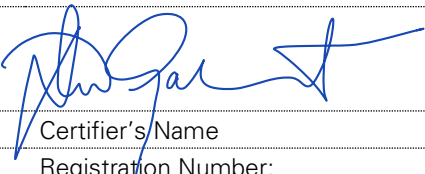




Construction Certificate

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

Certificate No.	CC-23193	
Type & Determination	Building Work	Approved
Date of Determination	19.10.2023	
+ Subject Land		
Lot + DP	Lot 114	DP 1278027
Address	18 Emporium Avenue, Kemps Creek (previously known as 2-24 Emporium Ave)	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Luke Ridley	
Company	Goodman Property Service (Aust) Pty Ltd	
Address	1-11 Hayes Road, Rosebery NSW 2018	
Contact Details	Phone: 0413 435 020	Email: luke.ridley@goodman.com
+ Owner		
Name	BGMG 11 Pty Ltd	
Address	1-11 Hayes Road, Rosebery NSW 2018	
Contact Details	Phone: 0413 435 020	Phone: 0413 435 020
+ Description of Development		
Description	<p>CC3: Remainder of works including Landscaping, Building Signage (excluding 3C-1 Tenant Signage), 3C-2 Tenant 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).</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 2019 – Building Code of Australia 2019 (Amendment 1)	
Development Consent	DA22/0550 (30.01.2023), MOD23/0031 (30.01.2023)	
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	
		
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
GA110	M	15.09.2023	GA102	T	10.10.2023
GA100	W	15.09.2023	GA151	L	15.09.2023
GA100	Y	10.10.2023	GA156	N	15.09.2023
GA101	M	15.09.2023			

+ External Signage Plans prepared by Wizardry Imaging & Signs

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
Cover Page (Page 1/35)	B	16.10.2023	S4 Totem Construction (Page 18/35)	C	13.10.2023
Site Plan (Page 2/35)	-	-	S6 Lightbox – 3a (Page 20/35)	C	13.10.2023
S3 Totem (Page 3/35)	C	13.10.2023	S6 Lightbox – 3b (Page 21/35)	C	13.10.2023
S3 Totem Location Set-out (Page 4/35)	C	13.10.2023	S6 Lightbox – 3c (Page 22/35)	C	13.10.2023
S3 Totem Construction (Page 5/35)	C	13.10.2023	S6 Lightbox – Construction (Page 23/35)	C	13.10.2023
S3 Totem Construction (Page 6/35)	C	13.10.2023	S6 Lightbox – Construction (Page 24/35)	C	13.10.2023
S3 Totem Construction (Page 7/35)	C	13.10.2023	S6 Lightbox – Construction (Page 25/35)	C	13.10.2023
S3 Totem Construction (Page 8/35)	C	13.10.2023	S6 Lightbox – Construction (Page 26/35)	C	13.10.2023
S3 Totem Construction (Page 9/35)	C	13.10.2023	S6 Lightbox – Construction (Page 27/35)	C	13.10.2023
S3 Totem Footing (Page 10/35)	C	13.10.2023	S6 Lightbox – Construction (Page 28/35)	C	13.10.2023
S4 Totem (Page 11/35)	C	13.10.2023	Building 1D – 18a (Page 29/35)	C	13.10.2023
S4 Totem Location Set-out (Page 12/35)	C	13.10.2023	Building 1D – 18b (Page 30/35)	C	13.10.2023
S4 Totem Construction (Page 13/35)	C	13.10.2023	Bike Sign (Page 31/35)	C	13.10.2023

S4 Totem Construction (Page 14/35)	C	13.10.2023	Location 6 Façade Mounted Sign (Page 32/35)	C	13.10.2023
S4 Totem Construction (Page 15/35)	C	13.10.2023	Location 6 Façade Mounted Sign (Page 33/35)	C	13.10.2023
S4 Totem Construction (Page 16/35)	C	13.10.2023	Location 7 Awning Mounted Sign (Page 34/35)	C	13.10.2023
S4 Totem Construction (Page 17/35)	C	13.10.2023	Location 7 Awning Mounted Sign (Page 35/35)	C	13.10.2023
S4 Totem Footing (Page 19/35)	C	13.10.2023	Sign General Notes	B	16.10.2023

+ Racking Plans prepared by Dexion

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
DNQ14375-1122 S102RA	A	04.08.2023	DNQ14375-1122 S105RA	A	04.08.2023
DNQ14375-1122 S103RA	A	04.08.2023	DNQ14375-1122 S106RA	A	04.08.2023
DNQ14375-1122 S104RA	A	04.08.2023	DNQ14375-1122 S107RA	A	04.08.2023

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	19.10.2023
2.	Architectural Design Compliance Statement	SBA Architects PL	21.09.2023
3.	Access Design Statement	MGAC	13.10.2023
4.	Racking Plans	Dexion (Australia) PL	04.08.2023
5.	Aconex correspondence confirming structural adequacy	Costin Roe Consulting PL	06.09.2023
6.	Email correspondence – no impact on FH & FHR	Entec Consultants	22.09.2023
7.	Certification – Sprinklers no impact	FlameSafe Fire Protection PL	25.09.2023
8.	FH & FHR Coverage Plans	SBA Architects PL	22.05.2023
9.	Landscape Design Statement	Coco Design Landscape	21.09.2023
10.	Landscape Plans	Coco Design Landscape	18.09.2023, 13.09.2023, 05.09.2023
11.	Solar Design Statement	Energy Aware	Not Dated

12.	Email confirming satisfaction of landscape plans	Penrith City Council	21.09.2023
13.	Structural Design Statement	Elegant Engineering PL	16.10.2023
14.	Certified Racking plans		
15.	Structural Design Certification	Dexion (Australia) PL	06.10.2023
16.	Design Certification - Electrical	Modcol PL	19.09.2023
17.	Email correspondence – sol uplift confirmation	Tirnasolar	26.09.2023
18.	Exemption for providing access for warehouse are dock office areas	Loxottica South Pacific Holdings PL	12.10.2023
19.	D3.4 Concession Letter	Ebos Healthcare	18.10.2023

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
Other BCA Requirement					
PS-1.	Green Star & Part J Modelling Advice	S4837.0 1	Sustainable Development Consultants	Lindsay Richardson	28.04.2023

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:

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
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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

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)

18 EMPORIUM AVENUE, KEMPS CREEK

Lot No. (if known)

CP/DP/SP No. (if known)

Building name (if applicable)

LOT 114

DP 1278027

OAKDALE WEST ESTATE – BUILDING 3C

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-23193

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 3C1		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL SAFE DEVICES	BCA2019 A1 CLAUSE D2.21
3.	AUTOMATIC FIRE DETECTION SYSTEM <i>NOTE: THIS ONLY APPLIES TO COMMS ROOMS FOR 3C2 & 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 07.06.2023.
4.	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 07.06.2023.
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA2019 A1 SPEC. E1.5, CLAUSE 8 & AS 1670.1 – 2018, CLAUSE 3.22
6.	EMERGENCY LIGHTING	BCA2019 A1 CLAUSE E4.4 & AS 2293.1 – 2018

7.	EXIT SIGNS	BCA2019 A1 CLAUSES E4.5, E4.6, E4.8 & AS 2293.1 – 2018
8.	FIRE DOORS	BCA2019 A1 CLAUSES C2.12, C2.13, AS 1905.1 – 2015 & MANUFACTURER’S SPECIFICATIONS
9.	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 07.06.2023.
10.	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 07.06.2023.
11.	FIRE SEALS	BCA2019 A1 BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 & MANUFACTURERS’ SPECIFICATIONS
12.	LIGHTWEIGHT CONSTRUCTION	BCA2019 A1 CLAUSE C1.8, AS 1530.4 – 2014 & MANUFACTURER’S SPECIFICATIONS
13.	PATHS OF TRAVEL	EP&A (DC&FS) REG. 2021 SECTION 109
14.	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 07.06.2023.
15.	PORTABLE FIRE EXTINGUISHERS	BCA2019 A1 CLAUSE E1.6 & AS 2444 – 2001
16.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA 2019 A1 CLAUSE D3.6 & E3.3, AS 1905.1 – 2015
BUILDING 3C2		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL SAFE DEVICES	BCA2019 A1 CLAUSE D2.21
3.	AUTOMATIC FIRE DETECTION SYSTEM <i>NOTE: THIS ONLY APPLIES TO COMMS ROOMS FOR 3C2 & SWITCHROOM FOR 3C1</i>	BCA2019 A1 SPEC. E2.2A & AS 1670.1 – 2018 & AS/NZS 1668.1 –2015
4.	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 07.06.2023.
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA2019 A1 SPEC. E1.5, CLAUSE 8 & AS 1670.1 – 2018, CLAUSE 3.22
6.	EMERGENCY LIGHTING	BCA2019 A1 CLAUSE E4.4 & AS 2293.1 – 2018
7.	EXIT SIGNS	BCA2019 A1 CLAUSES E4.5, E4.6, E4.8 & AS 2293.1 – 2018
8.	FIRE DOORS	BCA2019 A1 CLAUSES C2.12, C2.13, AS 1905.1 – 2015 & MANUFACTURER’S SPECIFICATIONS
9.	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
10.	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 07.06.2023.
11.	FIRE SEALS	BCA2019 A1 BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 & MANUFACTURERS' SPECIFICATIONS
12.	LIGHTWEIGHT CONSTRUCTION	BCA2019 A1 CLAUSE C1.8, AS 1530.4 – 2014 & MANUFACTURER'S SPECIFICATIONS
13.	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 07.06.2023.
14.	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 07.06.2023.
15.	PORTABLE FIRE EXTINGUISHERS	BCA2019 A1 CLAUSE E1.6 & AS 2444 – 2001
16.	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 07.06.2023.
17.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA 2019 A1 CLAUSE D3.6 & E3.3, 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 SAFETY ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING REPORT NO. 222133_FER_03 REVISION 02 DATED 07.06.2023.	CP9	BCA CLAUSE C.2.4 - PERIMETER VEHICLE ACCESS
	EP2.2, DP4	BCA CLAUSE D1.4, D1.5, E2.2 - WAREHOUSE EGRESS DISTANCE AND SMOKE HAZARD MANAGEMENT SYSTEM
	EP1.3	BCA CLAUSE E1.3 - FIRE HYDRANT DESIGN STANDARD AND CLASSIFICATION
	EP1.1	BCA CLAUSE E1.4 - FIRE HOSE REEL (50M LENGTHS)
	EP1.4	BCA CLAUSE E1.5 - FIRE SPRINKLER INFRASTRUCTURE LOCATION
	EP1.4	BCA CLAUSE E1.5 & SPECIFICATION E1.5 - FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM)
	EP1.4	BCA CLAUSE E1.5 - OMISSION OF SPRINKLER PROTECTION FROM ELECTRICAL SWITCH ROOMS

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	
19/10/2023	

+ 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.

Nil.

19 October 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

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	18 Emporium Avenue, Kemps Creek
Project No.	220054
Date Received	19.10.2023
Date Determined	19.10.2023

Please find undercover a copy of the Construction Certificate No. CC-23193 for the proposed **CC3**: Remainder of works including Landscaping, Building Signage (excluding 3C-1 Tenant Signage), 3C-2 Tenant 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 \$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,



Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)

BDC No.: 0141

19 October 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, Kemps Creek

Your recent application for a Construction Certificate dated 19.10.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23193 and associated documentation for the proposed **CC3**: Remainder of works including Landscaping, Building Signage (excluding 3C-1 Tenant Signage), 3C-2 Tenant 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,



Dear Goldsmith
Director

BM+G
Building Surveyor-Unrestricted (NSW)
BDC No.: 0141