


Construction Certificate

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

Certificate No.	CC-23051	
Type & Determination	Building Work	Approved
Date of Determination	07.09.2023	
+ Subject Land		
Lot + DP	Lot 54-58	DP 259135
Address	788-882 Mamre Road, Kemps Creek NSW 2178	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Susan Paul	
Company	Mirvac Industrial Developments Pty Ltd	
Address	Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Email: susan.paul@mirvac.com	
+ Owner		
Name	Mirvac Industrial Developments Pty Ltd	
Address	Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Email: susan.paul@mirvac.com	
+ Description of Development		
Description	<p>CC1 – Warehouse 3: Earthworks, footings, inground stormwater works, structure, façade, roof and non-fire related services only.</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 7b & 5	
Applicable BCA	National Construction Code 2022 Volume 1 – Building Code of Australia	
Development Consent	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)	
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	Blackett Maguire + Goldsmith Pty Ltd	
Accreditation Number	RBC00004	
Signature		
Signed on Behalf of BM+G	Certifier's Name	Dean Goldsmith
	Registration Number:	BDC: 0141

Liability limited by a scheme approved under Professional Standards Legislation

+ Schedule 1 – Schedule of Documentation

Approved Plans

+ Architectural Plans prepared by Watson Young

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR1001	C	19.07.2023	AR1002	D	19.07.2023
AR1020	C	19.07.2023	AR1340	D	19.07.2023
AR1320	E	19.07.2023	AR1520	D	19.07.2023
AR1500	G	28.08.2023	AR1501	D	19.07.2023
AR1600	C	19.07.2023	AR1612	C	19.07.2023
AR1611	C	19.07.2023	AR1801	B	19.07.2023
AR1620	E	19.07.2023			

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 Application Form	Mirvac Industrial Developments PL	11.07.2023
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000121196	Long Service Corporation	04.07.2023
3.	Community Consultation and Complaints Handling Strategy	SLR	17.04.2023
4.	Dilapidation Report	Western Earthmoving	23.02.2023
5.	Dilapidation Report Email to Department of Planning and Environment	Mirvac	02.06.2022
6.	Dilapidation Report Email TfNSW	Mirvac	02.06.2022
7.	Email Submission of Dilapidation Report	Mirvac	02.06.2022
8.	Signed Planning Agreement	Minister for Planning	31.03.2023
9.	Email Penrith City Council Consultation	Penrith Council	20.12.2022
10.	Confirmation of Condition D11 Satisfaction	Department of Planning and Environment	25.01.2023
11.	Email Application to pay into Biodiversity Conservation Fund	Eco Logical Australia	02.06.2022
12.	Approval to make Payment to Biodiversity Conservation Fund	NSW Biodiversity Conservation Trust	06.06.2022
13.	Receipt of Payment to Biodiversity Conservation Fund	NSW Biodiversity Conservation Trust	30.06.2022
14.	Post Approval Document – Biodiversity Fund Payment	Department of Planning and Environment	30.06.2022
15.	Waste Management Plan	MRA Consulting Group	15.12.2022
16.	Confirmation of Satisfaction of SSD-10448 Condition D73	Penrith Council	02.02.2023

+ Item	+ Documentation	+ Prepared by	+ Date
17.	Approved Plans – DA A10 & A11: <ul style="list-style-type: none"> • Stage Plan • Landscape Plan • Development Road Works Phasing Plan • Stormwater Management Plan 	SBA Architects PL	Not Dated
18.	Bank Guarantee	ANZ	01.12.2022
19.	Post Execution Letter	NBN	22.04.2022
20.	Approval of Appointment of Alternate Environmental Representative	DPE	05.07.2022
21.	Approval of Concept Design – Stage 1 Phase 2 Road Works	DPE	08.02.2023
22.	Stamped Approved Civil Plans		12.10.2022
23.	Email submission of dilapidation report to DPE	Mirvac	02.06.2022
24.	Swept Path Plans DA#D10	Ason Group	21.10.2022
25.	Email correspondence regarding swept path analysis	Penrith City Council	20.12.2022
26.	Confirmation of implementation of dam decommissioning strategy, groundwater management plan, flora and fauna management plan	Mirvac	17.01.2023
27.	Dilapidation Report + Cover Letter	Western Earthmoving	23.02.2022
28.	Dilapidation Report Photos/Videos: <ul style="list-style-type: none"> • East Mamre Road • East Mamre Road (Bakers Lane) • North Bakers Lane • Perimeter Fencing • South Bakers Lane • West Mamre Road • Verges 	Western Earthmoving	23.02.2022
29.	Email confirming receipt of DA#59 – AHIMS registration + Post Approval Form	DPE	02.06.2022
30.	Memo – Aboriginal Salvage Excavation and Surface Collection	Artefact	08.08.2022
31.	Confirmation of implementation of waste management plan	Mirvac	17.01.2023
32.	Unexpected Finds Protocol	Arcadis	22.04.2022
33.	Updated Staging Plan	DPE	13.01.2023
34.	Planning Agreement	DPE / Mirvac	Not Dated
35.	Construction Traffic Management Plan	SLR	11.05.2023
36.	Email correspondence requesting CC conditions to be moved to OC stage – D12, D13, D14, D16, D17 & D18	Mirvac	05.04.2023
37.	Email submission of dilapidation report to TfNSW + acceptance from TfNSW	Mirvac / TfNSW	02.06.2022
38.	Environmental Representative Endorsement	DPE	05.07.2022
39.	Email correspondence regarding TfNSW documentation	Transport NSW	02.06.2022

+ Item	+ Documentation	+ Prepared by	+ Date
40.	Plan – swept turning paths – DA10	Ason Group	20.10.2022
41.	Salinity Management Plan	PSM	27.05.2022
42.	Construction Noise & Vibration Management Plan	SLR	04.05.2023
43.	Construction Air Quality Management Plan	SLR	13.06.2023
44.	Unexpected Finds Protocol	Arcadis	09.10.2020
45.	Construction Environmental Management Plan	SLR	19.04.2023
46.	Email correspondence regarding pre-construction dilapidation report – DA50 & 51	Mirvac	29.06.2022
47.	NBN Approved Plan STG-M000088563	Edgewater Connections	21.12.2022
48.	NBN Approved Plan STG-M000088564	Edgewater Connections	21.12.2022
49.	NBN Approved Plan STG-M000088565	Edgewater Connections	21.12.2022
50.	Design Statement	Edgewater Connections	09.02.2023
51.	Structural Plans	Spencer Group Engineering	Various
52.	Aluminium Cladding Certificate of Conformity	Global-Mark PL	26.08.2020
53.	External Wall System Disclosure Statement	Texco Construction NSW	28.06.2023
54.	Façade Panel and Fixing System Certificate of Conformity	CMI Certification	21.03.2023
55.	Knauf Insulation Certificate of Conformity	Global-Mark PL	22.04.2021
56.	Metal Wall Cladding Fire Test Certificate	CSIRO Infrastructure Technologies	03.03.2016
57.	Letter confirming electrical capacity for development connection	Edgewater Connections	30.06.2023
58.	Letter confirming approval of plans by Sydney Water	Qalchek PL	23.06.2023
59.	Letter confirming Civil Engineering Plans satisfy CC Checklist Item 15	AT&L	22.06.2023
60.	Erosion and Sediment Control Plan	Rubicon Enviro PL	23.06.2023
61.	Construction Certificate Requirements List	BM+G	06.06.2023
62.	Hydraulic Services Specification Sheet 1	Sparks and Partners Consulting Engineers	03.05.2023
63.	Hydraulic Services Specification Sheet 2	Sparks and Partners Consulting Engineers	03.05.2023
64.	Hydraulic Services Specification Sheet 3	Sparks and Partners Consulting Engineers	03.05.2023
65.	Hydraulic and Fire Engineering Design Certificate	Sparks and Partners Consulting Engineers	22.06.2023
66.	Emergency Services Information Package	Riskcon Engineering PL	06.06.2023
67.	Bulk Earthwork Plan	AT&L	27.06.2023
68.	Architectural Certificate of Compliance	Watson Young	07.07.2023
69.	Certificate of Compliance – Light reflectivity	Watson Young	07.07.2023
70.	Structural Design Statement	Spencer Group Engineering	06.07.2023
71.	Tap In Stamped Plans (Building approval)	Sydney Water Corporation	11.07.2023
72.	Concrete Set-Out Plans (x 8 sheets)	Watson Young	07.07.2023

+ Item	+ Documentation	+ Prepared by	+ Date
73.	Email correspondence confirming ESIP in accordance with FRNSW guideline	Riskcon Engineering PL	09.06.2023
74.	Tap In Approval (building plan assessment)	Sydney Water Corporation	09.05.2023
75.	Performance Based Design Brief – F3P1	Texco Construction PL	07.07.2023
76.	Confirmation of review and acknowledgement of the following plan(s): <ul style="list-style-type: none"> • Construction Traffic Management Plan • Erosion & Sediment Control Plan • Salinity Management Plan • Construction Noise Management Plan • Construction Air Quality Management Plan • Vegetation Management Plan • Contamination unexpected Finds Procedure • Waste Management Plan • Community Consultation and Complaints Handling 	Department of Planning and Environment – NSW Government	06.09.2023

+ 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)

ADDRESS

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 54-58	DP 259135	AIE WH3

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-23051

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)		
2.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 SPEC. 20 & BCA SPEC 23 AS 1670.1 – 2018
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 SPEC. 17 & BCA SPEC 18 AS 2118.1 – 2017
5.	BUILDING OCCUPANT WARNING SYSTEM	BCA Clause E4D4 AS 2293.1 – 2018
6.	EMERGENCY LIGHTING	BCA Clauses E4D5, E4D6 & E4D8 AS 2293.1 – 2018
7.	EXIT SIGNS	BCA 2022 CLAUSES E4D5 & E4D8 AS 2293.1 – 2018
8.	FIRE CONTROL CENTRE	BCA 2022 SPEC 19

9.	FIRE HOSE REELS (EXCLUDING CLASS 5 OFFICE AREAS)	BCA Clause E1D3 AS 2441 – 2005
10.	FIRE HYDRANT SYSTEMS	BCA Clause E1D3 AS 2419.1 – 2021
11.	PERIMETER VEHICULAR ACCESS	BCA Clause C3D5
12.	PORTABLE FIRE EXTINGUISHERS	BCA Clause E1D14 AS 2444 – 2001
13.	SMOKE HAZARD MANAGEMENT SYSTEMS (AUTOMATIC SMOKE EXHAUST SYSTEMS)	BCA Part E2 AS/NZS 1668.1 – 2015
14.	WARNING & OPERATIONAL SIGNS	BCA Clause D4D7 & E3D4 AS 1905.1 – 2015

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
NOT APPLICABLE		

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)
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	
16/08/2023	

+ 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.

6 September 2023

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

Dear Sir/Madam

Re: DA No. SSD-10448 – 778-882 Mamre Road, Kemps Creek NSW 2178

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant	Mirvac Industrial Developments Pty Ltd
Subject Address	788-882 Mamre Road, Kemps Creek NSW 2178
Project No.	220023
Date Received	11.07.2023
Date Determined	07.09.2023

Please find undercover a copy of the Construction Certificate No. CC-23051 for the proposed CC1: Earthworks, footings, inground stormwater works, structure, façade, roof and non-fire related services only, associated with the construction and fit-out of Warehouse 3 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 following 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

BM+G

Building Surveyor-Unrestricted (NSW)



6 September 2023
The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

Dear Sir/Madam

Re: DA No. SSD-10448-778-882 Mamre Road, Kemps Creek NSW 2178

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Subject Address	788-882 Mamre Road, Kemps Creek NSW 2178
Project No.	220023
Date Received	11.07.2023
Date Determined	07.09.2023

Please find undercover a copy of the Construction Certificate No. CC-23051 for the proposed CC1: Earthworks, footings, inground stormwater works, structure, façade, roof and non-fire related services only, associated with the construction and fit-out of Warehouse 3 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 following for Council's record.

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

Yours sincerely,

Dean Goldsmith
Director

BM+G
Building Surveyor-Unrestricted (NSW)



6 September 2023

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

Dear Susan Paul

Re: DA No. SSD-10448-778-882 Mamre Road, Kemps Creek NSW 2178

Your recent application for a Construction Certificate dated 11.07.2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23051 and associated documentation for the proposed CC1: Earthworks, footings, inground stormwater works, structure, façade, roof and non-fire related services only, associated with the construction and fit-out of Warehouse 3 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 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,

Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)

+ Inspection and Certification Schedule

Statutory Mandatory Critical Stage Inspections

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 2, 3, 4, 5, 6, 7, 8 or 9 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

Compliance with the Building Code of Australia

All building works must be carried out strictly in accordance with the Building Code of Australia [2022](#) (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd