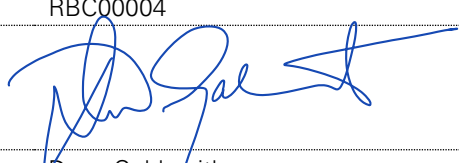


## Construction Certificate

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

<b>Certificate No.</b>	CC-23186	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	13.12.2023	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 5	DP 1285305
	Lot 7	DP 1291562
<b>Address</b>	788-804 & 806-824 Mamre Road, Kemps Creek	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Daniel Brook	
<b>Company</b>	Mirvac Industrial Developments Pty Ltd	
<b>Address</b>	Level 28, 200 George Street, Sydney NSW 2000	
<b>Contact Details</b>	Phone: 0421 128 584	Email: <a href="mailto:daniel.brook@mirvac.com">daniel.brook@mirvac.com</a>
<b>+ Owner</b>		
<b>Name</b>	Mirvac Industrial Developments Pty Ltd	
<b>Address</b>	C/- Level 28, 200 George Street, Sydney NSW 2000	
<b>Contact Details</b>	Phone: 0421 128 584	Email: <a href="mailto:daniel.brook@mirvac.com">daniel.brook@mirvac.com</a>
<b>+ Description of Development</b>		
<b>Description</b>	<p>The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping.</p> <p><b>Warehouse 1 – CC3:</b> Warehouse fit out.</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</li> </ol>	
<b>BCA Classification</b>	Class 5, 7b & 10b	
<b>Applicable BCA</b>	National Construction Code 2022 Volume 1 – Building Code of Australia	
<b>Development Consent</b>	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) & SSD10448-MOD-5 (12.12.2023)	
<b>Statutory Certification</b>	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	
<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>	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
GA100	U	13.11.2023	GA110	K	13.11.2023
GA111	M	13.11.2023	GA112	J	13.11.2023
GA350	D	13.11.2023			

#### + Architectural Plans prepared by Premier Racking

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
QU-232701(1)	J	20.11.2023	QU-232701(3)	J	20.11.2023
QU-232701(2)	J	20.11.2023	QU-232701(4)	J	15.11.2023

### 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 Portal Application Form	Mirvac	21.09.2023
2.	Memorandum – acoustic design certificate	PWNA	31.05.2023
3.	Architectural Design Compliance Statement	SBA Architects PL	05.10.2023
4.	Letter – D70 & 71 – no dangerous goods or chemicals	CEVA Logistics PL	24.10.2023
5.	Mechanical Design Statement	Dexion (Australia) Pty Ltd	12.12.2023
6.	Design Certificate – Electrical	Modcol PL	09.10.2023
7.	Design Certificate – Hydraulic and Fire Services	Sparks and Partners	12.10.2023
8.	Design Certificate – Fire Services	Force Fire & Safety PL	22.09.2023
9.	Fire Hose Reel Coverage Plans	Sparks and Partners	01.06.2022
10.	Fire Hydrant Coverage Plans	Sparks and Partners	01.06.2022
11.	Certificate of Compliance – Racking	Premier Pallet Racking	08.12.2023
12.	Design Certificate – Structural	Andrew Baigent	05.12.2023

## 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
<b>Fire Safety Requirement</b>					
PS-1.	Fire Engineering Report	F201772_ FER_04	Core Engineering Group	Graham Morris (BDC3200)	03.11.2023

## 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.	Design Endorsement Certificate	Force Fire & Safety PL	22.09.2023
FS-2.	Wet Fire Plans & Specifications, numbered FS-100, 101, 201, 202 & 300	Force Fire & Safety PL	16.02.2023
FS-3.	Dry Fire Plans numbered FA-100 & 200	Force Fire & Safety PL	22.09.2023

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)

**788-804 & 806-824 MAMRE ROAD, KEMPS CREEK**

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 5	DP 1285305	AIE – WH1 – CEVA
LOT 7	DP 1291562	

### 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-23186

### 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	
<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	AUTOMATIC FAIL-SAFE DEVICES	BCA CLAUSE D2.21
2.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 AS 2118.1 – 2017 FM GLOBAL DATASHEETS 2-0 & 8-9 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5 CLAUSE 8 AS 1670.1 – 2018 CLAUSE 3.22
5.	EMERGENCY LIGHTING	BCA CLAUSES E4.2 & E4.4 AS 2293.1 – 2018

6.	EMERGENCY MANAGEMENT PLAN	AS 3745 – 2010 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
7.	EXIT SIGNS	BCA CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018
8.	FIRE CONTROL CENTRES AND ROOMS	BCA SPEC. E1.8
9.	FIRE DOORS	BCA CLAUSES C2.12 & C2.13 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
10.	FIRE HOSE REELS	BCA CLAUSE E1.4 AS 2441 – 2005
11.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA CLAUSE E1.3 AS 2419.1 – 2021 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
12.	FIRE SEALS	BCA CLAUSE C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
13.	INSULATED SANDWICH PANELS	IPCA CODE OF PRACTICE VERSION 4.3 AS ISO 9705 – 2003 FM 4880 – 2017 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
14.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C1.8 AS 1530.4 – 2014 MANUFACTURER'S SPECIFICATION
15.	MANAGEMENT IN USE PROCEDURES: NO STORAGE IS PERMITTED FOR A MINIMUM WIDTH OF 6 M ALONG THE WESTERN PORTION OF THE PERIMETER ACCESS PATH UNDER THE SUPER AWNING, WHICH IS TO BE LINE-MARKED AROUND THE PERIMETER OF THE NOMINATED ZONE. THE BUILDING OWNER MUST ALSO MAKE THE TENANT AWARE OF THE RESTRICTION IN ANY LEASING DOCUMENTS.	F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
16.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 FRNSW FIRE SAFETY GUIDELINE "ACCESS FOR FIRE BRIGADE VEHICLES AND FIREFIGHTERS" F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
17.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6

		AS 2444 – 2001
18.	SMOKE HAZARD MANAGEMENT SYSTEMS: SMOKE EXHAUST (ACTIVATED BY THE SPRINKLER SYSTEM)	BCA SPEC E2.2B AS/NZS 1668.1 – 2015 AS 1670.1 – 2018 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
19.	SMOKE HAZARD MANAGEMENT SYSTEMS: <ul style="list-style-type: none"> <li>• HVLS FANS</li> </ul>	NFPA-13 AS 2118.1 – 2017 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
20.	SOLAR PANELS	F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023
21.	WARNING & OPERATIONAL SIGNS	BCA CLAUSE D3.6 AS 1905.1 – 2015 F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023

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
F201772_FER_04, FIRE ENGINEERING REPORT, PREPARED BY CORE ENGINEERING GROUP, DATED 03.11.2023	CP9	<p>CLAUSE C2.4 – PERIMETER VEHICULAR ACCESS</p> <p>THE PATH IS GREATER THAN 18M FROM THE BUILDING ALONG THE SOUTHERN PERIMETER AND ASSOCIATED CARPARKS. IN ADDITION, THE PATH REQUIRES TRAVEL BENEATH THE SUPER AWNING ON THE WEST.</p>
	DP4 & EP2.2	<p>CLAUSE D1.4, D1.5, E2.2 – EXTENDED TRAVEL DISTANCES &amp; RATIONALISED SMOKE EXHAUST SYSTEM – WAREHOUSE: THE FOLLOWING NON-COMPLIANCES EXISTS WITHIN THE WAREHOUSE:</p> <p>EXTENDED TRAVEL DISTANCES OF UP TO:</p> <ul style="list-style-type: none"> <li>• AMBIENT SECTION: TRAVEL DISTANCES ARE UP TO 95 M TO THE NEAREST EXIT AND 190M BETWEEN ALTERNATIVE EXITS (INCLUDING TRAVEL BENEATH THE AWNINGS).</li> <li>• TEMPERATURE-CONTROLLED SECTION: TRAVEL DISTANCES ARE UP TO 85 M TO THE NEAREST EXIT AND 170 M BETWEEN ALTERNATIVE EXITS (INCLUDING TRAVEL BENEATH AWNINGS).</li> <li>• SUPER-AWNING TRAVEL: TRAVEL DISTANCES ARE UP TO 70 M TO THE NEAREST EXIT AND 140 M BETWEEN ALTERNATIVE EXITS.</li> </ul> <p>THE WAREHOUSE AREAS SHALL BE PROVIDED WITH RATIONALISED AUTOMATIC SMOKE EXHAUST SYSTEM.</p>
	EP1.3	<p>CLAUSE E1.3 – FIRE HYDRANT DESIGN</p> <p>THE APPLICABLE HYDRANT STANDARD REVISION REFERENCED IN THE BCA 2019 AMDT 1 IS AS2419.1:2005. HOWEVER, THE HYDRANT SYSTEM FOR SUBJECT BUILDING IS DESIGNED IN ACCORDANCE WITH AS2419.1:2021.</p> <p>THE SCOPE OF AS2419.1:2021 DOES NOT INCLUDE BUILDINGS WITH A TOTAL VOLUME OF MORE THAN 108,000 M<sup>3</sup>. HOWEVER, THE STANDARD IS APPLIED, WITH ADDITIONAL MEASURES TO THIS BUILDING, WHICH EXCEEDS 108,000 M<sup>3</sup>.</p> <p>THE HYDRANTS UNDER THE EASTERN AND WESTERN AWNINGS OF THE ON-GRADE DOCKS ARE DESIGNED AS EXTERNAL HYDRANTS.</p>

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
	EP1.3	<p>CLAUSE E1.3 – HYDRANT BOOSTER LOCATION</p> <p>THE LOCATION OF THE HYDRANT BOOSTER IS NOT WITHIN SIGHT OF THE MAIN PEDESTRIAN ENTRANCE TO THE SOUTH-WESTERN MAIN OFFICE.</p>
	EP1.4	<p>CLAUSE E1.5 – SPRINKLER BOOSTER LOCATION</p> <p>THE LOCATION OF THE SPRINKLER BOOSTER IS LOCATED ADJACENT TO THE TANK, WHICH IS LOCATED ALONG THE NORTHERN PERIMETER OF THE SITE, NOT BEING WITHIN SIGHT OF THE MAIN PEDESTRIAN ENTRANCE TO THE FACILITY (AT THE SOUTH-WESTERN CORNER), AND THEREFORE PRESENTS A TECHNICAL NON-COMPLIANCE WITH AS2118.1:2017 UNDER CLAUSE 4.14 ENTITLED “FIRE BRIGADE BOOSTER ASSEMBLY”.</p>
	EP1.4	<p>CLAUSE E1.5 – SPRINKLER SYSTEM DESIGN TO FM GUIDELINES</p> <p>THE RIDGE HEIGHT OF THE WAREHOUSE IS DESIGNED TO BE 16 M BY UTILISING ROOF-LEVEL SPRINKLERS ONLY (I.E. NO IN-RACKS) VIA CONFORMANCE WITH FACTORY MUTUAL GLOBAL DATASHEETS 2-0 AND 8-9, IN LIEU OF AS2118.1:2017.</p>

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

### 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	

### 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 (BDC 0141)**

Date of Issue

**13/12/2023**

## + **Schedule 3 – Conditions of Construction Certificate**

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There are no conditions pursuant to section/s 27, 22, 116 or 117 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

*Nil.*

13 December 2023

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

Dear Sir/Madam

**Re: DA No. SSD-10448 – 788-804 & 806-824 Mamre Road, 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>	Mirvac Industrial Developments Pty Ltd
<b>Subject Address</b>	788-804 & 806-824 Mamre Road, Kemps Creek
<b>Project No.</b>	220022
<b>Date Received</b>	13.12.2023
<b>Date Determined</b>	13.12.2023

Please find undercover a copy of the Construction Certificate No. CC-23186 for the proposed **CC3**, as follows:

The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping. **Warehouse 1 – CC3:** Warehouse fit out.

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 \$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,**



Jackson Boyd  
Building Surveyor  
**BM+G**

13 December 2023

The Director – General  
The Department of Planning & Environment  
12 Darcy Street  
Parramatta NSW 2150

Dear Sir/Madam

**Re: DA No. SSD-10448 – 788-804 & 806-824 Mamre Road, 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>	Mirvac Industrial Developments Pty Ltd
<b>Subject Address</b>	788-804 & 806-824 Mamre Road, Kemps Creek
<b>Project No.</b>	220022
<b>Date Received</b>	13.12.2023
<b>Date Determined</b>	13.12.2023

Please find undercover a copy of the Construction Certificate No. CC-23186 for the proposed **CC3**, as follows:

The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping. **Warehouse 1 – CC3:** Warehouse fit out.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate following for The Department's 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,**



Jackson Boyd  
Building Surveyor  
**BM+G**

13 December 2023

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

Dear Sir/Madam

**Re: DA No. SSD-10448 – 788-804 & 806-824 Mamre Road, Kemps Creek**

---

Your recent application for a Construction Certificate dated 13.12.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23186 and associated documentation for the below:

The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping. **Warehouse 1 – CC3:** Warehouse fit out.

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,**



Jackson Boyd  
Building Surveyor  
**BM+G**