




Construction Certificate

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

Certificate No.	CC-24130	
Type & Determination	Building Work	Approved
Date of Determination	18.10.2024	
+ Subject Land		
Lot + DP	Lot 301	DP 1305254
Address	788 - 882 Mamre Road, Kemps Creek NSW 2178	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Chee Hui Chan	
Company	Mirvac Industrial Developments Pty Limited	
Address	200 George Street Sydney 2000	
Contact Details	Phone: 02 9080 8000	Email: cheehui.chan@mirvac.com
+ Owner		
Name	Mirvac Industrial Developments Pty Limited	
Address	200 George Street Sydney 2000	
Contact Details	Phone: 02 9080 8000	Email: cheehui.chan@mirvac.com
+ Description of Development		
Description	<p>CC2: External works, remaining services and base build fit-out only excluding racking and tenant signage associated with the construction and operation of a warehouse and distribution facility (Warehouse 2) with loading docks, hardstand and ancillary office space.</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 & 10b	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	SSD-58257960 dated: 5 July 2024	
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 Watson Young Architects Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR1230	B	04 June 2024	AR1220	B	13 June 2024
AR1221	B	13 June 2024	AR1201	B	13 June 2024
AR1202	B	13 June 2024	AR1110	B	13 June 2024

Documentation 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	Mirvac Industrial Developments Pty Limited	18 October 2024
2.	Email – Confirmation That Council Is Satisfied with Traffic Management Design	Penrith City Council	23 September 2024
3.	Dangerous Goods Statement – SEPP 33	Texco Construction Pty Ltd	25 July 2024
4.	Dangerous Goods Statement – Liquids	Texco Construction Pty Ltd	25 July 2024
5.	Onsite Fuels and Chemical Storage Statement	Texco Construction Pty Ltd	25 July 2024
6.	External works Plan	AT&L and Associates Pty Ltd	28 May 2024
7.	Architectural Design Statement	Watson Young Architects Pty Ltd	28 August 2024
8.	Architectural Building Works Specifications	Texco Construction Pty Ltd	28 August 2024
9.	Traffic Engineering Design Statement	Impact Traffic Engineering Pty Ltd	23 August 2024
10.	Electrical Design Statement	Prism Electrical Engineering Pty Ltd	16 August 2024
11.	Mechanical Air Handling Systems Design Certificate	Eastwood Air Conditioning Pty Ltd	29 August 2024
12.	Hydraulic Design Certificate	Sparks & Partners Consulting Engineers	23 September 2024
13.	Fire Safety Schedule Design Endorsement Certificate – Fire Hydrant and Fire Hose Reels	Sparks & Partners Consulting Engineers	14 August 2024
14.	Fire Hydrant Coverage Plans – Hydraulic Services	Sparks & Partners Consulting Engineers	08 May 2024
15.	Fire Hose Coverage Plans – Hydraulic Services	Sparks & Partners Consulting Engineers	08 May 2024

+ Item	+ Documentation	+ Prepared by	+ Date
16.	Email – Initial Fire Safety Report Will Not be Provided	Fire and Rescue NSW	19 June 2024
17.	Automatic Fire Alarm Electric System Plans – Electrical	FlameSafe Fire Protection	16 August 2024
18.	Fire Assessment Report FAR 3526 Issue 5	BRANZ Ltd	11 May 2018
19.	Design Certificate – Lifts	Schindler Lifts Australia Pty Ltd	19 August 2024
20.	Access Report, Revision 1	STAC Consulting (NSW) Pty Ltd	03 September 2024
21.	Performance Based Design Brief, Revision 0 – Access	STAC Consulting (NSW) Pty Ltd	16 August 2024
22.	Performance Based Design Brief No. 319923.2401, Issue 2 – Fire Safety	SFS Australia Pty Limited	21 March 2024
23.	Landscape Design Statement	Site Image (NSW) Pty Ltd	21 August 2024
24.	Landscape Plans	Site Image (NSW) Pty Ltd	21 August 2024
25.	Practical Completion of the Developer’s Activities Certificate – Access Road 1a	NBN Co Ltd	13 September 2023
26.	Practical Completion of the Developer’s Activities Certificate – Access Road 2	NBN Co Ltd	08 September 2023
27.	Practical Completion of the Developer’s Activities Certificate – Access Road 3	NBN Co Ltd	12 February 2024
28.	Practical Completion of the Developer’s Activities Certificate – Access Road 4	NBN Co Ltd	18 December 2023
29.	Internal Finishes Schedule, Revision A	Watson Young Architects Pty Ltd	21 June 2024
30.	Post Execution Letter – NBN Co Ltd and MIRVAC Industrial Developments Pty Ltd	NBN Co Ltd	22 April 2022
31.	Approval of working group	Department of Planning, Housing & Infrastructure	10 September 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 SAFETY ENGINEERING REPORT	NO. 319923.240 1 ISSUE NO. 2.1	SCIENTIFIC FIRE SERVICES	Chrstitopher Boyack & Parkan Behayddin	28.05.2024
Other BCA Requirement					
PS-2.	PERFORMANCE SOLUTION REPORT	NO. 24039 REVISION 1	STAC Consulting (NSW) Pty Ltd	Tom Johnston (ACAA812) & Aaron Redfern (BDC2321)	03.09.2024

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.	Dry Fire Plans Drawings: + DF-AIE.B02.DD.1110-FLAM (rev B) + DF-AIE.B02.DD.1120-FLAM (rev B) + DF-AIE.B02.DD.1121-FLAM (rev B) + DF-AIE.B02.DD.1130-FLAM (rev B)	FlameSafe Fire Protection Pty. Limited	16 August 2024
FS-2.	Wet Fire Plans Drawings: + FP-AIE.B02.DD.1012-FLAM (rev B) + FP-AIE.B02.DD.1000-FLAM (rev D) + FP-AIE.B02.DD.1001-FLAM (rev C) + FP-AIE.B02.DD.1010-FLAM (rev D) + FP-AIE.B02.DD.1011-FLAM (rev D) + FP-AIE.B02.DD.1012-FLAM (rev C) + FP-AIE.B02.DD.1020-FLAM (rev C) + FP-AIE.B02.DD.1021-FLAM (rev C) + FP-AIE.B02.DD.1050-FLAM (rev B) + FP-AIE.B02.DD.1051-FLAM (rev A) + FP-AIE.B02.DD.1060-FLAM (rev A)	FlameSafe Fire Protection Pty. Limited	03 July 2024
FS-3.	Design Endorsement Certificate – Fire Sprinkler System	FlameSafe Fire Protection Pty. Limited	23 September 2024

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)

788 – 882 MAMRE ROAD, KEMPS CREEK NSW 2178

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 301	DP 1305254	ASPECT INDUSTRIAL ESTATE

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-24130

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)		
N/A		

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ALARM SIGNALING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. 17 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT SCIENTIFIC FIRE SERVICES DOCUMENT NO. 319923.2401 ISSUE NO. 2.1
3.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. 17 CLAUSE 3.22 OF AS 1670.1 – 2018
4.	EMERGENCY LIGHTING	BCA CLAUSE E4D4 AS 2293.1 – 2018
5.	EMERGENCY EVACUATION PLAN	AS 3745 - 2010
6.	EXIT SIGNS	BCA CLAUSES E4D5, E4D6 & E4D8 AS 2293.1 – 2018

7.	FIRE CONTROL CENTRE	BCA CLAUSE E1D15 AND SPEC.19
8.	FIRE DOORS	BCA CLAUSE C3D13 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1D3 AS 2441 – 2005 FIRE SAFETY ENGINEERING REPORT SCIENTIFIC FIRE SERVICES DOCUMENT NO. 319923.2401 ISSUE NO. 2.1
10.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1D2 AS 2419.1 – 2021 INCL. APPENDIX C FIRE SAFETY ENGINEERING REPORT SCIENTIFIC FIRE SERVICES DOCUMENT NO. 319923.2401 ISSUE NO. 2.1
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 MANUFACTURER'S SPECIFICATION
13.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C3D5 FIRE SAFETY ENGINEERING REPORT SCIENTIFIC FIRE SERVICES DOCUMENT NO. 319923.2401 ISSUE NO. 2.1
14.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1D14 AS 2444 – 2001
15.	SMOKE HAZARD MANAGEMENT SYSTEMS + SMOKE EXHAUST	BCA PART E2 AND SPEC. 21 AS/NZS 1668.1 – 2015 FIRE SAFETY ENGINEERING REPORT SCIENTIFIC FIRE SERVICES DOCUMENT NO. 319923.2401 ISSUE NO. 2.1
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
<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY SCIENTIFIC FIRE SERVICES DOCUMENT NO. 319923.2401 ISSUE NO. 2.1 DATED 28 MAY 2024</p>	<p>C1P9</p>	<p>CLAUSE C3D4 & CLAUSE C3D5</p> <p>IT HAS BEEN IDENTIFIED THAT PERIMETER VEHICULAR ACCESS HAS BEEN PROVIDED THROUGHOUT THE SITE AS FOLLOWS:</p> <ul style="list-style-type: none"> • PERIMETER VEHICULAR ACCESS ALONG THE NORTHERN & SOUTHERN ELEVATIONS IS UP TO 47M IN LIEU OF 18M FROM THE EXTERNAL WALLS OF THE BUILDING; AND • UNOBSTRUCTED ACCESS HAS NOT BEEN PROVIDED DUE TO THE PRESENCE OF SLIDING GATES. WHERE THESE GATES ARE PROPOSED TO BE LOCKED IT IS REQUIRED TO BE FITTED WITH SUITABLE CONVENTIONAL PADLOCKS TO ENABLE FIRE-FIGHTER ACCESS WITH A STANDARD KEY (I.E. 003 KEY LOCKS). ALTERNATIVELY, NON-CONVENTIONAL PADLOCKS AND/OR SWIPE CARD ACCESS ARE PERMITTED PROVIDED ACCESS KEYS ARE PROVIDED TO FIRE & RESCUE NEW SOUTH WALES (FRNSW) RESPONDING FIRE STATION STATIONS; AND • TO PERMIT THE EASTERN PERIMETER VEHICULAR ACCESS TO BE LOCATED ON THE ADJACENT LOT WHICH SERVES WAREHOUSE 3 PERIMETER VEHICULAR ACCESS. IT IS NOTED THAT BOTH LOTS ARE OWNED BY THE SAME ENTITY.
	<p>D1P4 & E2P2</p>	<p>CLAUSE D2D5 & CLAUSE D2D6</p> <p>IT HAS BEEN IDENTIFIED THAT THE EXIT TRAVEL DISTANCES WITHIN THE WAREHOUSE PORTIONS OF THE BUILDINGS EXCEED THE MAXIMUM PRESCRIBED EXIT TRAVEL DISTANCES AS PER THE FOLLOWING:</p> <ul style="list-style-type: none"> • TRAVEL DISTANCE TO AN EXIT OF UP TO 91M IN LIEU OF 40M; AND • DISTANCE BETWEEN ALTERNATIVE EXITS OF UP TO 140M IN LIEU OF 60M.
	<p>E1P3</p>	<p>CLAUSE E1D2& AS2419.1:2021</p> <p>WITH REFERENCE TO THE ADOPTION OF AS2419.1:2021, THE FOLLOWING SPECIFIC VARIATIONS FROM AS2419.1:2021 ARE PROPOSED TO BE ASSESSED AS PART OF THE PERFORMANCE SOLUTION:</p> <ul style="list-style-type: none"> • PERMIT THE ADOPTION OF AS2419.1:2021 FOR BUILDING HAVING A TOTAL VOLUME OF MORE THAN 108,000M3. • PERMIT FIRE HYDRANTS TO BE LOCATED BENEATH AWNING STRUCTURES AND FURTHERMORE, BE DESIGNED TO ACHIEVE EXTERNAL FIRE HYDRANT PERFORMANCE WHILST UTILISING TWO (2) LENGTHS OF 30M

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		HYDRANT HOSE FOR THE PURPOSE OF ACHIEVING FIRE HYDRANT COVERAGE. IN THIS INSTANCE, FALLBACK FIRE HYDRANTS WILL BE REQUIRED PROVIDING COVERAGE TO THE FIRE HYDRANT LOCATED BENEATH THE AWNING/CANOPY STRUCTURE.
	E1P1	CLAUSE E1D3 & AS2444.1:2005 THE FIRE HOSE REEL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS2441.1:2005 WITH THE EXCEPTION OF THE FOLLOWING: <ul style="list-style-type: none"> • IT IS PROPOSED TO PERMIT THE USE OF 50M FIRE HOSE REEL LENGTHS WITHIN THE WAREHOUSE PORTIONS ONLY IN LIEU OF STANDARD 36M FIRE HOSE REEL LENGTHS. • FURTHERMORE, IT IS PROPOSED TO OMIT THE REQUIREMENT FOR FIRE HOSE REELS THROUGHOUT THE OFFICE AREAS WITHIN THE BUILDING.
	E1P3 & E1P4	CLAUSE E1D4, AS2419.1:2021 & AS2118.1:2017 THE SPRINKLER BOOSTER ASSEMBLY OF "WAREHOUSE 2" SHALL BE LOCATED ALONG THE NORTHERN ELEVATION OF THE SUBJECT SITE AND SHALL NOT BE SITUATED AT THE MAIN ENTRANCE NOR WITHIN DIRECT LINE OF SIGHT OF THE MAIN ENTRANCE.
	E2P2	CLAUSE E2D10, & SPECIFICATION 21 IT IS PROPOSED TO OMIT THE REQUIREMENT TO PROVIDE AN AUTOMATIC SMOKE EXHAUST SYSTEM, ASSOCIATED SMOKE BAFFLE & AUTOMATIC SMOKE DETECTION WITHIN THE BUILDING. IN THIS INSTANCE, IT IS PROPOSED TO PERMIT A MANUALLY OPERATED SMOKE CLEARANCE SYSTEM HAVING A SMOKE CLEARANCE CAPACITY OF 1 AIR CHANGE PER HOUR FOR THE WAREHOUSE TENANCY ENCLOSURE (NOTE: THE OFFICE PORTIONS SHALL NOT BE PROVIDED WITH ANY FORM OF SMOKE EXHAUST/CLEARANCE SYSTEM).

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)		
N/A		
Proposed (New or Modified)		
N/A		

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
N/A		

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	
18/10/2024	

+ Schedule 3 – Conditions of Construction Certificate

There are no conditions pursuant to section/s 27, 22, 116 or of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.



18 October 2024

The General Manager
Penrith City Council
P O Box 60
PENRITH NSW 2751

Dear Sir/Madam

Re: DA No. SSD-58257960
Address 788 - 882 Mamre Road, Kemps Creek NSW 2178

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	Mirvac Industrial Developments Pty Limited
Subject Address	788 - 882 Mamre Road, Kemps Creek NSW 2178
Project No.	220480
Date Received	18 October 2024
Date Determined	18 October 2024

Please find undercover a copy of the Construction Certificate No. CC-24130 for the proposed, external works, remaining services and base build fit-out only excluding racking and tenant signage associated with the construction and operation of a warehouse and distribution facility (Warehouse 2) with loading docks, hardstand and ancillary office space

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 \$45.00 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



18 October 2024

The Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

Re: SSSA No. SSD-58257960
Address 788 - 882 Mamre Road, Kemps Creek NSW 2178

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Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

James McNeill
Building Surveyor
BM+G



18 October 2024

Chee Hui Chan
Mirvac Industrial Developments Pty Limited
200 George Street
Sydney NSW 2000

Dear Chee Hui,

Re: DA No. SSD-58257960
Address 788 - 882 Mamre Road, Kemps Creek NSW 2178

Your recent application for a Construction Certificate dated 18 October 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24130 for the propose external works, remaining services and base build fit-out **only** excluding racking and tenant signage associated with the construction and operation of a warehouse and distribution facility (Warehouse 2) with loading docks, hardstand and ancillary office space. 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 02 9211 7777.

Yours sincerely,

James McNeill
Building Surveyor
BM+G

+ Inspection and Certification Schedule

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.