEAD SPACE INCLUSIVE OF OBSTRUCTIONS AVOIDANCE; + DESIGN PRESSURE AND FLOW AT EACH SPRINKLER HEAD; AND + DURATION OF WATER SUPPLY AND TANK SIZING.

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	
4/03/2024	

+ Schedule 3 – Conditions of Construction Certificate

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.

4 March 2024

The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

Dear Sir/Madam

Re: DA No. DA23/0053 – 119 Cuprum Close, 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 (Aust) Pty Ltd
Subject Address	119 Cuprum Close, Kemps Creek
Project No.	220278
Date Received	01.03.2024
Date Determined	04.03.2024

Please find undercover a copy of the Construction Certificate No. CC-24023 for the proposed **CC3**: Fit-out and services including mechanical, electrical and lift **only, excluding racking** associated with the construction and use of two warehouse buildings (Lot 4C & 4D) 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 \$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,



James McNeill
Building Surveyor
BM+G

4 March 2024

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

Dear Sir/Madam

Re: DA No. DA23/0053 – 119 Cuprum Close, Kemps Creek

Your recent application for a Construction Certificate dated 09.10.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24023 and associated documentation for the proposed **CC3: Fit-out and services including mechanical, electrical and lift only, excluding racking** associated with the construction and use of two warehouse buildings (Lot 4C & 4D) 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,



James McNeill
Building Surveyor
BM+G