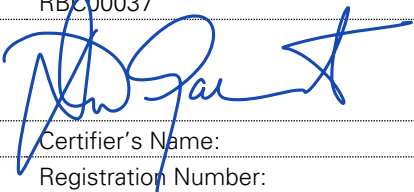


Construction Certificate

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

Certificate No.	CC-26097	
Type & Determination	Building Work	Approved
Date of Determination	19 June 2026	
+ Subject Land		
Lot + DP	Lot 105	DP 1305965
Address	826-882 Mamre Creek Road Kempas Creek 2178 (Also known as 4 Pemul Place Kempas 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>CC5: Construction of the IVE warehouse internal fit-out works, 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 80331959 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	RB000037	
Signature		
Signed on Behalf of BM+G	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.CC.101	P3	23.04.2026			

+ Architectural Plans prepared by SBA Architects Pty Ltd

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-AIE.B08.CC.1100	SS	01.12.2025			

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	19 June 2026
2.	Receipt of Payment - Long Service Levy – Receipt No.L0000220258	Long Service Corporation	27 March 2026
3.	Receipt of Payment - Long Service Levy – Receipt No.L0000217174	Long Service Corporation	03 March 2026
4.	Payment Confirmation of LSL	IVE Group	27 March 2026
5.	LSL Determination Letter	Long Service Corporation	23 February 2026
6.	Development Consent SSD-80331959	Minister for Public Planning & Public Spaces	25 September 2025
7.	Cost Summary Report	Muller Partnership	15 April 2025
8.	BMG Remittance Advice	Mirvac Projects Pty Ltd	19 December 2025
9.	Voluntary Planning Agreement	Penrith City Council	11 March 2024
10.	Cost Summary of LSL Required	IVE Group	-
11.	Architectural Design Compliance Certificate	SBA Architects Pty Ltd	22 May 2026
12.	Electrical Design Certificate	H & S Electrical Pty Ltd	02 June 2026
13.	Mechanical Design Certificate	Recoair NSW Pty Ltd	22 May 2026
14.	Embodied Emissions Materials Form	Stantec Australia Pty Ltd	-
15.	Structural Design Certificate	Northrop Consulting Engineers Pty Ltd	12 May 2026
16.	Fire Safety Schedule	Mirvac Industrial Developments Pty Limited	09 June 2026

+ Item	+ Documentation	+ Prepared by	+ Date
17.	Statement of Confirmation that Illuminated Signage can be switched off	IVE Group	05 January 2026
18.	Acoustic Review	SLR Consulting Australia	29 January 2026
19.	Statement on Operational Noise Mitigation Measures	IVE Group	15 December 2025
20.	Confirmation that Roof Hot Air Flues will not exceed Air Velocity of 4.3M/S	IVE Group	15 December 2025
21.	Verification of no Proposed Storing or Handling of Dangerous Goods	IVE Group	15 December 2025
22.	Verification of Storage Area for Chemicals, Fuels and Oils	IVE Group	15 December 2025
23.	Confirmation that the Obtrusive effects lighting can be controlled	IVE Group	15 December 2025
24.	Confirmation that the signage is designed in accordance with Condition B32	IVE Group	15 December 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	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.	Automatic Fire Sprinkler System Drawing Numbers: FS100 (Rev.C)	Flamesafe Fire Protection Pty Limited	23 April 2026
FS-2.	Endorsement by Competent Fire Safety Practitioner	Flamesafe Fire Protection Pty Limited	16 June 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 22, 29, 111, or 117 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.



19 June 2026

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

Dear Sir/Madam

Re: DA No. SSD-80331959
Address 826-882 Mamre Road, Kemps Creek NSW 2178 DA No.

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	826-882 Mamre Road, Kemps Creek NSW 2178
Project No.	220481
Date Received	27 October 2025
Date Determined	19 June 2026

Please find undercover a copy of the Construction Certificate No. CC-26097 for the proposed **CC5**: Construction of the IVE warehouse internal fit-out works, 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 Council's 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)

19 June 2026

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

Dear Sir/Madam

Re: SSSDA No. SSD-80331959
Address 826-882 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	826-882 Mamre Road, Kemps Creek NSW 2178
Project No.	220481
Date Received	27 October 2025
Date Determined	19 June 2026

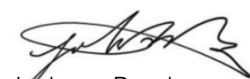
Please find undercover a copy of the Construction Certificate No. CC-26097 for the proposed **CC5**: Construction of the IVE warehouse internal fit-out works, associated with the fit-out of the printing and packaging facility on Lot 8 within the Aspect Industrial Estate.

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Council's 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)



19 June 2026

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

Dear Susan

Re: SSDA No. SSD-80331959
Address: 826-882 Mamre Road, Kemps Creek NSW 2178

Your recent application for a Construction Certificate dated 19 June 2026 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-26097 for the proposed **CC5**: Construction of the IVE warehouse internal fit-out works, 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 Planning Portal.

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

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 the Building Code of Australia 2022 Volume 1 (Amendment 2). 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-26097

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 VEHICLE CHARGING STATIONS	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

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
14.	FIRE SEALS	BCA 2022 CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 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 & SPEC. 21 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 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025

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

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 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 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 EVACUATION PLAN	AS 3745 – 2010 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
5.	EMERGENCY LIGHTING	BCA 2022 (AMENDMENT 2) CLAUSE E4D2 & E4D4 AS 2293.1 – 2018
6.	EXIT SIGNS	BCA 2022 (AMENDMENT 2) CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
7.	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
8.	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

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
9.	FIRE SEALS	BCA 2022 (AMENDMENT 2) CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 MANUFACTURER'S SPECIFICATION
10.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 (AMENDMENT 2) CLAUSE E1D14 AS 2444 – 2001
11.	SMOKE HAZARD MANAGEMENT SYSTEMS + SMOKE EXHAUST	BCA 2022 (AMENDMENT 2) PART E2 & SPEC. 21 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

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
FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202638_FER_03 REVISION 03 DATED 07 NOVEMBER 2025	D1P4 & E2P2	1. D2D5 – EXTENDED TRAVEL DISTANCE – OFFICE LEVEL 1 UP TO 25 M TO A POINT OF CHOICE IN LIEU OF 20 M WITHIN THE MAIN OFFICE ON LEVEL 1.
	D1P4 & E2P2	2. D2D5 & D2D6 - EXTENDED TRAVEL DISTANCES & RATIONALISED SMOKE EXHAUST - WAREHOUSE TRAVEL DISTANCES EXTEND UP TO 95 M TO THE NEAREST EXIT IN LIEU OF 40 M (INCLUDING TRAVEL BENEATH THE AWNINGS). + 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	3. E1D2 - FIRE HYDRANT SYSTEM DESIGN 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.

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)

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	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>
<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025</p>	C1P9	<p>5. C3D5 - 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>6. D2D5 & D2D6 - EXTENDED TRAVEL DISTANCES</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>7. 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, 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.

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)

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	E1P3	<p>8. 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.</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 AND EXIT + THE LOCATION OF THE HYDRANT BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE.
	E1P1	<p>9. 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>10. 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.

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	

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)

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
19/06/2026

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