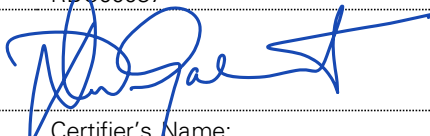




Construction Certificate (As Amended)

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

| | | |
|---|--|------------------------------|
| Certificate No. | CC-26035/A | |
| Type & Determination | Building Work | Approved |
| Date of Determination | 16 March 2026 | |
| Date of Amendment | 18 June 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 | CC8: Construction of the CBA Storeroom associated with the west wing office, and installation of warehouse racking as part of the internal fitout works within the Warehouse 8 development. CC8/A: Amended racking layout. <i>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.</i> <i>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</i> | |
| 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 | 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 |
|------------------|-------|------------|------------------|-------|------------|
| CC8 – CC-26035 | | | | | |
| IA-0EW | 3 | 26.02.2026 | IA-111 | 2 | 27.01.2026 |
| IA-211 | 5 | 02.02.2026 | IA-311 | 2 | 27.01.2026 |
| IA-401 | 2 | 27.01.2026 | IA-501 | 3 | 27.01.2026 |
| IA-800 | 3 | 02.02.2026 | | | |

+ Architectural Racking Plans prepared by Dexion Logistics

| + Drawing Number | + Rev | + Date | + Drawing Number | + Rev | + Date |
|--------------------|-------|------------|------------------|-------|------------|
| CC8 – CC-26035 | | | | | |
| 48330-1 | E | 26.02.2026 | 48330-2 | D | 26.02.2026 |
| CC8/A – CC-26035/A | | | | | |
| 48330-1 | F | 28.05.2026 | 48330-2 | | 28.05.2026 |

+ Architectural Arch Plans prepared by SBA Architects Pty Ltd

| + Drawing Number | + Rev | + Date | + Drawing Number | + Rev | + Date |
|--------------------|-------|------------|------------------|-------|--------|
| CC8/A – CC-26035/A | | | | | |
| AR-AIE.CC.103 | P1 | 03.06.2026 | | | |

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 |
|----------------|--|--|------------------|
| CC8 – CC-26035 | | | |
| 1. | CC Application Form | Mirvac Industrial Developments Pty Limited | 16 March 2026 |
| 2. | Cost Plan | Unispace Global Pty Ltd | 26 February 2026 |
| 3. | Structural Design Certificate | Northrop Consulting Engineers Pty Ltd | 09 March 2026 |
| 4. | Internal Pavement Slab Structural Design Certificate | Northrop Consulting Engineers Pty Ltd | 10 March 2026 |
| 5. | Electrical Services Plans | Aston Consulting | 09 February 2026 |
| 6. | Electrical Services Design Certificate | Aston Consulting | 27 February 2026 |
| 7. | Mechanical Services Plans | Aston Consulting | 09 February 2026 |
| 8. | Mechanical Services Design Certificate | Aston Consulting | 27 February 2026 |
| 9. | Fire Services Design Certificate | Aston Consulting | 27 February 2026 |

| + Item | + Documentation | + Prepared by | + Date |
|--------------------------|--|---|---------------------|
| 10. | Fire Services Specification | Aston Consulting | 05 March 2026 |
| 11. | Fire Hydrant & Fire Hose Reel Coverage Plans | Aston Consulting | 03 February 2026 |
| 12. | Access With Disabilities Letter | Unispace Global Pty Ltd | 26 February 2026 |
| 13. | Statement of Suitability | Core Engineering | 02 March 2026 |
| 14. | Architectural Design Statement | Unispace Global Pty Ltd | 09 March 2026 |
| 15. | Racking Design Statement | SBA Architects Pty Ltd | 10 March 2026 |
| 16. | Structural Design Certificate for Selective Pallet Racking | Dexion (Australia) Pty Limited | 11 March 2026 |
| 17. | Fire Safety Schedule | Aston Consulting | 12 March 2026 |
| 18. | Racking Flamesafe Certificate | FlameSafe Fire Protection Pty Limited | 13 March 2026 |
| CC8A – CC-26035/A | | | |
| 19. | <i>Amended CC Application Form</i> | <i>Mirvac Industrial Developments Pty Limited</i> | <i>18 June 2026</i> |
| 20. | <i>Letter Confirming the Cost of Works</i> | <i>IVE Group</i> | <i>09 June 2026</i> |
| 21. | <i>Architectural Design Compliance Statement</i> | <i>SBA Architects Pty Ltd</i> | <i>03 June 2026</i> |
| 22. | <i>Structural Design Certificate</i> | <i>Northrop Consulting Engineers Pty Ltd</i> | <i>05 June 2026</i> |
| 23. | <i>Structural Design Certificate</i> | <i>Dexion (Australia) Pty Limited</i> | <i>12 June 2026</i> |
| 24. | <i>Amended Architectural Plans</i> | <i>SBA Architects Pty Ltd</i> | <i>03 June 2026</i> |

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-6. | Drawing Numbers: 25203N-F00 (Rev. E), 25203N-F12 (Rev. A) | Aston Consulting | 09 February 2026 |
| FS-7. | Fire Services Specifications | Aston Consulting | 05 March 2026 |
| FS-8. | Endorsement by Competent Fire Safety Practitioner | Aston Consulting | 27 February 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 or of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.



18 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

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 | 17 June 2026 |
| Date Determined | 18 June 2026 |

Please find undercover a copy of the Construction Certificate No. CC-26035/A for the CC8/A: Amended racking layout.

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)
BDC05225



18 June 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-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 | 17 June 2026 |
| Date Determined | 18 June 2026 |

Please find undercover a copy of the Construction Certificate No. CC-26035/A for the CC8/A: Amended racking layout.

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)
BDC05225



18 June 2026

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

Dear Susan,

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

Your recent application for a Construction Certificate dated 17 June 2026 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-26035/A for the CC8/A: Amended racking layout.

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,

A handwritten signature in black ink, appearing to read 'Jackson Boyd', written over a light blue horizontal line.

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-26035/A |

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 | |

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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 |
|---------------|
| 18/06/2026 |

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