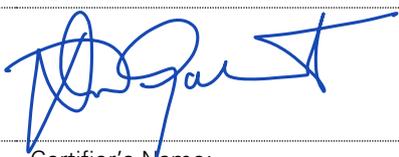


Construction Certificate

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

Certificate No.	CC-25162	
Type & Determination	Building Work	Approved
Date of Determination	08 December 2025	
+ Subject Land		
Lot + DP	Lot 105	DP 1305965
Address	826-882 Mamre Creek Road Kemp's Creek 2178 (Also known as 4 Pemul Place Kemp's Creek 2178)	
Local Government Area	Penrith City Council	
+ Applicant		
Name	Susan Paul	
Company	Mirvac Industrial Developments Pty Limited	
Address	Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Phone: 0404 216 881	Email: susan.paul@mirvac.com
+ Owner		
Name	Mirvac Industrial Developments Pty Limited	
Address	Level 28, 200 George Street, Sydney NSW 2000	
Contact Details	Phone: 02 9080 8000	Email: susan.paul@mirvac.com
+ Description of Development		
Description	<p>CC6: Commencement of west wing fit out relating only to structural steel, roof and wall cladding, set-out and construction of partitions, mechanical services rough-in, and fire services rough-in.</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 5, 7b, 8, & 10b	
Applicable BCA	National Construction Code 2022 Volume 1 (Amendment 2) – Building Code of Australia	
Development Consent	SSD-803311959 dated 25 September 2025	
Statutory Certification	<i>Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979</i>	
Approved Plans	Refer to Schedule 1	
Conditions	Refer to Schedule 2	
Fire Safety Schedule	Attached	
+ Details of Certifying Authority		
Certifying Authority	BM PLUS G Pty Ltd	
Accreditation Number	RBC00037	
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 Unispace

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
IA-0EW	2	07.11.2025	IA-101	2	07.11.2025
IA-201	2	07.11.2025	IA-303	1	07.11.2025
IA-800	1	17.11.2025			

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	08 December 2025
2.	Long Service Levy Receipt No. L0000208540	Long Service Corporation	26 November 2025
3.	Cost Summary Report	Unispace Global Pty Ltd	06 November 2025
4.	Certificate of Placement – Contract Works/Plant & Equipment	Willis Australia Ltd	11 April 2025
5.	Workers Insurance Statement of Coverage	iCare Workers Insurance	10 May 2025
6.	Professional Indemnity Insurance	Willis Australia Ltd	11 April 2025
7.	Professional Liability Insurance	Willis Australia Ltd	08 April 2025
8.	Architectural Design Statement	Unispace Global Pty Ltd	19 November 2025
9.	Structural Design Certificate	Northrop Consulting Engineers Pty Ltd	03 December 2025
10.	Mechanical Plans	Aston Consulting	07 November 2025
11.	Early Works Design Certificate – Mechanical & Hydraulic	Aston Consulting	27 November 2025
12.	Fire Hydrant & Fire Hose Reel Coverage Plans	Aston Consulting	07 November 2025
13.	Fire Safety Schedule	Aston Consulting	04 December 2025
14.	Structural Plans	Northrop	07 November 2025
15.	Structural Details	Northrop	07 November 2025
16.	Statement of Suitability of FER	Core Engineering	18 November 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
Fire Safety Requirement					
PS-1.	Fire Engineering Report	F202638_FER_03	Core Engineering Group Pty Ltd	Graham Morris (BDC3200)	07 November 2025
Other BCA Requirement					
PS-2.	NCC2022 Section J J1V3 Report	SY23259 4-SER-01 Rev. 4	Northrop Consulting Engineers Pty Ltd	D. Zeng, H. Javed	18 November 2025

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.	Drawing Numbers: 25203N 2-F00 (Rev. C), 25203N 2-F10 (Rev. B)	Aston Consulting	07 October 2025
FS-2.	Specifications	Aston Consulting	07 November 2025
FS-3.	Endorsement by Competent Fire Safety Practitioner	Aston Consulting	27 November 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 – Conditions of Construction Certificate

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.

8 December 2025

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

Dear Sir/Madam

Re: SSSA No. SSD-803311959
Address 826-882 Mamre Road Kempers Creek 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 Limited
Subject Address	826-882 Mamre Road Kempers Creek NSW 2178
Project No.	220481
Date Received	22 November 2025
Date Determined	8 December 2025

Please find undercover a copy of the Construction Certificate No. CC-25162 for the proposed Commencement of west wing fit out relating only to structural steel, roof and wall cladding, set-out and construction of partitions, mechanical services rough-in, and fire services rough-in.

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 \$47.00 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)

8 December 2025

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

Dear Sir/Madam

Re: SSSA No. SSD-803311959
Address 826-882 Mamre Road Kempers Creek 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 Limited
Subject Address	826-882 Mamre Road Kempers Creek NSW 2178
Project No.	220481
Date Received	22 November 2025
Date Determined	8 December 2025

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Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$47.00 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)

8 December 2025

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

Dear Susan,

Re: SSSA No. SSD-803311959
Address 826-882 Mamre Road Kempers Creek 2178

Your recent application for a Construction Certificate dated 8 December 2025 has now been approved. We hereby enclose a copy of the Construction Certificate No CC-25162 for the proposed Commencement of west wing fit out relating only to structural steel, roof and wall cladding, set-out and construction of partitions, mechanical services rough-in, and fire services rough-in. 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)

+ 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 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 Building Code of Australia 2022 (Amendment 2) (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of BM PLUS G Pty Ltd.

FIRE SAFETY SCHEDULE FORM

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

Please note:

1. A fire safety schedule must deal with the whole of the building not just part of the building.
2. Please complete all sections in full using CAPITAL LETTERS.

Section 1: Location of the building

Address (street number, street name, suburb and postcode)
826-882 MAMRE CREEK ROAD KEMPS CREEK 2178 (ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 105	DP 1305965	WAREHOUSE 8

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

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

Reason for Reissue of Schedule

<input type="checkbox"/> Original Schedule lost or destroyed	<input type="checkbox"/> Correction of errors or omissions.
--	---

Section 3: Reference details (Section 78 of the Regulation)

Reference type	Reference number (if known)
CONSTRUCTION CERTIFICATE	CC-25169

Section 4: Fire safety measures for the building – excluding critical fire safety measures (Section 79 of the Regulation)

Current (existing)

Item No	Fire safety measure (current/existing)	Minimum standard of performance
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL SAFE DEVICES	BCA 2022 CLAUSE D3D26
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 SPEC. 20 AS 1670.1 – 2018

Item No	Fire safety measure (current/existing)	Minimum standard of performance
		FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 SPEC. 17 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
5.	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
6.	ELECTRIC VEHICLES	FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
7.	EMERGENCY LIGHTING	BCA 2022 CLAUSE E4D2 & E4D4 AS 2293.1 – 2018
8.	EMERGENCY EVACUATION PLAN	AS 3745 – 2010 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
9.	EXIT SIGNS	BCA 2022 CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
10.	FIRE CONTROL CENTRE	BCA 2022 SPEC. 19
11.	FIRE DOORS	BCA 2022 CLAUSE C3D13 & C3D14 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
12.	FIRE HOSE REELS	BCA 2022 CLAUSE E1D3 AS 2441 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
13.	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_05 REVISION 05 DATED 31 JULY 2025
14.	FIRE SEALS	BCA 2022 CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014

826-882 MAMRE CREEK ROAD KEMPS CREEK 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

826-882 Mamre Creek Road Kemps Creek 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

Item No	Fire safety measure (current/existing)	Minimum standard of performance
		MANUFACTURER'S SPECIFICATION
15.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
16.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
17.	PERIMETER VEHICULAR ACCESS	BCA 2022 CLAUSE C3D5 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
18.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
19.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA 2022 CLAUSE D3D24(2)
20.	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_05 REVISION 05 DATED 31 JULY 2025
21.	SOLAR PANELS	FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
22.	WARNING & OPERATIONAL SIGNS	BCA 2022 CLAUSE D4D7 & E3D4 AS 1905.1 – 2015

Proposed (new or modified including section 84(6) of the Regulation)

Item No	Fire safety measure (proposed)	Minimum standard of performance
1.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 (AMENDMENT 2) SPEC. 20 AS 1670.1 – 2018 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2022 (AMENDMENT 2) SPEC. 17

826-882 MAMRE CREEK ROAD KEMPS CREEK 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

826-882 Mamre Creek Road Kemps Creek 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

Item No	Fire safety measure (proposed)	Minimum standard of performance
		AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202638_FER_03 REVISION 03 DATED 07 NOVEMBER 2025
3.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA 2022 (AMENDMENT 2) SPEC. 17 CLAUSE 8 & SPEC. 20 CLAUSE 7 CLAUSE 3.22 OF AS 1670.1 – 2018
4.	EMERGENCY LIGHTING	BCA 2022 (AMENDMENT 2) CLAUSE E4D2 & E4D4 AS 2293.1 – 2018
5.	EXIT SIGNS	BCA 2022 (AMENDMENT 2) CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
6.	FIRE HOSE REELS	BCA 2022 (AMENDMENT 2) CLAUSE E1D3 AS 2441 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
7.	FIRE HYDRANT SYSTEMS (EXTERNAL HYDRANTS)	BCA 2022 (AMENDMENT 2) CLAUSE E1D2 AS 2419.1 – 2021 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202638_FER_03 REVISION 03 DATED 07 NOVEMBER 2025
8.	FIRE SEALS	BCA 2022 (AMENDMENT 2) CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
9.	FIRE BLANKETS	BCA 2022 (AMENDMENT 2) CLAUSE E1D14 AS 2444 – 2001 & AS 3504 – 1995
10.	SMOKE HAZARD MANAGEMENT SYSTEMS SMOKE EXHAUST	BCA 2022 (AMENDMENT 2) PART E2 AS/NZS 1668.1 – 2015

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826-882 Mamre Creek Road Kemps Creek 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

Item No	Fire safety measure (proposed)	Minimum standard of performance
		<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202638_FER_03 REVISION 03 DATED 07 NOVEMBER 2025</p>

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

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202638_FER_03 REVISION 03 DATED 07 NOVEMBER 2025</p>	D1P4 & E2P2	<p>1. D2D5 – EXTENDE TRAVEL DISTANCE – OFFICE LEVEL 1</p> <p>UP TO 25 M TO A POINT OF CHOICE IN LIEU OF 20 M WITHIN THE MAIN OFFICE ON LEVEL 1.</p>
	D1P4 & E2P2	<p>2. D2D5 & D2D6 - EXTENDED TRAVEL DISTANCES & RATIONALISED SMOKE EXHAUST - WAREHOUSE</p> <p>TRAVEL DISTANCES EXTEND UP TO 95 M TO THE NEAREST EXIT IN LIEU OF 40 M (INCLUDING TRAVEL BENEATH THE AWNINGS).</p> <ul style="list-style-type: none"> + TRAVEL DISTANCES EXTEND UP TO 190 M BETWEEN THE ALTERNATIVE EXITS IN LIEU OF 60 M (INCLUDING TRAVEL BENEATH THE AWNINGS). + RATIONALISATION OF THE SMOKE EXHAUST SYSTEM IN THE SUBJECT BUILDING.
	E1P3	<p>3. E1D2 - FIRE HYDRANT SYSTEM DESIGN</p> <p>ALTHOUGH THE BUILDING EXCEEDS THE SCOPE OF AS 2419.1:2021, THE STANDARD SHALL STILL BE APPLIED INTERNAL FIRE HYDRANTS LOCATED MORE THAN 4 M FROM AN EXIT SHALL BE ADDRESSED ACCORDINGLY IN THE DESIGN DOCUMENTATION.</p>
	E1P4	<p>4. C3D4 & SPEC. 17 – RATIONALISATION OF FIRE SPRINKLER DESIGN FOR ROLL PAPER STORAGE</p> <p>SPRINKLER DESIGN FOR PROTECTION OF ROLL PAPER STORAGE BASED ON NFPA13 TO PERMIT HIGHER CEILING HEIGHT OF 13.7 M.</p> <p>ALTHOUGH A 2-HOUR WATER SUPPLY SHALL BE PROVIDED (AS PER AS2118.1:2017), THE DESIGN PERMITS THAT WITHIN THE 18 HOUR PERIOD NOMINATED IN CLAUSE 4.5.4.2 OF AS2118.1:2017, ONLY 1 HOUR OF WATER SUPPLY DURATION SHALL BE REFILLED.</p>

826-882 MAMRE CREEK ROAD KEMPS CREEK 2178

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826-882 Mamre Creek Road Kemps Creek 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

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_05 REVISION 05 DATED 31 JULY 2025	C1P9	5. C3D5 - VEHICULAR PERIMETER ACCESS PERIMETER VEHICULAR ACCESS IS GREATER THAN 18 M FROM THE BUILDING ALONG THE EASTERN AND SOUTHERN PERIMETERS.
	D1P4 & E2P2	6. D2D5 & D2D6 - EXTENDED TRAVEL DISTANCES THE FOLLOWING NON-COMPLIANCES EXIST WITHIN THE OFFICE: + UP TO 45M TO THE NEAREST EXIT IN LIEU OF 40M + UP TO 90M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M.
	D1P4 & E2P2	7. D2D5, D2D6 & E2D10 - EXTENDED TRAVEL DISTANCES AND SMOKE HAZARD MANAGEMENT THE FOLLOWING NON-COMPLIANCES EXIST WITHIN THE WAREHOUSE: + UP TO 95M TO THE NEAREST EXIT IN LIEU OF 40 M. + UP TO 190M BETWEEN THE ALTERNATIVE EXIT IN LIEU OF 60M. + RATIONALISATION OF AUTOMATIC SMOKE EXHAUST SYSTEM, WITH NO EXHAUST PROVIDED TO OFFICES AND OTHER ANCILLARY AREAS. <ul style="list-style-type: none"> ○ AN EXHAUST RATE OF ONE ENCLOSURE AIR CHANGE PER HOUR IN LIEU OF THE EXTRACTION RATES SPECIFIED IN SPECIFICATION 21. ○ THE SYSTEM IS TO INITIATE THROUGHOUT THE BUILDING UPON ACTIVATION OF THE SPRINKLER SYSTEM IN LIEU OF SMOKE DETECTION. ○ SMOKE ZONES EXCEED 2,000 M². ○ OMISSION OF EXHAUST FROM OTHER ANCILLARY AREAS SUCH AS OFFICES AND AWNINGS.
	E1P3	8. E1D2 - FIRE HYDRANTS THE SCOPE OF AS2419.1:2021 DOES NOT INCLUDE BUILDINGS WITH A TOTAL VOLUME OF MORE THAN 108,000 M ³ . HOWEVER, THE STANDARD SHALL BE APPLIED, WITH ADDITIONAL MEASURES TO BUILDINGS THAT EXCEED 108,000 M ³ . + THE HYDRANTS UNDER AWNINGS ARE TO BE DESIGNED AS EXTERNAL HYDRANTS. + THE PROVISION OF ADDITIONAL INTERNAL HYDRANTS NOT WITHIN 4 M OF AND EXIT + THE LOCATION OF THE HYDRANT BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE.

826-882 MAMRE CREEK ROAD KEMPS CREEK 2178

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826-882 Mamre Creek Road Kemps Creek 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	E1P1	9. E1D3 – 50M FIRE HOSE REEL + 50 M FIRE HOSE REELS ARE PROVIDED TO THE PERIMETER OF THE WAREHOUSE, EXCEEDING THE MAXIMUM LENGTH OF 36M FOR COVERAGE.
	E1P4	10. E1D4 & E1D12 - SPRINKLER BOOSTER LOCATION + 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.

Current (existing)

Item No	Fire safety measure (current)	Minimum standard of performance
1.	N/A	

Proposed (new or modified including section 84(6) of the Regulation)

Item No	Fire safety measure (proposed)	Minimum standard of performance
1.	N/A	

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 measure	Description of exemptions
1.	N/A	

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

Name	Organisation (business, relevant authority or council)
DEAN GOLDSMITH	BM PLUS G PTY LTD

Business address (street number, street name, suburb and postcode)
SUITE 2.01, 22-36 MOUNTAIN STREET ULTIMO NSW 2007

826-882 MAMRE CREEK ROAD KEMPS CREEK 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

826-882 Mamre Creek Road Kemps Creek 2178

(ALSO KNOWN AS 4 PEMUL PLACE KEMPS CREEK 2178)

Registration Number (where applicable)
RBC00037

Date of issue
8/12/2025

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