



## Construction Certificate

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

<b>Certificate No.</b>	CC-24064	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	29 May 2024	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 118	DP 1281374
<b>Address</b>	2 Cuprum Close, Kemps Creek NSW 2178	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Goodman Developments	
<b>Company</b>	Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: (02) 9230 7432	
<b>Email</b>	Auplanningapprovals@goodman.com	
<b>+ Owner</b>		
<b>Name</b>	Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	The Hayesbery, 1-11 Hayes R	
<b>Contact Details</b>	Phone: (02) 9230 7432	
<b>Email</b>	Auplanningapprovals@goodman.com	
<b>+ Description of Development</b>		
<b>Description</b>	<b>CC4:</b> Construction of part of the racking and external façade tenant signage associate with WH4A <b>only</b> , associated with the construction and use of two warehouse buildings (Lot 4A & 4B) at Oakdale West Estate for warehouse and distribution facility and ancillary works.  <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 2022 Volume 1 – Building Code of Australia	
<b>Development Consent</b>	DA22/1110 dated 02 June 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>Signature</b>		
<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 APC

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
J006376-ID001	C	13.05.2024	J006376-ID002	C	13.05.2024
J006376-ID003	C	13.05.2024	J006376-ID004	C	13.05.2024
J006376-ID005	C	13.05.2024	J006376-ID006	C	13.05.2024
J006376-ID007	C	13.05.2024	J006376-ID008	C	13.05.2024
J006376-ID009	C	13.05.2024	J006376-ID010	C	13.05.2024
J006376-ID011	C	13.05.2024	J006376-ID012	C	13.05.2024
J006376-ID013	C	13.05.2024	J006376-ID014	C	13.05.2024
J006376-ID015	C	13.05.2024	J006376-ID016	C	13.05.2024
GA151	L	12.03.2024	AFS001B_A_3	0	23.05.2024
AFS001B_A_4	0	23.05.2024	AFS001B_A_5	0	23.05.2024

### 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	28 May 2024
2.	Structural Design Statement (Racking)	APC Storage Technology Pty Ltd	17 May 2024
3.	Structural Design Statement (Signage)	Valdis Svavs	23 May 2024
4.	Confirmation of SSDA Conformance	Goodman Property Services (Aust.) Pty Ltd	28 May 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)

**2 CUPRUM CLOSE, KEMPS CREEK**

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 118	DP 1281374	OWE 4A/4B

### 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-24064

### 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
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
2.		

<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA SPEC. 20 AS 1670.1 – 2018 & AS/NZS 1668.1 – 2015
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA SPEC. 17 AS 2118.1 – 2017
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. 17, CLAUSE 8 AND/OR CLAUSE 3.22 OF AS 1670.1 – 2018 FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM) FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023

5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA CLAUSE E4D4 AS 2293.1 – 2018
6.	EMERGENCY LIGHTING	BCA CLAUSES E4D5, E4D6 & E4D8 AS 2293.1 – 2018
7.	EXIT SIGNS	AS 1670.3 – 2018
8.	FIRE DOORS	BCA CLAUSE C3D13, C3D14 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1D3 AS 2441 – 2005 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
10.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA CLAUSE E1D3 AS 2419.1 – 2021 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
11.	FIRE SEALS	BCA CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2018 MANUFACTURER'S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
13.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C3D5 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
14.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1D14 AS 2444 – 2001
15.	SMOKE EXHAUST SYSTEMS	BCA PART E2 AS/NZS 1668.1 – 2015 FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE R(4) DATED 13 OCTOBER 2023
16.	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. 222093-FER-06, PREPARED BY AFFINITY FIRE ENGINEERING, DATED 19.04.2024	C1P9	<p><b>BCA CLAUSE C3D5 - PERIMETER VEHICULAR ACCESS</b></p> <p>THE VEHICULAR ACCESS ROADWAY NAVIGATES MORE THAN 18M FROM THE BUILDINGS;</p> <ul style="list-style-type: none"> <li>+ UP TO 45M ALONG THE SHARED ACCESS DRIVEWAY TO THE SITE.</li> <li>+ UP TO 35M FROM BUILDING 4B NORTH-EASTERN CORNER;</li> <li>+ UP TO 25M PAST RECESSED DOCKS FOR BOTH WAREHOUSE 4A &amp; 4B; AND</li> <li>+ UP TO 30M PAST BUILDING 4A</li> </ul>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA Dts Provision(s) and details of non-compliance
	D1P4, E2P2 & C1P7	<p>SOUTHERN TRAILER PARKING; THE VEHICULAR ACCESS ROADWAY NARROWS TO 4.5M IN LIEU OF 6M ALONG THE WESTERN PORTIONS OF PERMEABLE PAVER ROADWAY ALONG BUILDING 4A &amp; 4B</p> <p><b>BCA CLAUSES C3D14, D2D5, D2D6 &amp; E2D10 - WAREHOUSE TRAVEL DISTANCES &amp; RATIONALISED SMOKE HAZARD MANAGEMENT</b></p> <p><u>WAREHOUSE TRAVEL DISTANCES</u> TRAVEL DISTANCES EXCEED THE DTS PRESCRIPTIVE REQUIREMENTS IN THE FOLLOWING LOCATIONS;</p> <ul style="list-style-type: none"> <li>+ WAREHOUSE 4A <ul style="list-style-type: none"> <li>o UP TO 70M TO AN EXIT IN LIEU OF 40M ACROSS THE WAREHOUSE 4A FLOORPLATE; AND</li> <li>o UP TO 140M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M ACROSS THE WAREHOUSE 4A FLOORPLATE</li> </ul> </li> <li>+ WAREHOUSE 4B <ul style="list-style-type: none"> <li>o UP TO 60M TO AN EXIT IN LIEU OF 40M ACROSS THE WAREHOUSE 4B FLOORPLATE; AND</li> <li>o UP TO 120M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M ACROSS THE WAREHOUSE 4B FLOORPLATE.</li> </ul> </li> </ul> <p><u>MANUAL SMOKE EXHAUST SYSTEM DESIGN</u> A SMOKE EXHAUST SYSTEM SHALL BE PROVIDED TO THE WAREHOUSE PARTS OF BUILDING 4A &amp; 4B IN ACCORDANCE WITH DTS PROVISIONS AND AS1668.1:2015 WITH EXCEPTION OF THE FOLLOWING:</p> <ul style="list-style-type: none"> <li>+ THE SMOKE EXHAUST CAPACITY IN THE WAREHOUSE AREA OF BUILDING 4A &amp; 4B SHALL ACHIEVE ONE VOLUME AIR CHANGE PER HOUSE IN LIEU OF BCA SPEC 21 REQUIREMENTS: <ul style="list-style-type: none"> <li>o 4A: 7 FANS OPERATING AT 9027 L/S EACH.</li> <li>o 4B: 6 FANS OPERATING AT 9372 L/S EACH.</li> </ul> </li> <li>+ THE SMOKE EXHAUST SYSTEM SERVING THE WAREHOUSES WILL NOT AUTOMATICALLY INITIATE ON FIRE DETECTION.</li> <li>+ NO SMOKE DETECTION SHALL BE INSTALLED TO THE BUILDINGS.</li> <li>+ THE WAREHOUSE ENCLOSURE SHALL FORM A SMOKE RESERVOIR EXCEEDING 2,000M<sup>2</sup> WITH NO SMOKE BAFFLE.</li> <li>+ GIVEN THE MANUAL OPERATION, THE SMOKE EXHAUST SYSTEM SHALL NOT BE SERVED BY ESSENTIAL POWER (SAFETY SERVICES).</li> <li>+ THE MSB AND MECHANICAL BOARDS</li> </ul>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA Dts Provision(s) and details of non-compliance
		<p>SHALL NOT BE FIRE SEPARATED FROM THE BUILDING PER THE BCA CLAUSE C3D14 REQUIREMENTS.</p> <ul style="list-style-type: none"> <li>+ MAKEUP AIR FOR THE MANUAL SMOKE EXHAUST SYSTEMS SHALL BE PROVIDED UNEVENLY BY PERMANENT PERFORATED ROLLER DOORS FROM ONLY ONE SIDE OF EACH BUILDING RESPECTIVELY.</li> <li>+ SMOKE EXHAUST IS OMITTED FROM THE ADMINISTRATION OFFICES AND ANY ANCILLARY AREAS SUCH AS WAREHOUSE AMENITIES AND THE LIKE.</li> </ul>
	E1P3	<p><b>BCA CLAUSE E1D2 - FIRE HYDRANT SYSTEM DESIGN</b></p> <p>THE FIRE HYDRANT SYSTEM SHALL BE COMPLIANT TO AS2419.1:2021 WITH THE FOLLOWING EXCEPTIONS PERMITTED;</p> <ul style="list-style-type: none"> <li>+ HYDRANTS UNDER AWNINGS <ul style="list-style-type: none"> <li>o EXTERNAL HYDRANTS ARE LOCATED BENEATH THE LOADING DOCS DISPATCH AWNINGS (WHICH EACH HAVE A DEPTH OF 20M) AND SHALL BE CLASSIFIED AS EXTERNAL HYDRANTS IN LIEU OF BEING INTERNAL; HENCE FOR THE PURPOSES OF SYSTEM COVERAGE THEY WILL MAINTAIN 70M COVERAGE.</li> </ul> </li> </ul>
	E1P1	<p><b>BCA CLAUSE E1D3 - 50M FIRE HOSE REELS</b></p> <p>FIRE HOSE REEL COVERAGE THROUGHOUT THE WAREHOUSE AREAS OF BUILDING 4A AND 4B ARE PERMITTED TO INCORPORATE HOSE REELS WITH A HOSE LENGTH OF 50M IN LIEU OF 36M.</p>
	E1P4	<p><b>BCA CLAUSE E1D4, SPECIFICATION 17 - FIRE SPRINKLER SYSTEM DESIGN</b></p> <p>THE FIRE SPRINKLER BOOSTER ASSEMBLY IS NOT COMPLIANT WITH AS2419.1:2021 CLAUSE 7.3.1(C)(II) DUE TO IT BEING:</p> <ul style="list-style-type: none"> <li>+ NOT WITHIN SIGHT OF THE PRINCIPAL PEDESTRIAN ENTRANCES OF BOTH BUILDING 4A AND 4B; AND</li> <li>+ MORE THAN 20M FROM THE MAIN PEDESTRIAN ENTRANCES OF BOTH BUILDING 4A AND 4B.</li> </ul>
	E1P4	<p><b>BCA CLAUSE E1D4, SPECIFICATION 17 - FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM)</b></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"> <li>+ WAREHOUSE ROOF LEVEL AUTOMATIC FIRE SPRINKLER SYSTEMS OF BOTH</li> </ul>

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

**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
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
2.		

<b>Proposed (New or Modified)</b>		
1.	NOT APPLICABLE	
2.		

**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	
2.		

**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	
29/05/2024	

## **+ 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.







28 May 2024

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

Dear Sir/Madam

**Re: DA No. DA22/1110**  
**Address 2 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.

<b>Applicant</b>	Goodman Property Services (Aust) Pty Ltd
<b>Subject Address</b>	2 Cuprum Close, Kemps Creek NSW 2178
<b>Project No.</b>	220278
<b>Date Received</b>	28 May 2024
<b>Date Determined</b>	29 May 2024

Please find undercover a copy of the Construction Certificate No. CC-24064 for the proposed Construction of part of the racking and external façade tenant signage associate with WH4A **only**, associated with the construction and use of two warehouse buildings (Lot 4A & 4B) at Oakdale West Estate for warehouse and distribution facility and ancillary works.

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,**

James McNeill  
Building Surveyor  
**BM+G**





28 May 2024

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

Dear Sir/Madam,

**Re: DA No. DA22/1110**  
**Address 2 Cuprum Close, Kemps Creek**

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Your recent application for a Construction Certificate dated 28 May 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24064 for the proposed Construction of part of the racking and external façade tenant signage associate with WH4A only, associated with the construction and use of two warehouse buildings (Lot 4A & 4B) at Oakdale West Estate for warehouse and distribution facility and ancillary works.. Any associated documentation can be accessed via the NSW ePlanning Portal.

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,**

James McNeill  
Building Surveyor  
**BM+G**

## + Inspection and Certification Schedule

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### Statutory Mandatory Critical Stage Inspections

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

### Compliance with the Building Code of Australia

All building works must be carried out strictly in accordance with the Building Code of Australia 2022 (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd