

Construction Certificate

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

Certificate No.	CC-26005	
Type & Determination	Building Work	Approved
Date of Determination	05 February 2026	
+ Subject Land		
Lot + DP	Lot 105	DP 1305965
Address	826-882 Mamre Creek Road Kemps Creek 2178 (Also known as 4 Pemul Place Kemps 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>CC#7: Completion of the main office & remaining west wing fit-out, associated with the fit-out of the printing and packaging facility on Lot 8 within the Aspect Industrial Estate.</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 Global Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
IA-000	2	21 January 2026	IA-111	1	21 November 2025
IA-112	1	21 November 2025	IA-151	1	21 November 2025
IA-152	1	21 November 2025	IA-722	1	21 November 2025
IA-723	1	21 November 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	16 January 2026
2.	Acoustic Design Statement	SLR Consulting Australia Pty Ltd	29 January 2026
3.	Architectural Design Statement	Unispace Global Pty Ltd	10 December 2025
4.	Cost Summary Report – Delivery	Unispace Global Pty Ltd	25 November 2025
5.	Cost Summary Report – Early Works	Unispace Global Pty Ltd	06 November 2025
6.	Structural Statement of Suitability	CORE Engineering	18 December 2025
7.	Email correspondence confirming no structural or hearing augmentation works relevant to the fitout scope	Unispace Global Pty Ltd	30 January 2026
8.	Architectural Building Works Specification	Unispace Global Pty Ltd	11 December 2025
9.	Electrical Services Plan & Specifications	Aston Consulting Pty Ltd	24 November 2025
10.	Electrical, Mechanical, Fire & Hydraulic Design Certificate	Aston Consulting Pty Ltd	16 December 2025
11.	Mechanical Services Plan & Specifications	Aston Consulting Pty Ltd	24 November 2025
12.	Hydraulic Services Plan & Specifications	Aston Consulting Pty Ltd	24 November 2025
13.	Fire Hydrant & Fire Hose Reel Coverage Plan - Ground Floor	Aston Consulting Pty Ltd	24 November 2025
14.	Fire Hydrant & Fire Hose Reel Coverage Plan - Level 1	Aston Consulting Pty Ltd	24 November 2025
15.	Architectural Plans	Unispace Global Pty Ltd	21 January 2026
16.	Fire Specifications	Aston Consulting Pty Ltd	04 February 2026
17.	Electrical, Mechanical, Fire & Hydraulic Design Certificate	Aston Consulting Pty Ltd	30 January 2026

+ Item	+ Documentation	+ Prepared by	+ Date
18.	Fire Safety Schedule Design Statement	Aston Consulting Pty Ltd	16 December 2025
19.	Regulatory Information Report No. WFA5759 Rev. RIR14.3 – CSR Gyprock and Cemintel Products	Jensen Hughes Fire Testing Pty Ltd	18 September 2025
20.	Test Report No. 22-002037 – Naturals 70	Australian Wool Testing Authority Ltd	27 July 2022
21.	Test Report No. D11-16-014 – WW870	Sydney Carpet Laboratory of Interface Aust. Pty Limited	17 March 2016
22.	Test Report No. AJFS2008007487OS-01 – Polyester Fiber Acoustic Panel	SGS	14 October 2022
23.	Schedule of Finishes	Unispace Global Pty Ltd	04 February 2026
24.	Accessibility Compliance Statement	Group DLA	30 January 2026
25.	Email Correspondence - Confirming of Assumed User Groups	Unispace Global Pty Ltd	04 February 2026

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	SY232594-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.	Fire Services Specifications	Aston Consulting	07 November 2025
FS-3.	Endorsement by Competent Fire Safety Practitioner	Aston Consulting	27 November 2025
FS-4.	Dry Fire & Sprinkler Drawing Numbers: 25203N – F00 (Rev. C), 25203N – F10 (Rev. C)	Aston Consulting	24 November 2025
FS-5.	Endorsement by Competent Fire Safety Practitioner	Aston Consulting	30 January 2026

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.

5 February 2026

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	16 January 2026
Date Determined	05 February 2026

Please find undercover a copy of the Construction Certificate No. CC-26005 for the proposed completion of the main office & remaining west wing fit-out, associated with the fit-out of the printing and packaging facility on Lot 8 within the Aspect Industrial Estate.

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)
BDC05225

5 February 2026

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	16 January 2026
Date Determined	05 February 2026

Please find undercover a copy of the Construction Certificate No. CC-26005 for the proposed completion of the main office & remaining west wing fit-out, associated with the fit-out of the printing and packaging facility on Lot 8 within the Aspect Industrial Estate.

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)
BDC05225

5 February 2026

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

Dear Susan,

Re: SSDA No. SSD-803311959
Address 826-882 Mamre Road Kemps Creek 2178

Your recent application for a Construction Certificate dated 16 January 2026 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-26005 for the proposed completion of the main office & remaining west wing fit-out, associated with the fit-out of the printing and packaging facility on Lot 8 within the Aspect Industrial Estate. 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

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-26005

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 MANUFACTURER'S SPECIFICATION

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)

Fire Safety Schedule version 1.1 | Effective from 28 July 2025

nsw.gov.au/building-commission | 13 27 00 | ABN 81 913 830 179

2

Item No	Fire safety measure (current/existing)	Minimum standard of performance
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 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025

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)

Fire Safety Schedule version 1.1 | Effective from 28 July 2025

nsw.gov.au/building-commission | 13 27 00 | ABN 81 913 830 179

Item No	Fire safety measure (proposed)	Minimum standard of performance
		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 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

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)

Fire Safety Schedule version 1.1 | Effective from 28 July 2025

nsw.gov.au/building-commission | 13 27 00 | ABN 81 913 830 179

4

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. F202131_FER_05 REVISION 05 DATED 31 JULY 2025</p>	C1P9	<p>1. C3D5(2) - VEHICULAR PERIMETER ACCESS</p> <p>PERIMETER VEHICULAR ACCESS IS GREATER THAN 18 M FROM THE BUILDING ALONG THE EASTERN AND SOUTHERN PERIMETERS.</p>
	D1P4 & E2P2	<p>2. D2D5 & D2D6 - EXTENDED TRAVEL DISTANCE - OFFICE</p> <p>THE FOLLOWING NON-COMPLIANCES EXIST WITHIN THE OFFICE:</p> <ul style="list-style-type: none"> + UP TO 45M TO THE NEAREST EXIT IN LIEU OF 40M + UP TO 90M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M.
	D1P4 & E2P2	<p>3. D2D5, D2D6 & E2D10 - EXTENDED TRAVEL DISTANCES AND SMOKE HAZARD MANAGEMENT</p> <p>THE FOLLOWING NON-COMPLIANCES EXIST WITHIN THE WAREHOUSE:</p> <ul style="list-style-type: none"> + 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 IN THE SUBJECT BUILDING, WITH NO EXHAUST PROVIDED TO OFFICES AND OTHER ANCILLARY AREAS AND SMOKE DETECTION PROVIDED THROUGHOUT THE BUILDING. <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	<p>4. E1D2 - FIRE HYDRANTS</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 SHALL BE APPLIED, WITH ADDITIONAL MEASURES TO BUILDINGS THAT EXCEED 108,000 M³. OTHER SPECIFIC NON-CONFORMANCES ARE:</p> <ul style="list-style-type: none"> + THE HYDRANTS UNDER AWNINGS ARE TO BE DESIGNED AS EXTERNAL HYDRANTS. + THE PROVISION OF ADDITIONAL INTERNAL HYDRANTS NOT WITHIN 4 M OF AN EXIT + THE LOCATION OF THE HYDRANT BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE.
	E1P1	<p>5. E1D3 – 50M FIRE HOSE REEL</p> <ul style="list-style-type: none"> + 50 M FIRE HOSE REELS ARE PROVIDED TO THE PERIMETER OF THE WAREHOUSE, EXCEEDING THE MAXIMUM LENGTH OF 36M FOR COVERAGE.
E1P4	<p>6. E1D4 & E1D12 - SPRINKLER BOOSTER LOCATION</p> <ul style="list-style-type: none"> + THE LOCATION OF THE SPRINKLER BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE AND THEREFORE DOES NOT COMPLY WITH THE PROVISIONS ABOVE. 	

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)

Fire Safety Schedule version 1.1 | Effective from 28 July 2025

nsw.gov.au/building-commission | 13 27 00 | ABN 81 913 830 179

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

Registration Number (where applicable)
RBC00037

Date of issue
5/02/2026

© State of New South Wales through the Department of Customer Service 2025. Information contained in this publication is based on knowledge and understanding at the time of writing (July 2025) and is subject to change. For more information, please visit nsw.gov.au/nsw-government/copyright

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)

Fire Safety Schedule version 1.1 | Effective from 28 July 2025

nsw.gov.au/building-commission | 13 27 00 | ABN 81 913 830 179