



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	CC-23017
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	08 March 2023
<b>SUBJECT LAND:</b>	
Lot & DP	Lot 54-58 DP 259135
Address	788-882 Mamre Road, Kemps Creek NSW 2178
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b>	
Name	Daniel Brook
Company	Mirvac Industrial Developments Pty Ltd
Address	Level 28, 200 George Street, Sydney NSW 2000
Phone	Mobile: 0421 128 584
Email	Daniel.brook@mirvac.com
<b>OWNER:</b>	
Name	Mirvac Funds Management Limited ATF Mirvac Kemps creek Trust
Address	C/- Level 28, 200 George Street, Sydney NSW 2000
Phone	C/- Mobile: 0421 128 584
Email	C/- Daniel.brook@mirvac.com
<b>DESCRIPTION OF DEVELOPMENT:</b>	CC1: Earthworks, footings, in-ground stormwater works, structure, roof and services (excluding mechanical and fire services) <u>only</u> , associated construction and fitout Warehouse 1 with ancillary offices, car parking, landscaping and signage. <i>Note:</i> <ol style="list-style-type: none"><li>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.</li><li>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</li></ol>
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	SSD-10448 (24.05.2022), SSD-10448-MOD-1 (25.08.2022) & SSD-10448-MOD-2 (30.11.2022), SSD-10448-MOD-3 (02.03.2023)
<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>AIBS PROFESSIONAL STANDARDS SCHEME:</b>	LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION
<b>CERTIFYING AUTHORITY DETAILS:</b>	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
<b>SIGNATURE:</b>	 Date: 08/03/2023
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith Accreditation No. BDC0141



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

+ Architectural Plans prepared by SBA Architects Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
GA100	18	09.02.2023	GA301	15	09.02.2023
GA110	14	09.02.2023	GA350	8	09.02.2023
GA120	11	09.02.2023	22-1009-C8108	A	19.01.2022

#### 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 PL	06.02.2023
2.	Receipt of Payment - Long Service Levy – Receipt No.L0000105756	Long Service Corporation	10.02.2023
3.	Architectural Design Statement	SBA Architects	08.03.2023
4.	Bank Guarantee - Base Sec. (B9 & C21)	ANZ/Mirvac Industrial Developments PL	28.02.2022
5.	Bank Guarantee - Road Works Sec. (B9 & C21)	ANZ/Mirvac Industrial Developments PL	01.03.2022
6.	Bank Guarantee (B8 & C20)	ANZ/Mirvac Industrial Developments PL	01.12.2022
7.	Biodiversity Conservation Trust Acceptance of Payment (D65 & D67)	Biodiversity Conservation Fund	06.06.2022
8.	Biodiversity Conservation Trust Payment Application (D65 & D67)	Mirvac Projects PL	02.06.2022
9.	Biodiversity Conservation Trust Remittance – Ecosystem Credits	Mirvac Projects PL	06.06.2022
10.	Biodiversity Conservation Trust Remittance – Species Credits	Mirvac Projects PL	06.06.2022
11.	BCF Acceptance of Payment (D65 & D67)	Biodiversity Conservation Fund	06.06.2022
12.	Waste Management Plan	MRA Consulting Group (MRA)	01.12.2022
13.	Biodiversity Credit Report (D65 & D67)	Biodiversity Conservation Trust	30.06.2022
14.	Biodiversity Credit Report (Variations) (D65 & D67)	Biodiversity Conservation Trust	10.06.2021
15.	Biodiversity Offset Payment Calculator (D65 & D67)	Biodiversity Conservation Trust	06.02.2022
16.	BPA Stamped Plans	SBA Architects	07.02.2023
17.	Tap In Approval	AT&L & Associates PL	08.02.2023
18.	Building Staging Plan (A10)	SBA Architects	17.06.2022
19.	Bushfire Design Statement	Blackash Bushfire Consulting	18.01.2023
20.	Construction Air Quality Management Plan (D56 & D57)	SLR Consulting Australia PL	20.12.2022
21.	Civil Design Statement (AT&L)	AT&L	16.02.2022
22.	Civil Design Statement (Rubicon) (D25)	Rubicon Enviro PL	09.02.2023



ITEM	DOCUMENTATION	PREPARED BY	DATE
23.	Civil Plans	AT&L	19.01.2022
24.	Construction Noise and Vibration Management Plan (D44 & D45)	SLR Consulting Australia PL	20.12.2022
25.	Confirmation of Implementation - Mirvac (D34, D35 & D68)	Mirvac Projects PL	17.01.2023
26.	Confirmation of Implementation - WEM (D34, D35 & D68)	Wem Western Earthmoving	16.01.2023
27.	Confirmation of Implementation (D75)	Mirvac Projects PL	17.01.2023
28.	Council acceptance of Waste Management Plan (D73)	Penrith City Council	02.02.2023
29.	Council Approval of Swept Path (D10)	Penrith City Council	20.12.2022
30.	Dam Decommissioning Strategy (D34)	Arcadis	04.05.2022
31.	Design Statement of Intent (PT Slabs)	Richard Crookes Constructions PL	16.02.2023
32.	Development Contributions Deferral Deed (B8 & C20)	Penrith Council / Mirvac Projects PL / Mirvac Industrial Developments PL / Mirvac Funds Management Ltd	09.12.2022
33.	Dilapidation Report Consultation - DPIE (C12)	Mirvac Projects PL	02.06.2022
34.	Dilapidation Report Consultation - TfNSW (C12)	Transport NSW	02.06.2022
35.	Dilapidation Report Coversheet (C12)	Wem Western Earthmoving	23.02.2022
36.	Dilapidation Report Correspondence with Neighbour (D51)	Altis Property Partners	29.06.2022
37.	DPIE Approval of CEMP Stage 1 (D1, D2, D44, D45, D56, D57, E2, E3 & E4)	Department of Planning & Environment	15.08.2022
38.	DPIE Approval of Driveways (D11)	Department of Planning & Environment	25.01.2023
39.	DPIE Approval of Env. Rep. (C31)	Department of Planning & Environment	05.07.2022
40.	DPIE Approval of Registration of Aboriginal Sites (D59)	Department of Planning & Environment	02.06.2022
41.	DPIE Approval of Staging Plan & Staging CEMP (A11)	Department of Planning & Environment	01.08.2022
42.	DPIE Approval of S1B Road Works (D4)	Department of Planning & Environment	08.02.2023
43.	DPIE Approval of Staging Plan & Staging CEMP (A11)	Department of Planning & Environment	01.08.2022
44.	DPIE Approval of Staging Plan (A12)	Department of Planning & Environment	13.01.2023
45.	DPIE Letter re. Env. Rep. (C31)	Department of Planning & Environment	07.06.2022
46.	Erosion and Sediment Control Plan	Rubicon Enviro PL	02.12.2022
47.	EE Appr. Plan A519644_UIS0882 (B17 & C26)	Edgewater Connections	23.05.2022
48.	EE Appr. Plan A526294_UIS0950 (B17 & C26)	Edgewater Connections	27.10.2022
49.	EE ASP Design Statement (B17 & C26)	Edgewater Connections	09.02.2023
50.	Electrical Design Statement	Modcol	13.01.2023
51.	Electrical Plans	Modcol	07.12.2022
52.	Hydraulic Design Statement	Sparks and Partners	09.02.2023
53.	Hydraulic Plans	Sparks and Partners	16.12.2022
54.	Letter to Council re. Deferral of Contributions (C20)	Mirvac	05.09.2022
55.	Letter to DPIE re. Swept Paths & Driveways (D10 & D11)	Mirvac	08.12.2022
56.	NBN Approved Plans	NBN / Dial Before You Dig	21.12.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
57.	NBN ASP Design Statement (C26)	Edgewater Connections	09.02.2023
58.	NBN Post Execution Letter	NBN	22.04.2022
59.	Email correspondence - Archaeological Salvage Approval (D60)	Artefact	05.08.2022
60.	Archaeological Salvage Report (D60)	Artefact	08.08.2022
61.	Construction Environmental Management Plan	SLR Consulting Australia PL	23.12.2022
62.	Letter Approval of S1B Road Works (D4)	Department of Planning & Environment	08.02.2023
63.	Email correspondence – Environmental Representative Endorsement (C31)	Mirvac Projects PL	08.07.2022
64.	Flora and Fauna Management Plan (D68)	Mirvac Projects PL	18.02.2021
65.	Ground Water Management Plan (D35)	Arcadis	09.10.2020
66.	Registration of Aboriginal Sites (D59)	Artefact	01.06.2022
67.	Registration of Aboriginal Sites – Email correspondence (D59)	Mirvac	01.06.2022
68.	Email correspondence - Roadworks Consultation - Council (D4)	Penrith City Council	20.12.2022
69.	Roadworks Stage 1 Phase 2 Plan (D4)	SBA Architects	Not Dated
70.	Soil & Water Management Plan (D25)	Rubicon Enviro PL	02.12.2022
71.	Staging Plan Letter (A12)	Urbis	24.11.2022
72.	Staging Plan Consultation Summary (A10)	Not Specified	Not Specified
73.	Staging Plan Email Consultation - Council (A10)	Mirvac Projects PL	23.06.2022
74.	Staging Plan Email Consultation - SW (A10)	Mirvac Projects PL	23.06.2022
75.	Staging Plan Email Consultation - TfNSW (A10)	Mirvac Projects PL	23.06.2022
76.	Structural Design Statement	Northrop	13.02.2023
77.	Structural Plans	Northrop	12.07.2022
78.	Subdivision Works Certificate EA22 0040 (D4)	Penrith City Council	19.10.2022
79.	Subdivision Works Certificate EA22 0040 Cover Letter (D4)	Penrith City Council	19.10.2022
80.	Subdivision Works Certificate EA22 0040 Stamped Plans (D4)	Penrith City Council	12.10.2022
81.	Subdivision Works Certificate EA22 0045 (D4)	Penrith City Council	24.05.2022
82.	Subdivision Works Certificate EA22 0045 Cover Letter (D4)	Penrith City Council	06.12.2022
83.	Subdivision Works Certificate EA22 0045 Stamped Plans (D4)	Penrith City Council	17.11.2022
84.	Sydney Water Approved Plans (C26)	Qalcheck PL	14.11.2022
85.	Sydney Water Design Statement (C26)	Qalcheck PL	11.02.2023
86.	Swept Path Analysis (D10)	Ason Group	21.10.2022
87.	Telstra Approved Plans (C26)	Telstra / Dial Before You Dig	20.09.2022
88.	Traffic Consultant Responses to Council Comments (D11)	Ason Group	21.10.2022
89.	Unexpected Finds Protocol Report (D77)	Arcadis	22.04.2022
90.	Indicative Potable, Recycled and Waste Water Services Staging Plan (A10)	SBA Architects	25.10.2022



<b>ITEM</b>	<b>DOCUMENTATION</b>	<b>PREPARED BY</b>	<b>DATE</b>
91.	Voluntary Planning Agreement	DPE, Mirvac Projects PL, Mirvac Industrial Developments PL, Mirvac Funds Management Ltd	31.03.2022
92.	Dilapidation Report and Photos	WEM Western Earthmoving	23.02.2022
93.	CEMP Planning Secretary Approval	Department of Planning & Environment	08.03.2023
94.	Correspondence Re. Dilapidation Report Attachments	Mirvac Projects PL	08.03.2023



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	788-882 Mamre Road, Kemps Creek
<b>OWNER:</b>	Mirvac Funds Management Limited, ATF Mirvac Kemps creek Trust
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-10448
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-23017

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 Section 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

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	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 AS 2118.1 – 2017 or AS 2118.4, 6 –2012	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 AS 1670.1 – 2018, Clause 3.22	✓
Emergency Lighting	BCA Clause E4.4 AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018	✓
Fire Control Centres and Rooms	BCA Spec E1.8	✓
Fire Dampers	BCA Clause C3.15 & Spec. C2.5 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's specifications	✓
Fire Doors	BCA Clauses C2.12 & C2.13 AS 1905.1 – 2015 Manufacturer's specifications	✓
Fire Hose Reels (Excluding 5 Office Areas)	BCA Clause E1.4 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 Manufacturers' specifications	✓
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer's specifications	✓
Perimeter Vehicular Access	BCA Clause C2.4	✓
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke Hazard Management Systems (Automatic Smoke Exhaust System)	BCA Part E2 AS/NZS 1668.1 – 2015	✓
Warning & Operational Signs	EP&A (DC&FS) Reg. 2021 Section 108 BCA Clauses D3.6, D2.23 & E3.3 AS 1905.1 – 2015	✓



### **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.*



08 March 2023

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-10448  
788-882 MAMRE ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

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 Ltd  
Subject Address: 788-882 Mamre Road, Kemps Creek  
Project No. 220022  
Date Received: 17 February 2023  
Date Determined: 08 March 2023

Please find undercover a copy of the Construction Certificate No. CC-23017 for the proposed CC1: Earthworks, footings, in-ground stormwater works, structure, roof and services (excluding mechanical and fire services) only, associated construction and fitout Warehouse 1 with ancillary offices, car parking, landscaping and signage.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate 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  
**Blackett Maguire + Goldsmith Pty Ltd**

LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION





BLACKETT  
MAGUIRE+  
GOLDSMITH

8 March 2023

Mirvac Industrial Developments Pty Ltd  
Level 28, 200 George Street  
SYDNEY NSW 2000

Attention: Daniel Brook

Dear Daniel,

**REFERENCE: DA NO. SSD-10448  
788-882 MAMRE ROAD, KEMPS CREEK  
CONSTRUCTION CERTIFICATE**

Your recent application for a Construction Certificate dated 17.02.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23017 and associated documentation for the proposed CC1: Earthworks, footings, in-ground stormwater works, structure, roof and services (excluding mechanical and fire services) only, associated construction and fitout Warehouse 1 with ancillary offices, car parking, landscaping and signage.

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 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, 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  
**Blackett Maguire + Goldsmith Pty Ltd**

LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION

**Address** Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

**Postal** PO Box 167  
Broadway NSW 2007  
**ABN** 18 408 985 851

**Contact** Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bmplusg.com.au



BLACKETT  
MAGUIRE+  
GOLDSMITH

08 March 2023

The Director- General  
The Department of Planning & Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-10448**  
**788-882 MAMRE ROAD, KEMPS CREEK**  
**CONSTRUCTION CERTIFICATE**

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 Ltd

Subject Address: 788-882 Mamre Road, Kemps Creek

Project No. 220022

Date Received: 17 February 2023

Date Determined: 08 March 2023

Please find undercover a copy of the Construction Certificate No. CC-23017 for the proposed CC1: Earthworks, footings, in-ground stormwater works, structure, roof and services (excluding mechanical and fire services) only, associated construction and fitout Warehouse 1 with ancillary offices, car parking, landscaping and signage.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate for The Department'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  
**Blackett Maguire + Goldsmith Pty Ltd**

LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION

**Address** | Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

**Postal** | PO Box 167  
Broadway NSW 2007  
**ABN** | 18 408 985 851

**Contact** | Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bplusg.com.au



## INSPECTION 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
- + 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 2019 Amendment 1 (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd