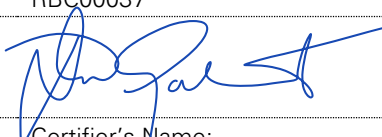


Construction Certificate

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

Certificate No.	CC-24164	
Type & Determination	Building Work	Approved
Date of Determination	20 December 2024	
+ Subject Land		
Lot + DP	Lot 301	DP 1305254
Address	788-824 Mamre Road Kemps Creek 2178	
Local Government Area	Penrith	
+ Applicant		
Name	Susan Paul	
Company	Mirvac Industrial Developments Pty Limited	
Address	Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Phone: 02 9080 8000	Email: susan.paul@mirvac.com
+ Owner		
Name	Mirvac Industrial Developments Pty Limited	
Address	George Street Sydney 2000 NSW	
Contact Details	Phone: 02 9080 8000	Email: susan.paul@mirvac.com
+ Description of Development		
Description	<p>CC1: Bulk earthworks, foundations, installation of in-ground services, construction of building structure, finishes, retaining walls, external works, and installation of base-build warehouse and offices non-fire services only, associated with the construction of a warehouse & distribution facility (Warehouse 8) and associated external 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, & 10b	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	SSD 60513208 dated 11.10.2024	
Statutory Certification	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	
Approved Plans	Refer to Schedule 1	
Fire Safety Schedule	Refer to Schedule 2	
Conditions	Refer to Schedule 3	
+ Details of Certifying Authority		
Certifying Authority	BM PLUS G Pty Ltd	
Accreditation Number	RBC00037	
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

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-AIE.B08.CC.1001	H	17 December 2024	AR-AIE.B08.CC.1100	E	13 December 2024
AR-AIE.B08.CC.1210	A	22 November 2024	AR-AIE.B08.CC.1215	A	22 November 2024
AR-AIE.B08.CC.1220	A	22 November 2024	AR-AIE.B08.CC.1225	A	22 November 2024
AR-AIE.B08.CC.1230	A	22 November 2024	AR-AIE.B08.CC.1250	A	22 November 2024
AR-AIE.B08.CC.1255	A	22 November 2024	AR-AIE.B08.CC.1300	A	22 November 2024
AR-AIE.B08.CC.1301	C	13 December 2024	AR-AIE.B08.CC.1400	A	22 November 2024
AR-AIE.B08.CC.1401	A	22 November 2024			

+ Civil Plans prepared by AT&L

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
CV-AIE.B08.CC.9061-AT&L	E	06 November 2024	CV-AIE.B08.CC.9081-AT&L	E	06 November 2024
CV-AIE.B08.CC.9091-AT&L	E	06 November 2024	CV-AIE.B08.CC.9092-AT&L	E	06 November 2024
CV-AIE.B08.CC.9093-AT&L	E	06 November 2024	CV-AIE.B08.CC.9094-AT&L	E	06 November 2024
CV-AIE.B08.CC.9095-AT&L	E	06 November 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 December 2024
2.	Receipt of Payment - Long Service Levy – Receipt No.L0000168490	Long Service Leave Corporation	01 November 2024
3.	Post Execution Letter	NBN Co New Developments	4 November 2022
4.	Development Consent	Minister for Planning and Public Spaces	11 October 2024
5.	Contract Sum Breakdown	-	-
6.	Applicant Determination Calculation	Richard Crookes Construction Pty Ltd	-
7.	Voluntary Planning Agreement	Sparke Helmore Lawyers	11 March 2024
8.	Determination of Levy Letter	Long Service Leave Corporation	24 October 2024
9.	Certificate of Placement – Contract Works Annual	Willis Australia Ltd	30 October 2024

+ Item	+ Documentation	+ Prepared by	+ Date
10.	Certificate of Placement – Third Party Liability	Willis Australia Ltd	30 October 2024
11.	NSW Contractor License	NSW Fair Trading	17 April 2023
12.	Combined Architectural Plans	SBA Architects Pty Ltd	05 December 2024
13.	Exterior Schedule	SBA Architects Pty Ltd	22 November 2024
14.	Interior Schedule	SBA Architects Pty Ltd	22 November 2024
15.	Structural Plans	Northrop	15 March 2024
16.	Lot 6 Aspect Drawings	AGS Sydney Pty Ltd	10 December 2024
17.	Structural Design Certificate	Inhabit Australasia Pty Ltd	11 December 2024
18.	Email Correspondence – CC1 Documents Submission	Richard Crookes Construction Pty Ltd	17 December 2024
19.	Performance Solution Report – F3P1	SBA Architects Pty Ltd	22 November 2024
20.	Performance Based Design Brief	SBA Architects Pty Ltd	21 November 2024
21.	Civil Drawings	AT&L	06 November 2024
22.	Electrical Drawings	Modcol Pty Ltd	25 November 2024
23.	Mechanical Design Certificate	Paramount Air Conditioning (Aust) Pty Ltd	13 December 2024
24.	Mechanical Drawings	Paramount Air Conditioning (Aust) Pty Ltd	11 November 2024
25.	Hydraulic Design Certificate	Entec Consultants Pty Ltd	18 December 2024
26.	Hydraulic Drawings	Entec Consultants Pty Ltd	17 December 2024
27.	Fire Safety Schedule	Richard Crookes Construction Pty Ltd	17 December 2024
28.	Lift Design Certificate	Schindler Lifts Australia Pty Ltd	03 December 2024
29.	Performance Based Design Brief (Rev.1)	Northrop	12 June 2024
30.	Section J J1V3 Report (Rev.2)	Northrop	12 June 2024
31.	Landscape Plans	Site Image (NSW) Pty Ltd	31 October 2024
32.	Acoustic Certification	Pulse White Noise Acoustics	06 December 2024
33.	Acoustic Design Report	Pulse White Noise Acoustics	08 November 2024
34.	Interiors Schedule	SBA Architects Pty Ltd	22 November 2024
35.	Design Compliance Statement	SBA Architects Pty Ltd	18 December 2024
36.	Design Compliance Statement	Ason Group	04 December 2024
37.	Civil Design Certification	AT&L	17 December 2024
38.	Dilapidation Report	Project Solutions Pty Ltd	14 November 2024
39.	Email Correspondence - Dilapidation Report submission to TfNSW	Mirvac Industrial Developments Pty Limited	12 December 2024
40.	Email Correspondence – Confirmation of NOAR	Qal Check	17 December 2024
41.	Notice of Requirements – Compliance Certificate	Sydney Water	02 October 2024
42.	Email Correspondence – Post Approval Document Sent	Department of Planning and Environment	12 December 2024

+ Item	+ Documentation	+ Prepared by	+ Date
43.	External Wall System Disclosure System	SBA Architects Pty Ltd	03 December 2024
44.	Email Correspondence – Post Approval Document Received	Department of Planning, Housing and Environment	18 December 2024
45.	Voluntary Planning Agreement (Execution and Obligation letter)	Penrith City Council	11 March 2024
46.	Contribution Receipt and Breakdown	Penrith City Council	12 March 2024
47.	Email Correspondence – Mirvac Submission of Portal Application	Mirvac Industrial Developments Pty Limited	11 December 2024
48.	Development Contributions Advice	Penrith City Council	12 March 2024
49.	Appointment of Environmental Representative and Alternate Environmental Representative	Department of Planning, Housing and Environment	07 November 2024
50.	Establishment of Mamre Road Precinct Working Group	Department of Planning, Housing & Infrastructure	07 November 2024
51.	Construction Traffic Management Plan	Ason Group	06 November 2024
52.	Builder/Head Contractor Compliance Statement	Richard Crookes Construction	17 December 2024
53.	Approval of Construction Management Plan	Department of Planning, Housing & Infrastructure	02 December 2024
54.	Notice of Practical Completion – TCS 5137 Signalised Intersection at Mamre Road / Estate Road, Kemps Creek	Transport for NSW	11 November 2024
55.	Appointment of CPESC Specialist	Department of Planning, Housing & Infrastructure	07 November 2024
56.	Progressive Erosion and Sediment Control Plan	ErSed Environmental Pty Ltd	08 November 2024
57.	ESCP Certification	ErSed Environmental Pty Ltd	08 November 2024
58.	Approval of Flood Emergency Response Plan	Department of Planning, Housing & Infrastructure	02 December 2024
59.	Environmental Representative (ER) – Review of Flood Emergency Response Plan for Warehouse 8	OptimE Pty Ltd	12 November 2024
60.	Flood Emergency Response Plan	SLR Consulting Australia Pty Ltd	07 November 2024
61.	Structural Certificate for CC1	Northrop Consulting Engineers Pty Ltd	12 December 2024
62.	Construction Noise and Vibration Management Plan	SLR Consulting Australia Pty Ltd	24 October 2024
63.	SSD-60513208 Conditions B31 and B32 – Acoustic Review	SLR Consulting Australia Pty Ltd	12 December 2024
64.	Acoustic Certification	Pulse White Noise Acoustics	06 December 2024
65.	Approval of Landscape Plan	Department of Planning, Housing & Infrastructure	12 December 2024

+ Item	+ Documentation	+ Prepared by	+ Date
66.	Landscape Specification	Site Image Landscape Architects	01 November 2024
67.	Design Certification	Site Image Landscape Architects	06 December 2024
68.	Landscape Plan	Site Image Landscape Architects	04 December 2024
69.	Electrical Design Certificate	Modcol Pty Ltd	13 December 2024
70.	Bushfire Requirements – Aspect Industrial Estate (Warehouse 8)	Black Ash Bushfire Consulting	06 December 2024
71.	Construction Air Quality Management Plan Certification	SLR Consulting Australia Pty Ltd	18 December 2024
72.	Construction Air Quality Management Plan	SLR Consulting Australia Pty Ltd	08 November 2024
73.	Construction Environmental Management Plan	SLR Consulting Australia Pty Ltd	08 November 2024
74.	Evidence of Mirvac Website Document Upload – C16	Mirvac Industrial Developments Pty Limited	-
75.	Website – Planning – Aspect by Mirvac	Mirvac Industrial Developments Pty Limited	10 December 2024
76.	Warehouse 8 Embodied Emissions Materials Form	Stantec Australia Pty Ltd	-
77.	Building Plan Approval	Oalcheck Pty Ltd	20 December 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.	N/A				
Other BCA Requirement					
PS-2.	N/A				

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.	N/A	N/A	N/A

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (RBC00037) 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)

788-824 MAMRE ROAD KEMPS CREEK 2178

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 301	DP 1305254	WAREHOUSE 8

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-24164

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.	N/A	N/A

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL SAFE DEVICES	BCA 2022 CLAUSE D3D26
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 SPEC. 20 AS 1670.1 – 2018
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 SPEC. 17 AS 2118.1 – 2017
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA 2022 SPEC. 17 CLAUSE 8 CLAUSE 3.22 OF AS 1670.1 – 2018
6.	EMERGENCY LIGHTING	BCA 2022 CLAUSE E4D2 & E4D4 AS 2293.1 – 2018
7.	EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
8.	FIRE DOORS	BCA 2022 CLAUSE C3D13 & C3D14

		AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS	BCA 2022 CLAUSE E1D3 AS 2441 – 2005
10.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA 2022 CLAUSE E1D2 AS 2419.1 – 2005
11.	FIRE SEALS	BCA 2022 CLAUSE C4D15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
13.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
14.	PERIMETER VEHICULAR ACCESS	BCA 2022 CLAUSE C3D5
15.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
16.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA 2022 CLAUSE D3D24(2)
17.	SMOKE HAZARD MANAGEMENT SYSTEMS + SMOKE EXHAUST	BCA 2022 PART E2 AS/NZS 1668.1 –2015
18.	WARNING & OPERATIONAL SIGNS	BCA 2022 CLAUSE D4D7 & D4D4

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
N/A	N/A	N/A

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.	N/A	N/A

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



Section 7: Name of authority or registered certifier issuing this schedule

Name Organisation (Business name)

DEAN GOLDSMITH BM PLUS G 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)

RBC00037 (BDC0141)

Date of Issue

20/12/2024

+ 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.

20 December 2024

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

Dear Sir/Madam

Re: DA No. SSD-60513208
Address 788-824 Mamre Road Kempers 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	788-824 Mamre Road Kempers Creek NSW 2178
Project No.	220481
Date Received	20 December 2024
Date Determined	20 December 2024

Please find undercover a copy of the Construction Certificate No. CC-24164 for the proposed **CC1**: Bulk earthworks, foundations, installation of in-ground services, construction of building structure, finishes, retaining walls, external works, and installation of base-build warehouse and offices non-fire services **only**, associated with the construction of a warehouse & distribution facility (Warehouse 8) and associated external 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 \$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,



Jackson Boyd
Senior Building Surveyor
BM+G
BDC05225

20 December 2024

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

Dear Sir/Madam

Re: SSDA No. SSD-60513208
Address 788-824 Mamre Road Kempes 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.

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Subject Address	788-824 Mamre Road Kempes Creek NSW 2178
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Yours sincerely,



Jackson Boyd
Senior Building Surveyor
BM+G
BDC05225

20 December 2024

Susan Paul
Mirvac Industrial Developments Pty Limited
Level 28, 200 George Street
Sydney NSW 2000

Dear Lauren,

Re: DA No. SSD-60513208
Address 788-824 Mamre Road Kempers Creek NSW 2178

Your recent application for a Construction Certificate dated 20 December 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24164 for the proposed **CC1**: Bulk earthworks, foundations, installation of in-ground services, construction of building structure, finishes, retaining walls, external works, and installation of base-build warehouse and offices non-fire services **only**, associated with the construction of a warehouse & distribution facility (Warehouse 8) and associated external 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 02 9211 7777.

Yours sincerely,



Jackson Boyd
Senior Building Surveyor

BM+G
BDC05225

+ 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 5 and 7 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 BM PLUS G Pty Ltd.