



Construction Certificate

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

Certificate No.	CC-23215	
Type & Determination	Building Work	Approved
Date of Determination	01.02.2024	
+ Subject Land		
Lot + DP	Lot 119	DP 1281374
Address	2 Cuprum Close, Kemps Creek NSW 2178 (Lot 111 DP 1262310 referenced on the DA22/0546) Now known as 1-3 Tundra Close, 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	BGMG 11 Pty Ltd ATF BGMG 1 Oakdale West Trust	
Address	1-11 Hayes Road, Rosebery NSW 2018	
Contact Details	Phone: 02 9230 7432	Email: auplanningapprovals@goodman.com
+ Description of Development		
Description	CC4: Remainder of Base Building works including amended Fire Engineering Report, Accessibility Design and Building 5A Tenant Signage excluding Tenant Racking and Tenant Security and Communications. <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>	
BCA Classification	Class 5 & 7b	
Applicable BCA	National Construction Code – BCA 2019 (Amendment 1)	
Development Consent	DA22/0546 (16.02.2023)	
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 Wizardry Imaging and Signs

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
Title Page	A	08/12/2023	Site Plan- Pg. 1	A	08/12/2023
S6 Lightbox – Pg. 3	C	07/12/2023	S6 Lightbox – Pg. 4	C	07/12/2023
S6 Lightbox – Pg. 5	C	07/12/2023	S6 Lightbox – Pg. 6	C	07/12/2023
S6 Lightbox Construction – Pg. 7	C	07/12/2023	S6 Lightbox Fixing Detail – Pg. 8	C	07/12/2023
Sign General Notes	A	08/12/2023	N/A	N/A	N/A

+ Architectural Plans prepared by SBA Architects

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
GA-110	S	12/01/2024	GA-202	M	21/09/2023
GA-203	P	14/11/2023	GA-204	L	21/09/2023
GA-201	P	14/11/2023	GA-230	G	19/07/2023
GA-320	O	14/11/2023	GA-340	I	07/09/2023
GA-220	T	31/10/2023	GA-224	L	03/11/2023
GA-225	L	03/11/2023	GA-227	J	14/11/2023
GA-228	J	14/11/2023	GA-240	G	19/07/2023
GA-300	M	07/09/2023	DA50	F	27/10/2022

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	Portal Application c/- Goodman Property Services (Aust) PL	16.02.2023
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000109746	Long Service Corporation	14.03.2023
3.	Email Correspondence: IFSR Not Provided	Fire and Rescue Pty Ltd	05.12.2023
4.	Electrical Design Certificate	Modcol Pty Ltd	17.01.2024
5.	Mechanical Services Design Statement	Paramount Air Conditioning (Aust) Pty Ltd	17.01.2024
6.	Hydraulic Services Certificate	Entec Consultants Pty Ltd	17.01.2024
7.	Architecture Design Statement	SBA Architect Pty Ltd	17.01.2024
8.	Accessibility Review Report	ABE Consulting Pty Ltd	17.01.2024
9.	Performance-Based Design Brief	ABE Consulting Pty Ltd	28.11.2023
10.	Structural Design Statement	Elegant Engineering Pty Ltd	22.01.2024
11.	Relevant Fire Safety System Design Compliance Certificate	FlameSafe Fire Protection Pty Limited	19.01.2024
12.	Fire Safety Schedule	Qanstruct (Aust) Pty Ltd	25.01.2024

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	F201764_ FER_04	Core Engineering Group Pty Ltd	Graham Morris (BDC 3200)	10.11.2023
Other BCA Requirement					
PS-2.	Performance Solution Report – Accessibility / Essential Fire Safety Services	23045_PS R_v1.1	ABE Consulting Pty Ltd	Abe Strbik (Reg 405)	18.01.2024

+ 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)

1-3 TUNDRA CLOSE, KEMPS CREEK

Lot No. (if known) CP/DP/SP No. (if known) Building name (if applicable)

LOT 111 DP 1262310

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-23215

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 5A		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
3.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5, CLAUSE 8 AND / OR CLAUSE 3.22 OF AS 1670.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
4.	BLOCK PLANS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
5.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 & AS 2293.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.

6.	EMERGENCY MANAGEMENT PLAN	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
7.	EXIT SIGNS	BCA CLAUSES E4.5, E4.6 & E4.8; AND AS 2293.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
8.	FIRE CONTROL CENTRE (BUILDING 5A ONLY) AND MAIN FIP	BCA SPEC. E1.8 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1.4 & AS 2441 – 2005 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
10.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1.3 & AS 2419.1 – 200 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
11.	PATHS OF TRAVEL	EP&A (DC&FS) REGULATION 2021 CLAUSE 109
12.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
13.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
14.	MANUAL SMOKE CLEARANCE SYSTEM (WAREHOUSE ONLY)	BCA PART E2, SPEC. E2.2B & AS/NZS 1668.1 – 2015 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
15.	SOLAR PANELS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
16.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA CLAUSE D3.6 & E3.3, AS 1905.1 – 2015
BUILDING 5B		
1.	ALARM SIGNALING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017
3.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5, CLAUSE 8 AND / OR CLAUSE 3.22 OF AS 1670.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
4.	BLOCK PLANS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
5.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 & AS 2293.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
6.	EMERGENCY MANAGEMENT PLAN	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
7.	EXIT SIGNS	BCA CLAUSES E4.5, E4.6 & E4.8; AND AS 2293.1 – 2018 AND F201764_FER_04 REVISION 4 DATED 10.11.23.
8.	FIRE DOORS	BCA CLAUSE C2.12, C2.13 AND AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1.4 & AS 2441 – 2005 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.

10.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1.3 & AS 2419.1 – 200 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
11.	FIRE SEALS	BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 AND MANUFACTURER’S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C1.8 & AS 1530.4 – 2014 AND MANUFACTURER’S SPECIFICATION
13.	PATHS OF TRAVEL	EP&A (DC&FS) REGULATION 2021 CLAUSE 109
14.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
15.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
16.	SOLAR PANELS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
17.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA 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 CORE ENGINEERING GROUP REPORT NO. F201764_FER_04 REVISION 4 DATED 10.11.23.	CP9	BCA CLAUSE C2.4 - PERIMETER VEHICULAR ACCESS
	DP4 & EP2.2	BCA CLAUSE D1.4, D1.5 & E2.2 - WAREHOUSE TRAVEL DISTANCES AND SMOKE HAZARD MANAGEMENT
	EP1.3	BCA CLAUSE E1.3 - FIRE HYDRANT SYSTEM DESIGN
	EP1.1	BCA CLAUSE E1.4 - USE OF 50M FIRE HOSE REELS
	EP1.4	BCA CLAUSE E1.5 - SPRINKLER BOOSTER LOCATION

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	
1/02/2024	

+ 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.

Nil.

1 February 2024

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

Dear Sir/Madam

Re: DA No. DA22/0546 – 1-3 Tundra 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	1-3 Tundra Close, Kemps Creek
Project No.	220055
Date Received	20.11.2023
Date Determined	01.02.2024

Please find undercover a copy of the Construction Certificate No. CC-23215 for the proposed **CC4**: Remainder of Base Building works including amended Fire Engineering Report, Accessibility Design and Building 5A Tenant Signage Excluding Tenant Racking and Tenant Security and Communications.

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)

1 February 2024

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

Dear Sir/Madam

Re: DA No. DA22-0546 – 1-3 Tundra Close, Kemps Creek

Your recent application for a Construction Certificate dated 06.11.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23215 for the proposed **CC4**: Remainder of Base Building works including amended Fire Engineering Report, Accessibility Design and Building 5A Tenant Signage Excluding Tenant Racking and Tenant Security and Communications.

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)