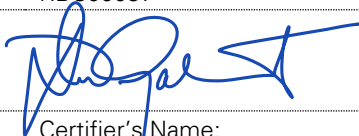


## Construction Certificate

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

<b>Certificate No.</b>	CC-25021	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	27 February 2025	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 301	DP 1305254
<b>Address</b>	788-824 Mamre Road Kemps Creek 2178	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Susan Paul	
<b>Company</b>	Mirvac Industrial Developments Pty Limited	
<b>Address</b>	Level 28, 200 George Street, Sydney NSW 2000	
<b>Contact Details</b>	Phone: 02 9080 8000	Email: <a href="mailto:susan.paul@mirvac.com">susan.paul@mirvac.com</a>
<b>+ Owner</b>		
<b>Name</b>	Mirvac Industrial Developments Pty Limited	
<b>Address</b>	George Street Sydney 2000 NSW	
<b>Contact Details</b>	Phone: 02 9080 8000	Email: <a href="mailto:susan.paul@mirvac.com">susan.paul@mirvac.com</a>
<b>+ Description of Development</b>		
<b>Description</b>	<p><b>CC2:</b> Balance of remaining building works, being warehouse and office fire services, roof, warehouse racking, installation of solar panels and tenant fitout <b>only</b>, associated with the construction of a warehouse &amp; distribution facility (Warehouse 8) and associated external works.</p> <p>1. This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works.</p> <p>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</p>	
<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 60513208 dated 11.10.2024	
<b>Statutory Certification</b>	<p>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</p>	
<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>	BM PLUS G Pty Ltd	
<b>Accreditation Number</b>	RBC00037	
<b>Signature</b>		
<b>Signed on Behalf of BM+G</b>	Certifier's Name:	Dean Goldsmith
	Registration Number:	BDC: 0141
<p>Liability limited by a scheme approved under Professional Standards Legislation</p>		

## + Schedule 1 – Schedule of Documentation

### Approved Plans

#### + Architectural Plans prepared by SBA Architects Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-AIE.B08.CC.1001	I	14 February 2024	AR-AIE.B08.CC.1100	F	17 December 2024
AR-AIE.B08.CC.1110	A	22 November 2024	AR-AIE.B08.CC.1216	A	22 November 2024
AR-AIE.B08.CC.1220	A	22 November 2024	AR-AIE.B08.CC.1230	A	22 November 2024
AR-AIE.B08.CC.1300	A	22 November 2024	AR-AIE.B08.CC.1301	B	03 December 2024
AR-AIE.B08.CC.1400	A	22 November 2024	AR-AIE.B08.CC.1401	A	22 November 2024

### Documentation Relied Upon

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

#### + Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	CC Application Form	Mirvac Industrial Developments Pty Limited	18 February 2025
2.	Dangerous Goods Certification	Richard Crookes Constructions Pty Ltd	21 February 2025
3.	Acoustic Design Certificate	Pulse White Noise Acoustics	06 December 2024
4.	Architectural Design Statement	SBA Architects Pty Ltd	14 February 2025
5.	Structural Design Certificate	Northrop Consulting Engineers Pty Ltd	12 December 2024
6.	Structural Drawings	Northrop Consulting Engineers Pty Ltd	15 March 2024
7.	Electrical Design Statement	C-Level Design & Engineering	13 February 2025
8.	Electrical Drawings	Modcol Pty Ltd	25 November 2024
9.	Mechanical Design Statement	Paramount Air Conditioning (Aust) Pty Ltd	12 February 2025
10.	Mechanical Drawings	Paramount Air Conditioning (Aust) Pty Ltd	31 January 2025
11.	Letter of Acceptance – FER	Mirvac Industrial Developments Pty Limited	20 February 2025
12.	Hydraulic Drawings	Entec Consultants Pty Ltd	31 January 2025

+ Item	+ Documentation	+ Prepared by	+ Date
13.	Accessibility Report	Vallabh Bailey Consulting Pty Ltd	13 November 2024
14.	Email Correspondence – IFSR will not be provided	NSW Fire & Rescue	01 July 2024
15.	Fire Safety Schedule	Richard Crookes Constructions Pty Ltd	18 February 2025
16.	Architectural Plans and Details	SBA Architects Pty Ltd	14 February 2024
17.	Email Correspondence – Confirmation of Updated Certificate	FlameSafe Fire Protection Pty Ltd	21 February 2025

## 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	F202131_FER_03 - Rev.03	Core Engineering Group Pty Ltd	Graham Morris BDC3200	12 February 2025
<b>Other BCA Requirement</b>					
PS-2.	F3P1 – Performance Solution	Rev. 0.1	SBA Architects Pty Ltd	Richard Prince	22 November 2024

## 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.	Hydraulic Fire Specifications & Drawing Numbers: H100 (Rev.E), H300 (Rev.D), H502 (Rev.C)	Entec Consultants Pty Ltd	31 January 2025
FS-2.	Sprinkler Fire Services Specifications & Drawing Numbers: DF-AIE-B08.DD.1110-FLAM (Rev.D), DF-AIE-B08.DD.1120-FLAM (Rev.C), DF-AIE-B08.DD.1130-FLAM (Rev.C), FP-AIE-B08.CC.1000-FLAM (Rev.D), FP-AIE-B08.CC.1001-FLAM (Rev.D), FP-AIE-B08.CC.1011-FLAM (Rev.D), FP-AIE-B08.CC.1012-FLAM (Rev.D), FP-AIE-B08.CC.1013-FLAM (Rev.D), FP-AIE-B08.CC.1014-FLAM (Rev.D), FP-AIE-B08.CC.1015-FLAM (Rev.D), FP-AIE-B08.CC.1016-FLAM (Rev.D),	FlameSafe Fire Protection	22 November 2024

+ Item	+ Documentation	+ Prepared by	+ Date
	FP-AIE-B08.CC.1017-FLAM (Rev.D), FP-AIE-B08.CC.1018-FLAM (Rev.D), FP-AIE-B08.CC.1019-FLAM (Rev.D), FP-AIE-B08.DD.1021-FLAM (Rev.D), FP-AIE-B08.CC.1050-FLAM (Rev.D), FP-AIE-B08.CC.1060-FLAM (Rev.D), FX-AIE-B08.CC.1210-FLAM (Rev.B), FX-AIE-B08.CC.1211-FLAM (Rev.B), FX-AIE-B08.CC.1220-FLAM (Rev.B).		
FS-3.	Fire Hydrant Coverage Drawings: H600 (Rev.A)	Entec Consultants Pty Ltd	04 November 2024
FS-4.	Fire Hose Reel Coverage Drawings: H600 (Rev.A)	Entec Consultants Pty Ltd	04 November 2024
FS-5.	Smoke Exhaust System Drawings: ME-AIE-B08.CC.1002-PARA (Rev. C), ME-AIE-B08.CC.2001-PARA (Rev. C)	Paramount Air Conditioning (Aust) Pty Ltd	11 November 2024
FS-6.	Specifications & Design Endorsement Certificate – Mechanical Ducted Smoke Control System	Paramount Air Conditioning (Aust) Pty Ltd	25 February 2025
FS-7.	Design Endorsement Certificate – Fire Sprinkler System	FlameSafe Fire Protection Pty Ltd	13 February 2025
FS-8.	Hydraulic Design Statement	Entec Consultants Pty Ltd	26 February 2025

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (RBC00037) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the Deemed-to-Satisfy provisions of the Building Code of Australia.

## + Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building
- + Please complete all sections in full using CAPITAL LETTERS

### Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

788-824 MAMRE ROAD KEMPS CREEK 2178

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

### Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.
- Reissued Fire Safety Schedule (please state reason below)

*Reason for Reissue of Schedule*

- Original Schedule Lost or Destroyed       Correction of errors or omissions.

### Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-25021

### 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	NOT APPLICABLE
<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL SAFE DEVICES	BCA 2022 CLAUSE D3D26
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 SPEC. 17 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA 2022 SPEC. 17 CLAUSE 8 & SPEC. 20 CLAUSE 7 CLAUSE 3.22 OF AS 1670.1 – 2018
5.	ELECTRIC VEHICLES	FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
6.	EMERGENCY LIGHTING	BCA 2022 CLAUSE E4D2 & E4D4

		AS 2293.1 – 2018
7.	EMERGENCY EVACUATION PLAN	AS 3745 – 2010 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
8.	EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
9.	FIRE CONTROL CENTRE	BCA 2022 SPEC. 19
10.	FIRE DOORS	BCA 2022 CLAUSE C3D13 & C3D14 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
11.	FIRE HOSE REELS	BCA 2022 CLAUSE E1D3 AS 2441 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
12.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA 2022 CLAUSE E1D2 AS 2419.1 – 2021 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
13.	FIRE SEALS	BCA 2022 CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
14.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
15.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
16.	PERIMETER VEHICULAR ACCESS	BCA 2022 CLAUSE C3D5 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
17.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
18.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA 2022 CLAUSE D3D24(2)
19.	SMOKE HAZARD MANAGEMENT SYSTEMS SMOKE EXHAUST	BCA 2022 PART E2 AS/NZS 1668.1 – 2015 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025
20.	WARNING & OPERATIONAL SIGNS	BCA 2022 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 Requirements	+ BCA DtS Provision(s) and details of non-compliance
FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_03 REVISION 03 DATED 12 FEBRUARY 2025	C1P9	<b>C3D5 - VEHICULAR PERIMETER ACCESS</b> PERIMETER VEHICULAR ACCESS IS GREATER THAN 18 M FROM THE BUILDING ALONG THE EASTERN AND SOUTHERN PERIMETERS.
	D1P4 & E2P2	<b>D2D5, D2D6, E2D10 - EXTENDED TRAVEL DISTANCES AND SMOKE HAZARD MANAGEMENT</b> THE FOLLOWING NON-COMPLIANCE EXIST WITHIN THE WAREHOUSE BUILDINGS: <ul style="list-style-type: none"> <li>+ WAREHOUSE 8A (INCLUDING THE TRAVEL BENEATH 20M AWNINGS):</li> <li>+ UP TO 95M TO THE NEAREST EXIT IN LIEU OF 40 M. <ul style="list-style-type: none"> <li>o UP TO 190M BETWEEN THE ALTERNATIVE EXIT IN LIEU OF 60M.</li> <li>o WAREHOUSE 8B (INCLUDING THE TRAVEL BENEATH 15 M AWNINGS):</li> <li>o UP TO 65M TO THE NEAREST EXIT IN LIEU OF 40M.</li> <li>o UP TO 130M BETWEEN THE ALTERNATIVE EXIT IN LIEU OF 60M.</li> </ul> </li> <li>+ RATIONALISATION OF AUTOMATIC SMOKE EXHAUST SYSTEM, WITH NO EXHAUST PROVIDED TO OFFICES AND OTHER ANCILLARY AREAS.</li> </ul>
	E1P3	<b>E1D2 - FIRE HYDRANTS</b> 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 SHALL BE APPLIED, WITH ADDITIONAL MEASURES TO BUILDINGS THAT EXCEED 108,000 M <sup>3</sup> . THE HYDRANTS UNDER AWNINGS ARE TO BE DESIGNED AS EXTERNAL HYDRANTS. <ul style="list-style-type: none"> <li>+ THE PROVISION OF ADDITIONAL INTERNAL HYDRANTS NOT WITHIN 4 M OF AND EXIT</li> </ul>
	E1P1	<b>E1D3 – FIRE HOSE REEL</b> 50 M FIRE HOSE REELS ARE PROVIDED TO THE PERIMETER OF THE WAREHOUSE, EXCEEDING THE MAXIMUM LENGTH OF 36M FOR COVERAGE.
	E1P4	<b>E1D4, E1D12 - SPRINKLER BOOSTER LOCATION</b> THE LOCATION OF THE SPRINKLER BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE AND THEREFORE DOES NOT COMPLY WITH THE PROVISIONS ABOVE.

### 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	NOT APPLICABLE

Proposed (New or Modified)		
1.	NOT APPLICABLE	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	NOT APPLICABLE

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

Name	Organisation (Business name)
DEAN GOLDSMITH	BM PLUS G PTY LTD
Business Address (Street No., Street Name, Suburb and Postcode)	
SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007	
Registration Number (Where Applicable)	
RBC00037 (BDC0141)	
Date of Issue	
27/02/2025	



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

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

27 February 2025

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

Dear Sir/Madam

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

---

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

<b>Applicant</b>	Mirvac Industrial Developments Pty Limited
<b>Subject Address</b>	788-824 Mamre Road Kempers Creek NSW 2178
<b>Project No.</b>	220481
<b>Date Received</b>	18 February 2025
<b>Date Determined</b>	27 February 2025

Please find undercover a copy of the Construction Certificate No. CC-25021 for the proposed **CC2**: Balance of remaining building works, being warehouse and office fire services, roof, warehouse racking, installation of solar panels and tenant fitout **only**, associated with the construction of a warehouse & distribution facility (Warehouse 8) and associated external works.

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

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$45.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

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

**Yours sincerely,**



Jackson Boyd  
Senior Building Surveyor  
**BM+G**  
Building Surveyor-Unrestricted (NSW)  
BDC05225

27 February 2025

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

Dear Sir/Madam

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

---

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

<b>Applicant</b>	Mirvac Industrial Developments Pty Limited
<b>Subject Address</b>	788-824 Mamre Road Kempers Creek NSW 2178
<b>Project No.</b>	220481
<b>Date Received</b>	18 February 2025
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Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$45.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

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

**Yours sincerely,**



Jackson Boyd  
Senior Building Surveyor

**BM+G**

Building Surveyor-Unrestricted (NSW)  
BDC05225

27 February 2025

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

Dear Susan,

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

---

Your recent application for a Construction Certificate dated 26 February 2025 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-25021 for the proposed **CC2**: Balance of remaining building works, being warehouse and office fire services, roof, warehouse racking, installation of solar panels and tenant fitout **only**, associated with the construction of a warehouse & distribution facility (Warehouse 8) and associated external works. Any associated documentation can be accessed via the NSW ePlanning Portal.

Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW ePlanning Portal.

Please also find attached an inspection and certification schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works that we will require to be undertaken by our office.

Attached we have provided an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken by our office, together with other inspections required, of the progress building works.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact the undersigned on 02 9211 7777.

**Yours sincerely,**



Jackson Boyd  
Senior Building Surveyor

**BM+G**

Building Surveyor-Unrestricted (NSW)  
BDC05225

## + Inspection and Certification Schedule

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### 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 2022 (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of BM PLUS G Pty Ltd.