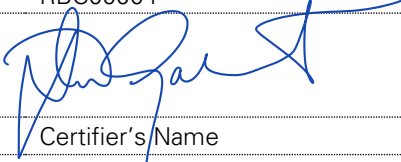




Construction Certificate

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

Certificate No.	CC-23118	
Type & Determination	Building Work	Approved
Date of Determination	30.06.2023	
+ 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	<p>CC2: 5A & 5B Office Façade, Office fit out works, 5B Warehouse Façade, Fire Services, Hydraulic Services, Mechanical services & Electrical Works only, associated with the construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil 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 – 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 SBA Architects PL

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
GA-110	J	08.06.2023	GA-230	F	08.06.2023
GA-201	I	08.06.2023	GA-233	F	08.06.2023
GA-202	H	08.06.2023	GA-234	F	08.06.2023
GA-203	I	08.06.2023	GA-240	F	08.06.2023
GA-204	H	08.06.2023	GA-241	F	08.06.2023
GA-210	F	08.06.2023	GA-300	I	08.06.2023
GA-220	H	08.06.2023	GA-320	G	08.06.2023
GA-224	E	08.06.2023	GA-330	F	08.06.2023
GA-226	D	08.06.2023	GA-331	F	08.06.2023
GA-227	C	08.06.2023	GA-340	E	08.06.2023
GA-228	C	08.06.2023	GA-341	E	08.06.2023

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	09.06.2023
2.	Structural Design Certificate	Costin Roe Consulting PL	06.06.2023
3.	Design Certificate - Lift	Infinity Lifts PL	06.06.2023
4.	Signage Plan	SBA Architects	27.10.2022
5.	Weekly Report 1 – inspection and testing for earthworks	Rapid Geo	05.04.2023
6.	Weekly Report 2 – inspection and testing for earthworks	Rapid Geo	30.04.2023
7.	Weekly Report 3 – inspection and testing for earthworks	Rapid Geo	30.04.2023
8.	Weekly Report 4 – inspection and testing for earthworks	Rapid Geo	05.05.2023
9.	Civil Construction Certificate	AT&L	06.06.2023
10.	Peer Review Report	Minerva Group	31.05.2023
11.	FER Peer Review	Not Specified	Not Specified
12.	Section J Modelling and Analysis Report	SDC	June 2023
13.	Architectural Design Compliance Statement	SBA Architects PL	15.06.2023
14.	Stormwater Plans + MODELS	AT&L	05.05.2023
15.	Fire Engineering Group	Core Engineering Group	14.06.2023

16.	Statement – review of FER	Goodman Property Services (Aust) PL	30.06.2023
17.	Architectural Design Compliance Statement	SBA Architects PL	23.06.2023
18.	Design Statement - Mechanical	Paramount Air Conditioning (Aust) PL	23.06.2023
19.	FHR Coverage Plans	Entec Consultants	20.06.2023
20.	Statement – Solar Systems	Energy Aware	Not Dated
21.	Solar Panel plans (x 2 plans)	Energy Aware	15.06.2023
22.	Email confirming IFSR will not be provided	FRNSW	28.06.2023
23.	Electrical Design Statement	Modcol	30.06.2023
24.	Geotechnical Engineer Signoff	RapidGeo	30.06.2023
25.	Architect Design Compliance Statement – Access	SBA Architects	23.06.2023
26.	Email correspondence to Council re DA Condition 17	Qanstruct (Aust) Pty Ltd	30.06.2023
27.	Fire Safety Schedule	Qanstruct (Aust) Pty Ltd	30.06.2023

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	14.06.2023
Reference No. + Version	F201764_FER_03
Name of Fire Safety Engineer	Graham Morris
Accreditation No.	3200

+ Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Design Compliance Certificate – fire services	FlameSafe Fire Protection PL	19.06.2023
2.	Fire Services Plans numbered FC001, FE101, 102, 201, 202. FS100-109, FS201-202, FS500-501, FS600	FlameSafe Fire Protection PL	19.06.2023
3.	Hydraulic Services Certification	Entec Consultants	30.06.2023
4.	Fire Service Plans numbered H100, H200, H201, H202, H300, H301, H302, H400, H401, H500, H501, H300 (x2)	Entec Consultants	Jan 23.

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

Issued under Clause 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Owner	BGMG 11 Pty Ltd ATF the BGMG 1 Oakdale West Trust
Subject Property	2 Cuprum Close (1-3 Tundra Close), Kemps Creek
Construction Certificate No.	CC-23118

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

Schedule – Building 5A

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 & AS/NZS 1668.1 –2015	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
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_03 Revision 3 dated 14.06.2023	✓
Block Plans	Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Emergency Management Plan	Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Fire Control Centre (Building 5A only) and Main FIP	BCA Spec. E1.8 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Fire Doors	BCA Clause C2.12, C2.13 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 200 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Paths of Travel	EP&A (DC&FS) Regulation 2021 Clause 109	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Smoke Exhaust Systems (Warehouse only)	BCA Part E2, Spec. E2.2b & AS/NZS 1668.1 –2015 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Solar Panels	Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	
Warning & Operational Signs	EP&A (DC&FS) Regulation 2021 Clause 108, BCA Clause D3.6 & E3.3, AS 1905.1 – 2015	✓
Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access + Warehouse Travel Distances and Smoke Hazard Management + Fire Hydrant System Design + Use of 50m Fire Hose Reels + Sprinkler Booster Location 	BCA Performance Requirements C1P9, D1P4, E2P2, E1P3, E1P1, E1P4, Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201764_FER_03 Revision 3 dated 14.06.2023	✓

Schedule – Building 5B

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Alarm Signaling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017	✓
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_03 Revision 3 dated 14.06.2023	✓
Block Plans	Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Emergency Management Plan	Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Fire Doors	BCA Clause C2.12, C2.13 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report F201764_FER_02 Revision 3 dated 14.06.2023	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 200 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer’s specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer’s specification	✓
Paths of Travel	EP&A (DC&FS) Regulation 2021 Clause 109	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001 and Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Solar Panels	Fire Engineering Report F201764_FER_03 Revision 3 dated 14.06.2023	✓
Warning & Operational Signs	EP&A (DC&FS) Regulation 2021 Clause 108, BCA Clause D3.6 & E3.3, AS 1905.1 – 2015	✓
Fire Engineered Performance Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access + Warehouse Travel Distances and Smoke Hazard Management + Fire Hydrant System Design + Use of 50m Fire Hose Reels + Sprinkler Booster Location 	BCA Performance Requirements C1P9, D1P4, E2P2, E1P3, E1P1, E1P4, Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201764_FER_03 Revision 3 dated 14.06.2023	✓

+ 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.

30 June 2023

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

Dear Sir/Madam

Re: DA No. DA22/0546 – 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.

Applicant	Goodman Property Services (Aust) Pty Ltd
Subject Address	2 Cuprum Close, Kemps Creek
Project No.	220055
Date Received	09.06.2023
Date Determined	30.06.2023

Please find undercover a copy of the Construction Certificate No. CC-23118 for the proposed **CC2**: 5A & 5B Office Façade, Office fit out works, 5B Warehouse Façade, Fire Services, Hydraulic Services, Mechanical services & Electrical Works **only**, associated with the construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil 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 \$41.00 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)

30 June 2023

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

Dear Sir/Madam

Re: DA No. DA22-0546 – 2 Cuprum Close, Kempas Creek

Your recent application for a Construction Certificate dated 09.06.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23118 and associated documentation for the proposed **CC2: 5A & 5B Office Façade, Office fit out works, 5B Warehouse Façade, Fire Services, Hydraulic Services, Mechanical services & Electrical Works only**, associated with the construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil 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,



Dean Goldsmith
Director

BM+G
Building Surveyor-Unrestricted (NSW)