

Occupation Certificate

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

| | | |
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| Certificate No. | OC-23171 | |
| Determination | Approved | |
| Date of Determination | 25/01/2024 | |
| + Subject Land | | |
| Lot + DP | Lot 5 | DP1285305 |
| | Lot 7 | DP1291562 |
| Address | 788-804 & 806-824 Mamre Road, Kemps Creek | |
| Local Government Area | Penrith City Council | |
| + Applicant | | |
| Name | Daniel Brook | |
| Company | Mirvac Industrial Developments Pty Ltd | |
| Address | Level 28, 200 George Street, Sydney NSW 2000 | |
| Contact Details | Phone: 0421 128 584 | Email: daniel.brook@mirvac.com |
| + Owner | | |
| Name | Mirvac Industrial Developments Pty Ltd | |
| Address | C/- Level 28, 200 George Street, Sydney NSW 2000 | |
| Contact Details | Phone: 0421 128 584 | Email: daniel.brook@mirvac.com |
| + Description of Development | | |
| Description | <p>The proposed development involves the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping.</p> <p><i>NOTE: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i></p> | |
| Whole/Part/Partial | Partial | |
| Description of part: | <p>OC1: Completion of Warehouse 1 and associated external works, excluding building identification signage, warehouse fit out & dividing wall on grid line 10 only.</p> <p><i>NOTE: Pursuant to Section 53 of the EP&A (DCFS) Regulation 2021, an Occupation Certificate must be obtained for the whole of the building within 5 years after the date of issue of the first partial Occupation Certificate.</i></p> | |
| BCA Classification | Class 5, 7b & 10b | |
| + Development Consent | | |
| 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), SSD-10448-MOD-4 (21.12.2023), & SSD10448-MOD-5 (12.12.2023) | |
| + Construction Certificate | | |
| Construction Certificate No. & Date of Determination | CC-23017 dated 08.03.2023, CC-23131 dated 01.09.2023, & CC-23186 dated 13.12.2023 | |
| Statutory Certification | | |
| <i>BM+G certify that:</i> | | |
| <ul style="list-style-type: none"> + <i>The health and safety of the occupants of the building have been taken into consideration where a partial Occupation Certificate is being issued; and</i> + <i>A current Development Consent or Complying Development Certificate is in force for the building; and</i> + <i>If any building work has been carried out, a current construction certificate (or Complying Development Certificate) has been issued with respect to the plans and specifications for the building; and</i> + <i>The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and</i> + <i>A fire safety certificate has been issued for the building (if required); and</i> + <i>A report from the Fire Commissioner has been considered (if required).</i> | | |
| Documentation Relied Upon | As listed in Schedule 1 | |

+ Details of Certifying Authority

Certifying Authority Blackett Maguire + Goldsmith Pty Ltd

Accreditation Number RBC00004

Signature



Signed on Behalf of BM+G Certifier's Name Tony Heaslip

Registration Number: BDC0178

Liability limited by a scheme approved under Professional Standards Legislation

+ Schedule 1 – Schedule of Documentation

Document Relied Upon

The following documentation was relied upon in issuing this Occupation Certificate:

+ Documentation:

| + Item | + Documentation | + Prepared by | + Date |
|--------|---|--|--|
| 1. | OC Application Form | Mirvac Industrial Developments Pty Ltd | 17.11.2023 |
| 2. | Fire Safety Certificate | Richard Crookes Constructions Pty Ltd | 16.11.2023 |
| 3. | Letter to BMG re Condition D70 and D71 | CEVA Logistics Pty Ltd | 24.10.2023 |
| 4. | Balustrade Certification | ABVD Design Pty Ltd | 15.12.2023 |
| 5. | External Wall Disclosure Statement | SBA Architects Pty Ltd | 20.12.2023 |
| 6. | Operational Noise Monitoring Locations | SLR Consulting Australia Pty Ltd | 24.11.2023 |
| 7. | Temporary Construction Site Access Plan | Orion Consulting Pty Ltd | 16.09.2022 |
| 8. | Works Authorisation Deed – Private Financing and Construction | Transport for NSW | 11.11.2021 |
| 9. | Construction Phase Erosion Report | Rubicon Enviro Pty Ltd | 26.10.2023 |
| 10. | Email Correspondence: Contribution Security Calculations | Mirvac Industrial Developments Pty Ltd | 04.12.2023 |
| 11. | Landscape Management Plan | Site Image NSW Pty Ltd | 19.06.2023 |
| 12. | Upstream Stormwater Certification | Mirvac Industrial Developments Pty Ltd | 03.11.2023 |
| 13. | Building Confirmation Letter | Richard Crooked Constructions Pty Ltd | 27.11.2023 |
| 14. | Demolition Work Confirmation Letter | Western Earthmoving Pty Ltd | 04.09.2023 |
| 15. | Certificate of Test | CSIRO Pty Ltd | 11.02.2016 |
| 16. | Test Report – Fibreglass Roof Panel | Australian Wool Testing Authority Ltd | 19.07.2012 |
| 17. | External Wall Disclosure Architect Statement | SBA Architects Pty Ltd | 04.12.2023 |
| 18. | Reaction to Fire Test Report | Warringtonfire Pty Ltd | 02.07.2019 |
| 19. | Certificate of Test | CSIRO Pty Ltd | 06.12.2018 |
| 20. | Environmental Representative Confirmation Letter | Optime Pty Ltd | 24.11.2022 |
| 21. | VENM Source Site Material Inspection | Arcadis Australia Pacific Pty Ltd | 28.03.2023 |
| 22. | Email Correspondence: Loading Fill | Arcadis Australia Pacific Pty Ltd | 08.03.2023 |
| 23. | Imported Fill Register | Richard Crooked Constructions Pty Ltd | 16.03.2023 03.04.2023 05.04.2023 06.04.2023 |

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| 24. | Development Confirmation Letter | Richard Crooked Constructions Pty Ltd | 07.12.2023 |
| 25. | VENM Source Site Material Inspection | Arcadis Australia Pacific Pty Ltd | 07.03.2023 |
| 26. | Stabilisation Work on Site Confirmation | Rubicon Enviro Pty Ltd | 22.11.2023 |
| 27. | Hydraulics Certificate | Commercial Plumbing Services Pty Ltd | 11.10.2023 |
| 28. | Air Quality Impact Confirmation Letter | SLR Consulting Australia Pty Ltd | 06.12.2023 |
| 29. | Installation Certificate - Civil Stormwater | MG Earthworks Pty Ltd/a MG Civil Australia | 16.11.2023 |
| 30. | Installation Certificate – Civil/Stormwater/ Groundworks | MG Earthworks Pty Ltd/ | 17.11.2023 |
| 31. | Dam Decommissioning Certification | Western Earthmoving Pty Ltd | 25.09.2023 |
| 32. | Approval of Landscape Management Plan | Department of Planning and Environment | 04.12.2023 |
| 33. | Installation Certificate – Mechanical System | Paramount Airconditioning (Aust) Pty Ltd | 23.11.2023 |
| 34. | Approval of Workplace Travel Plan | Department of Planning and Environment | 24.11.2023 |
| 35. | Email Correspondence: Approved Consent Condition D29 | Penrith City Council | 03.11.2023 |
| 36. | Planning Agreement in Respect | Mirvac Pty Ltd | 21.11.2023 |
| 37. | Certificate of Installation – Mechanical | Fusion HVA Australia Pty Ltd | 13.11.2023 |
| 38. | Statement of Practical Completion | NBN Co Ltd | 23.09.2023 |
| 39. | Confirmation That No Noise Agreement is Required | Mirvac Pty Ltd | 06.10.2023 |
| 40. | Dust and Noise Mitigation Agreement - 819-831 Mamre Road | Mirvac Pty Ltd | 04.05.2023 |
| 41. | Dust and Noise Mitigation Agreement - 833A Mamre Road | Mirvac Pty Ltd | 03.02.2023 |
| 42. | Dust and Noise Mitigation Agreement - 833B Mamre Road | Mirvac Pty Ltd | 04.05.2023 |
| 43. | Dust and Noise Mitigation Agreement - 845A 845B Mamre Road | Mirvac Pty Ltd | 20.09.2023 |
| 44. | Dust and Noise Mitigation Agreement - 859-869 Mamre Rd - D Ascanio | Mirvac Pty Ltd | 31.08.2023 |
| 45. | Dust and Noise Mitigation Agreement - 873 Mamre Rd - Nasser | Mirvac Pty Ltd | 18.10.2023 |
| 46. | Schedule of Subcontractors | Richard Crooked Constructions Pty Ltd | 11.10.2023 |
| 47. | Builder Certification | Richard Crooked Constructions Pty Ltd | 16.11.2023 |
| 48. | Builder Certification | Richard Crooked Constructions Pty Ltd | 16.11.2023 |

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| 49. | Reception Stairs (As-Built) | Geosurv Pty Ltd | 22.11.2023 |
| 50. | Asbuilt Steel Prefab Stairs | Geosurv Pty Ltd | 01.12.2023 |
| 51. | Installation Certificate: Façade | CM Group NSW Pty Ltd | 05.12.2023 |
| 52. | Site Inspection Report and Plans | PTWorks NSW Pty Ltd | 14.07.2023 20.06.2023 14.03.2023 |
| 53. | Structural Inspection Certificate | Northrop Pty Ltd | 27.11.2023 |
| 54. | Post-Tensioned Slab Certificate of Structural Adequacy | PTWorks NSW Pty Ltd | 06.10.2023 |
| 55. | Structural Adequacy Certificate | United Crib Blocks Construction Pty Ltd | 18.07.2023 |
| 56. | Structural Adequacy Certificate | United Crib Blocks Construction Pty Ltd | 08.12.2023 |
| 57. | Civil Works Package Plan - Stamped | AT & L Pty Ltd | 23.03.2023 12.04.2023 22.03.2023 |
| 58. | Installation Certificate – Electrical | Modcol Pty Ltd | 05.12.2023 |
| 59. | Installation Certificate – Mechanical | Fusion HVAC Australia Pty Ltd | 13.11.2023 |
| 60. | Notes, Legend & Schedules Sheet | SBA Architects Pty Ltd | 29.11.2023 |
| 61. | Installation Certificate - Mechanical | Paramount Airconditioning (Aust) Pty Ltd | 23.11.2023 |
| 62. | Air Outlet Test Sheet | Flowrite Commissioning Pty Ltd | 28.11.2023 |
| 63. | Hydraulic Certificate | Commercial Plumbing Services Pty Ltd | 11.10.2023 |
| 64. | Floor Coverings – Vinyl and Carpet | Future Floors N.S.W Pty Ltd | 17.11.2023 |
| 65. | Certificate & Schedule Fire Hazard, Slip Test, Wall & Ceiling Linings | Future Floors N.S.W Pty Ltd | 16.11.2023 |
| 66. | Installation Certificate: Schedule Fire Hazard Properties | CM Group NSW Pty Ltd | 05.12.2023 |
| 67. | Test Report – ProctorWrap CW | Australian Wool Testing Authority Ltd | 15.03.2019 |
| 68. | Fire Assessment Report | Warringtonfire Pty Ltd | 02.12.2022 |
| 69. | Confirmation OC Requirement Letter | Richard Crookes Constructions | 07.12.2023 |
| 70. | FAS190234 RIR1.7 Intubatt Substrate Report | Warringtonfire Pty Ltd | 28.07.2022 |
| 71. | FAS190235 RIR Services Through TBA Firefly Intubatt Report R1.8 | Warringtonfire Pty Ltd | 09.02.2022 |
| 72. | FAS190235 RIR1.11 Services Through Intubatt | Warringtonfire Pty Ltd | 16.08.2022 |
| 73. | FAS190236 RIR Core Hole TBA Firefly Rev 1.9 | Warringtonfire Pty Ltd | 17.12.2021 |
| 74. | Fire Stopping Schedule & Certification | Force Fire & Safety Pty Ltd | 31.10.2023 |
| 75. | Force Fire Passive Fire Schedule | Force Fire & Safety Pty Ltd | 31.10.2023 |
| 76. | AS 1530.1 Test Report - FCO 2812 (Glasswool) | Infrastructure Technologies (Australia) Pty Limited | 15.11.2022 |
| 77. | Installation Certificate | CM Group NSW Pty Ltd | 05.12.2023 |

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| 78. | Automatic Fire Detection & Alarm System Commissioning Report | Force Fire & Safety Pty Ltd | 10.11.2023 |
| 79. | Automatic Fire Suppression System Commissioning Report | Force Fire & Safety Pty Ltd | 10.11.2023 |
| 80. | Fire Hose Reels Commissioning Report | Fire Compliance & Maintenance Pty Ltd | 15.11.2023 |
| 81. | Fire Hydrant System - Commissioning Reports | Fire Compliance & Maintenance Pty Ltd | 15.11.2023 |
| 82. | Fire Pumps Commissioning Report | Aline Group Australasia Pty Ltd | 08.11.2023 |
| 83. | Smoke Exhaust Commissioning Report | Fusion HVAC Pty Ltd | 21.09.2023 |
| 84. | Installation Certificate – Fire-Resistant Doorsets | CM Group NSW Pty Ltd | 05.12.2023 |
| 85. | Fire Certificate Installation | Johnson Controls Australia Pty Ltd | 16.11.2023 |
| 86. | Fire Alarm System Connection Notice | Johnson Controls Australia Pty Ltd | 16.11.2023 |
| 87. | Fire Safety Engineering Inspection Report | Core Engineering Group Pty Ltd | 27.11.2023 |
| 88. | Electrical Fire Safety Measure | Modcol Pty Limited | 06.12.2023 |
| 89. | Installation Certificate – Essential Fire Safety Measures | Force Fire & Safety Pty Ltd | 06.12.2023 |
| 90. | Fire Hose Reels Installation Certificate | CB Commercial Plumbing Services Pty Ltd | 11.10.2023 |
| 91. | Fire Hydrant Certificate | CB Commercial Plumbing Services Pty Ltd | - |
| 92. | Installation Certificate – Certification and Schedule of Lightweight Fire Rated Construction | CM Group NSW Pty Ltd | 05.12.2023 |
| 93. | Fire Test Certificate | BRANZ Ltd | 11.05.2018 |
| 94. | Lift Installation Certificate | Schindler Lifts Australia Pty Ltd | 12.12.2023 |
| 95. | Bushfire Final Compliance Certification | Tintagel Investments Pty Ltd T/as Blackash Bushfire Consulting | 01.12.2023 |
| 96. | Braille Signage Installation Certification | P&C Engraving and Signage Pty Ltd | 16.11.2023 |
| 97. | Section J Certificate | Northrop Consulting Engineers Pty Ltd | 06.12.2023 |
| 98. | Installation Certificate – Certification & Schedule of Fire Hazard Properties | CM Group NSW Pty Ltd | 27.11.2023 |
| 99. | Installation Certificate – Roof, Roof Cladding and Roof Plumbing | Ideal Metal Roofing Pty Ltd | 06.12.2023 |
| 100. | Product Data Sheets | Pasco Construction Solutions Pty Ltd | 12.05.2023 |
| 101. | Workplace Travel Plan | Ason Group | 22.09.2023 |
| 102. | Installation Certificate – Waterproofing Wet Areas | Boram Contractors Pty Ltd | 09.10.2023 |
| 103. | Waterproofing Dockets | Pasco Construction Solutions (NSW) Pty Ltd | 16.05.2023 04.10.2023 |
| 104. | Installation Certificate – Waterproofing External Areas | Boram Contractors Pty Ltd | 09.10.2023 |

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| 105. | Identification Certification & Plans | Richard Crookes Constructions Pty Limited | 27.11.2023 |
| 106. | AGS Glazing Installation Certificate | AGS Sydney Pty Ltd | 27.11.2023 |
| 107. | Email Correspondence: RCC Confirm No Other Contractor | Richard Crookes Constructions Pty Limited | 06.12.2023 |
| 108. | Slip Resistance Measurement of New Pedestrian Surfaces | Griptek Anti-Slip Solutions Pty Ltd | 17.11.2023 |
| 109. | FM 4881 Approval Certificate | FM Approvals | 21.05.2012 |
| 110. | Certificate of Conformity | SA Global Certification Services Pty Limited | 17.07.2020 |
| 111. | Confirmation of Installer Letter | Kingspan Insulated Panels Pty Ltd | 23.11.2023 |
| 112. | Fire Engineering Assessment – Bushfire | NJM Design (VIC) Pty Ltd | 10.08.2022 |
| 113. | CEVA OC1 – Architect Statement | SBA Architects Pty Ltd | 08.12.2023 |
| 114. | Post Approval-74 722A Mamre Rd | Planning Portal | - |
| 115. | Post Approval-98 819-831 Mamre Rd | Planning Portal | - |
| 116. | Post Approval-99 833B Mamre Rd | Planning Portal | - |
| 117. | Post Approval-139 859-869 Mamre Rd | Planning Portal | - |
| 118. | Post Approval-141 885-899 Mamre Rd | Planning Portal | - |
| 119. | Post Approval-142 845A & 845B Mamre Rd | Planning Portal | - |
| 120. | Post Approval-144 873 Mamre Rd | Planning Portal | - |
| 121. | Storz Coupling Certification | CB Commercial Plumbing Services P/L | 11.10.2023 |
| 122. | BOWS Commissioning Report | Force Fire & Safety Pty Ltd | 10.11.2023 |
| 123. | TfNSW WAD Bank Guarantee | ANZ Bank | 15.11.2023 |
| 124. | TfNSW WAD Bank Guarantee | HSBC Bank | 14.11.2023 |
| 125. | Email Correspondence: VPA Additional Security Calculations | Mirvac Industrial Developments Pty Ltd | 04.12.2023 |
| 126. | VPA Deferral Letter | Department of Planning and Environment | 30.11.2023 |
| 127. | Installation Certificate – Civil Stormwater and Civil Carpark | AT&L & Associates Pty Ltd | 15.12.2023 |
| 128. | Installation Certificate OC #56 & #53 | Ideal Roofing Pty Ltd | 06.12.2023 |
| 129. | Email Correspondence: Confirmation that Consent Condition D29 of SSD-10448 has been Complied with | Mirvac Pty Ltd | 03.11.2023 |
| 130. | Email Correspondence: Confirmation that OC Checklist is to be Updated Marking Condition D29 and Item #40 as closed | Mirvac Pty Ltd | 19.12.2023 |
| 131. | Email Correspondence: Confirmation that DPE's Satisfaction of Security under State VPA and to update OC checklist | Mirvac Pty Ltd | 21.12.2023 |

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| 132. | Structural Inspection Certificate | Partridge Hydraulic Services Pty Ltd | 21.12.2023 |
| 133. | Installation Certificate | Tilt Industrial Design Pty Ltd | 21.12.2023 |
| 134. | Traffic Consultant Certification – Car Parking | Ason Group | 02.03.2023 |
| 135. | Installation Certificate – Certification of Wall and Ceiling | CM Group NSW Pty Ltd | 15.12.2023 |
| 136. | Fire Assessment Report | Branz Ltd | 24.02.2022 |
| 137. | Material Fire Test Certificate | Ignis Labs Pty Ltd | 04.03.2020 |
| 138. | Professional Fire Safety Testing | Ignis Labs Pty Ltd | 04.03.2020 |
| 139. | Installation Certificate – Certification and Schedule of Fire Hazard Properties | Paramount Airconditioning (Aust) Pty Ltd | 20.12.2023 |
| 140. | Carpet Testing Report | Australian Wool Testing Authority Ltd T/as AWTA Product Testing | 05.11.2018 |
| 141. | Galvabond® G2 Z275 Test Certificate | BlueScope Steel (AIS) Pty Ltd | 14.07.2023 |
| 142. | Air Duct Test Report No. 7-593947-CV | Australian Wool Testing Authority Ltd T/as AWTA Product Testing | 08.10.2013 |
| 143. | Air Duct Test Report No. 7-594131-CV | Australian Wool Testing Authority Ltd T/as AWTA Product Testing | 17.10.2013 |
| 144. | Air Duct Test Report No. 7-594473-CV | Australian Wool Testing Authority Ltd T/as AWTA Product Testing | 01.11.2013 |
| 145. | Firefly Intubatt Substrate Report | Warringtonfire Pty Ltd | 28.07.2022 |
| 146. | Firefly Intubatt Services Report | Warringtonfire Pty Ltd | 17.08.2023 |
| 147. | Fire Hydrant System Commissioning Report | Fire Compliance & Maintenance Pty Ltd | 15.11.2023 |
| 148. | Automatic Suppression, Detection, Alarm & BOWS System – As Built Plans | Force Fire & Safety Pty Ltd | 21.11.2023 |
| 149. | Fire Hose Reel & Fire Hydrant System – As Built Plans | Sparks and Partners Pty Ltd | 31.10.2023 15.12.2023 |
| 150. | Mechanical – As Built Plans | SBA Architects Pty Ltd | 29.11.2023 |
| 151. | Passive Fire Certificate | Jensen Hughes Pty Limited | 20.12.2023 |
| 152. | Email Correspondence: Ceva's Confirmation of the Restriction in Leasing Documents | Ceva Logistics Pty Ltd | 12.12.2023 |
| 153. | Email Correspondence: Confirmation from Core Engineering Regarding Restriction in Leasing Documents | Core Engineering Pty Ltd | 13.12.2023 |
| 154. | Installation Certificate – Smoke Hazard Management | Fusion Modulair Pty Ltd | 18.12.2023 |
| 155. | Compliance Certificate – Solar Panels | Energy Aware Pty Ltd | 20.12.2023 |
| 156. | Installation Certificate – Building Services – Security | JD Security | 18.12.2023 |
| 157. | Emergency Management Plan and Perimeter Vehicular Access Report | Richard Crookes Constructions Pty Limited | 18.12.2023 |
| 158. | Installation Certificate – Roofing | Ideal Roofing Pty Ltd | 06.12.2023 |

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| 159. | Installation Certificate – Tactiles and Braille Signage | P&C Engraving and Signage Pty Ltd | 16.11.2023 |
| 160. | Plant Item Registration Certificate | Department Of Customer Service | 08.12.2023 |
| 161. | Email Correspondence: Confirmation Hearing Augmentation is Not Required | MGAC (Australia) Pty Ltd | 20.12.2023 |
| 162. | Access Certification | MGAC (Australia) Pty Ltd | 20.12.2023 |
| 163. | Certificate of Completion – Landscaping | Site Image (NSW) Pty Ltd | 20.12.2023 |
| 164. | Installation Certificate – Electrical Lighting and Power | Modcol Pty Ltd | 05.12.2023 |
| 165. | Letter – Allotment Subdivision | Mirvac Limited | 19.12.2023 |
| 166. | Installation Certificate – Certification and Schedule of 3D Wall | Lee and Co | 20.12.2023 |
| 167. | Decorated PB Cone Calorimeter Report | Australian Wool Testing Authority Ltd T/as AWTA Product Testing | 29.04.2022 |
| 168. | Letter – Confirmation that Clause 50 Final Fire Safety Report Items are Closed Out | Richard Crookes Constructions Pty Limited | 20.12.2023 |
| 169. | Operational Traffic Monitoring Program Framework | Ason Group | 02.08.2023 |
| 170. | Second Deed of Variation to Development Contributions Deferral Deed | Between Parties: Penrith City Council and Mirvac (Developer) | 20.12.2023 |
| 171. | Subdivider/Developer Compliance Certificate | Sydney Water Pty Ltd | 09.03.2022 |
| 172. | Stormwater Management System | AT&L and Associates Pty Ltd | 22.12.2023 |
| 173. | Aie Temporary Operational Access Stage 1 and 2 Design Road Safety Audit | Road Safety Network | 24.10.2024 |
| 174. | Letter of approval of LMP | Department of Planning and Environment | 04.12.2023 |
| 175. | Letter of approval of OEMP | Department of Planning and Environment | 24.01.2024 |
| 176. | Letter of approval of ONMP | Department of Planning and Environment | 23.01.2024 |
| 177. | Letter of approval of OTMP | Department of Planning and Environment | 20.12.2023 |
| 178. | Letter of approval of OWMP | Department of Planning and Environment | 04.12.2023 |
| 179. | Letter of approval of SMP | Department of Planning and Environment | 24.01.2024 |
| 180. | Letter of approval of WTP | Department of Planning and Environment | 24.11.2023 |
| 181. | Letter of approval of RSA | Department of Planning and Environment | 11.01.2024 |
| 182. | Council advice regarding compliance with condition D32 | Penrith City Council | 01.11.2023 |

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| 183. | Department of Planning advice regarding compliance with condition D32 | Department of Planning and Environment | 23.01.2024 |
| 184. | Operational Environmental Management Plan (OEMP) | SLR Consulting Australia | 24.01.2024 |
| 185. | Council acceptance of completion of works required by consent conditions D11D, D11E and D11F | Penrith City Council | 15.12.2023 |

Performance Solutions

The following Performance Solution Report(s) relate to the works under this Occupation Certificate:

+ Relevant Performance Solution Reports

| + Item | + Title of Report | + Ref. | + Company | + Author | + Date |
|--------------------------------|-------------------------|----------------|------------------------|-------------------------|------------|
| Fire Safety Requirement | | | | | |
| PS-1. | Fire Engineering Report | F201772_FER_04 | Core Engineering Group | Graham Morris (BDC3200) | 03.11.2023 |
| Other BCA Requirement | | | | | |
| PS-2. | N/A | N/A | N/A | N/A | N/A |

+ 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-23017, CC-23131, & CC-23186 |
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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. | NOT APPLICABLE | |

| Proposed (New or Modified including section 84(6) of the Regulation) | | |
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| 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 |

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| 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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"> HVLS FANS | 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 |

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 | CLAUSE C2.4 – PERIMETER VEHICULAR ACCESS 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. |
| | DP4 & EP2.2 | CLAUSE D1.4, D1.5, E2.2 – EXTENDED TRAVEL DISTANCES & RATIONALISED SMOKE EXHAUST SYSTEM – WAREHOUSE THE FOLLOWING NON-COMPLIANCES EXISTS WITHIN THE WAREHOUSE: EXTENDED TRAVEL DISTANCES OF UP TO: <ul style="list-style-type: none"> AMBIENT SECTION: TRAVEL DISTANCES ARE UP TO 95 M TO THE NEAREST EXIT AND 190M BETWEEN ALTERNATIVE EXITS (INCLUDING TRAVEL BENEATH THE AWNINGS). TEMPERATURE-CONTROLLED SECTION: TRAVEL DISTANCES ARE UP TO 85 M TO THE NEAREST EXIT AND 170 M BETWEEN ALTERNATIVE EXITS (INCLUDING TRAVEL BENEATH AWNINGS). SUPER-AWNING TRAVEL: TRAVEL DISTANCES ARE UP TO 70 M TO THE NEAREST EXIT AND 140 M BETWEEN ALTERNATIVE EXITS. THE WAREHOUSE AREAS SHALL BE PROVIDED WITH RATIONALISED AUTOMATIC SMOKE EXHAUST SYSTEM. |

| | | |
|--|-------|--|
| | EP1.3 | <p>CLAUSE E1.3 – FIRE HYDRANT DESIGN 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 M³. HOWEVER, THE STANDARD IS APPLIED, WITH ADDITIONAL MEASURES TO THIS BUILDING, WHICH EXCEEDS 108,000 M³.</p> <p>THE HYDRANTS UNDER THE EASTERN AND WESTERN AWNINGS OF THE ON-GRADE DOCKS ARE DESIGNED AS EXTERNAL HYDRANTS.</p> |
| | EP1.3 | <p>CLAUSE E1.3 – HYDRANT BOOSTER LOCATION 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 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 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 |
|---------------------------|-----------------------|-----------------------------------|
| Current (Existing) | | |
| 1. | NOT APPLICABLE | |

| Proposed (New or Modified) | | |
|----------------------------|----------------|--|
| 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) |
| TONY HEASLIP | 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 (BDC0178) | |
| Date of Issue | |
| 25/01/2024 | |

+ Schedule 3 – Inspection Schedule

| Inspection Type | Inspection by | Date | Satisfactory |
|--|---|--|--------------|
| <ul style="list-style-type: none"> After excavation for, and before the placement of, the first footing, | Dean Goldsmith (BDC 0141) | 18.09.2023 | Yes |
| <ul style="list-style-type: none"> Before covering stormwater drainage connections, | Dean Goldsmith (BDC 0141) | 10.11.2023 | Yes |
| <ul style="list-style-type: none"> After the building work is completed and before an occupation certificate is issued for the building (the <i>final critical stage inspection</i>). | Dean Goldsmith (BDC 0141) | 07.12.2023 | Yes |
| <ul style="list-style-type: none"> Progress Inspection | Dean Goldsmith (BDC 0141) and Jackson Boyd | 19.09.2023 29.11.2023 22.01.2024 | Yes |

25 January 2024

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 Occupation Certificate

As required by Section 39 of the EP&A (Development Certification & Fire Safety) Regulation 2021 (the Regulation), notice is hereby given that the following application for Occupation Certificate has now been approved.

| | |
|------------------------|---|
| Applicant | Mirvac Industrial Developments Pty Ltd |
| Subject Address | 788-804 & 806-824 Mamre Road, Kemps Creek |
| Project No. | 220022 |
| Date Received | 17.11.2023 |
| Date Determined | 25.01.2024 |

Please find undercover a copy of the Partial Occupation Certificate No. OC-23171 for the construction of Warehouse 1 within the Aspect Industrial Estate with ancillary offices, carparking, hardstand and landscaping.

This Partial Occupation Certificate has been issued for:

- + Completion of Warehouse 1 and associated external works, excluding building identification signage, warehouse fit out & dividing wall on grid line 10 only.

The approved documentation and other documentation relied upon as indicated on the Occupation Certificate has also been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment 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