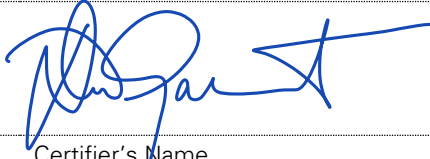


Occupation Certificate

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

Certificate No.	OC-26042
Determination	Approved
Date of Determination	10/04/2026
+ 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 NSW 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	Building fit-out and operation of a printing and packaging facility on lot 8 within the Aspect Industrial Estate. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
Whole/Part/Partial	Partial
Description of part:	OC2: Completion of the coolrooms, and southeastern carpark, including associated external works, associated with the fit-out and operations of a printing and packaging facility on lot 8 within the Aspect Industrial Estate. <i>NOTE: Pursuant to Section 53 of the EP&A (DC&FS) Regulation 2021, an Occupation Certificate must be obtained for the whole of the building within 5 years after the date of issue of the first partial Occupation Certificate. The first partial Occupation Certificate was issued for this development on 09 April 2026.</i>
BCA Classification	Class 5, 7b, 8 & 10b
+ Development Consent	
Development Application No. & Date of Determination	SSD 80331959 dated 25 September 2025
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-25153 dated 13 November 2025 CC-25169 dated 28 November 2025 CC-25162 dated 08 December 2025 CC-26005 dated 05 February 2026 CC-26035 dated 16 March 2026
Statutory Certification	
<i>BM+G certify that:</i>	
<ul style="list-style-type: none"> + The health and safety of the occupants of the building have been taken into consideration where a Partial Occupation Certificate is being issued; and + A current Development Consent is in force for the building; and + If any building work has been carried out, a current Construction Certificate has been issued with respect to the plans and specifications for the building; and + The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and + A fire safety certificate has been issued for the building (if required); and + A report from the Fire Commissioner has been considered (if required). 	
Documentation Relied Upon	As listed in Schedule 1



Inspection Schedule	As listed in 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:	BDC0141
Liability limited by a scheme approved under Professional Standards Legislation		

+ Schedule 1 – Schedule of Documentation

Document Relied Upon

The following documentation was relied upon in issuing this Occupation Certificate:

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
OC-26051 dated 08 April 2026			
1.	OC Application Form	Mirvac Industrial Developments Pty Limited	09 April 2026
2.	Head Contractor Statement	Unispace	20 March 2026
3.	Architect Statement of Compliance	Unispace	20 March 2026
4.	Artificial Lighting Installation Certificate	Somerville Electric	24 March 2026
5.	Electrical Wiring Installation Certificate	Somerville Electric	24 March 2026
6.	Hydraulic Installation Certificate	Mr Water Plumbing Services Pty Ltd	20 February 2026
7.	Test Report No D11-16-018 – World Woven 890	Sydney Carpet Laboratory	18 March 2016
8.	Test Report No.22-002037 – Naturals 70 Rigid LVT Planks	Australian Wool Testing Authority Ltd	27 July 2022
9.	Materials, Linings and Finishes Installation Certificate	InFitouts	23 February 2026
10.	Fire Test Regulatory Information Report No.R14.3 -	Jensen Hughes	18 September 2025
11.	Test Report No FH13137-01-2 – Armstrong Ceiling Solutions Ceiling Tiles	Branz	31 March 2022
12.	Mechanical Installation Certificate	Kaizen Airconditioning	30 March 2026
13.	Product Data Sheet – 4 Zero R1.0 Pyro Flex	AirFoil	-
14.	Commissioning Statement	FlameSafe Fire Protection Pty Limited	19 March 2026
15.	Automatic Fire Alarm System As-Built Drawings	FlameSafe Fire Protection Pty Limited	24 March 2026
16.	Fire Safety Engineering Inspection Report	Core Engineering	24 March 2026
17.	Essential Fire Safety Measures Installation Certificate: <ul style="list-style-type: none"> + Automatic Fire Detection & Alarm System + Automatic Fire Suppression Systems + BOWS + Portable Fire Extinguishers Seismic Restraints (Fire Services Only)	FlameSafe Fire Protection Pty Limited	31 March 2026
18.	Emergency Lighting Installation Certificate	Somerville Electric	24 March 2026
19.	Exit Signs Installation Certificate	Somerville Electric	24 March 2026

+ Item	+ Documentation	+ Prepared by	+ Date
20.	Final Fire Safety Certificate	Unispace	24 March 2026
21.	Accessibility Completion Statement	Group DLA	07 April 2026
22.	Slip Resistance Compliance Certificate	Concept Floors Pty Ltd	02 February 2026
23.	Slip Resistance Test Summary	Engineering Materials Evaluation Pty Ltd	20 June 2022
24.	Structural Racking Compliance Certificate	Dexion (Australia) Pty Limited	23 March 2026
25.	Confirmation of Acoustic Sign off Not Required	Mirvac Industrial Developments Pty Limited	30 March 2026
26.	Fire Hazard Properties Compliance Certificate	Concept Floors Pty Ltd	02 February 2026
27.	NBN Confirmation of Connection	NBN Co Ltd	27 May 2026
28.	Structural Installation Certificate	Northrop Consulting Engineers Pty Ltd	20 February 2026
OC-26042 dated 10 April 2026			
1.	OC Application Form	Mirvac Industrial Developments Pty Limited	10 April 2026
2.	Interim Fire Safety Certificate	Richard Crookes Constructions Pty Limited	24 March 2026
3.	Structural Inspection Certificate	Northrop Consulting Engineers Pty Ltd	08 April 2026
4.	Section 7.11 Contribution Payment Receipt No. 208818	Mirvac Projects Pty Ltd	25 March 2026
5.	Email Correspondence – Section 7.12 Contribution Not Required	Penrith City Council	13 November 2024
6.	Email Correspondence – Close Out of Items Regarding Section 7.24 Contribution & Section 4.55	Mirvac Projects Pty Ltd	05 December 2025
7.	Architectural Design Compliance Statement	SBA Architects Pty Ltd	12 February 2025
8.	Mechanical Installation Certificate	Paramount Air Conditioning (Aust) Pty Ltd	06 March 2026
9.	Hydraulic Installation Certificate	CB Commercial Plumbing Services	11 February 2026
10.	Carpet & Vinyl Flooring Installation Certificate	Arrow Corporate Flooring Systems Pty Ltd	22 January 2026
11.	Dock Office Flooring Markup Plan	SBA Architects Pty Ltd	17 October 2025
12.	Office 1 Flooring Markup Plan	SBA Architects Pty Ltd	11 November 2025
13.	Test Report No. 19-001200 – Linon EcoBase	Australian Wool Testing Authority Ltd	20 May 2019
14.	Test Report No. 24-000368 – Eclipse Premium and Primo Premium	Australian Wool Testing Authority Ltd	01 February 2024
15.	Fire Hazard Properties Installation Certificate – Plasterboard Wall & Ceiling Linings	DMS Interiors NSW Pty Ltd	13 January 2026
16.	Fire Assessment Report No. FAR 4659-01-4 – Siniat Plasterboard Lining	BRANZ Ltd	23 October 2025

+ Item	+ Documentation	+ Prepared by	+ Date
17.	Passive Fire Statement of Compliance Report No. 250174 Rev. PFSC 1.2	Jensen Hughes Pty Limited	19 March 2026
18.	Automatic Fire Detection & Alarm System Commissioning Statement	FlameSafe Fire Protection Pty. Limited	20 February 2026
19.	Automatic Fire Suppression System Pressure Testing Checklist	FlameSafe Fire Protection Pty. Limited	13 December 2025
20.	Building Occupant Warning System Sound Pressure Level Readings Plan	FlameSafe Fire Protection Pty. Limited	December 2023
21.	Essential Fire Safety Measures As-Built Plans + Automatic Fire Electric System + Automatic Fire Alarm System + Automatic Fire Sprinkler System	FlameSafe Fire Protection Pty. Limited	15 January 2026
22.	Fire Safety Engineering Inspection Report	CORE Engineering Group	18 March 2026
23.	Essential Fire Safety Measures Installation Certificate + Automatic Fire Detection & Alarm System + Automatic Fire Suppression Systems + Building Occupant Warning System Activated by the Sprinkler System + Portable Fire Extinguishers + Seismic Restraints (Fire Services Only)	FlameSafe Fire Protection Pty. Limited	06 March 2026
24.	Essential Fire Safety Measures Installation Certificate + Automatic Fire Detection & Alarm System + Automatic Fire Suppression Systems + Building Occupant Warning System Activated by the Sprinkler System + Portable Fire Extinguishers + Seismic Restraints (Fire Services Only) + Automatic Fail Safe Devices + Fire Seals (Fire Services Only)	FlameSafe Fire Protection Pty. Limited	06 March 2026
25.	Final Fire Safety Certificate	Modcol Pty Limited	03 March 2026
26.	Fire Hydrant Systems Installation Certificate & Supporting Documentation	CB Commercial Plumbing Services	18 March 2026
27.	Drainage, Earthworks and Pavement Installation Certificate	MG Earthworks Pty Ltd	15 January 2026
28.	Essential Fire Safety Measures Installation Certificate + Emergency Evacuation Plans	Richard Crookes Constructions Pty Limited	20 March 2026
29.	Emergency Evacuation Plans	Fire Block Plans	02 February 2026
30.	Email Correspondence - DDA Requirement Not Applicable	Vallabh Bailey Consulting	06 March 2026

+ Item	+ Documentation	+ Prepared by	+ Date
31.	Acoustic Design Compliance Statement	Pulse White Noise Acoustics	06 December 2024
32.	Landscape Installation Certificate – Base Build	Leathwood Pty Ltd	09 January 2026
33.	Landscape Installation Certificate – Fit Out	Leathwood Pty Ltd	25 February 2026
34.	Slip Resistance Test Report No. 1401261 - Concrete - Cove Finish	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
35.	Base Build Slip Test Reports	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
36.	Slip Resistance Test Report No. 140126A – Grey Paver – 300x600mm	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
37.	Slip Resistance Test Report No. 140126H - Concrete - Galvanised Steel Chequerplate	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
38.	Slip Resistance Test Report No. 140126D - Charcoal Porcelain	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
39.	Slip Resistance Test Report No. 140126E - Timber-look Porcelain	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
40.	Slip Resistance Test Report No. 140126B - Grey Porcelain 300x600mm	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
41.	Slip Resistance Test Report No. 140126J - Broomed Concrete	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
42.	Slip Resistance Test Report No. 140126F - CPT-01 - Carpet (Weft Black)	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
43.	Slip Resistance Test Report No. 140126K - Grey Vinyl w Specks	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
44.	Slip Resistance Test Report No. 140126C - CPT-01 - Polished Concrete (Matt Finish)	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
45.	Slip Resistance Test Report No. 140126G - Burnished Concrete	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
46.	Builder's Statement	Richard Crookes Constructions Pty Limited	13 February 2026
47.	Letter Confirming That Damage to Council's Road Reserve Has Been Repaired.	Richard Crookes Constructions Pty Limited	13 February 2026
48.	Email Correspondence – Council Approval for the Final Inspection of the Driveway	Penrith City Council	11 February 2026
49.	Subdivider/Developer Compliance Certificate	Sydney Water Corporation	04 July 2025
50.	Section 73 Certificate of Completion	Sydney Water Corporation	04 July 2025
51.	Structural Installation Certification	Mario & Sons Steel Fabrication Pty Ltd	20 March 2026
52.	Structural Steel Compliance Letter	Mario & Sons Steel Fabrication Pty Ltd	20 January 2026
53.	WAE Survey Plan	888 Survey	03 March 2026
54.	Civil Stormwater & Carpark Installation Certificate	AT&L & Associates Pty Ltd	20 March 2026

+ Item	+ Documentation	+ Prepared by	+ Date
55.	Bicycle Parking and End-Of-Trip Facilities Compliance Letter	Mirvac Projects Pty Ltd	07 January 2026
56.	Civil Works Sign Off Letter	Ason Group	02 March 2026
57.	Electric Vehicle Charging Facilities Compliance Letter	Mirvac Projects Pty Ltd	07 January 2026
58.	Site Reticulation As-Built Plan	Modcol Pty Limited	13 January 2026
59.	Structural Inspection Certificate	Northrop Consulting Engineers Pty Ltd	05 March 2026
60.	Electrical Installation Certificate	Modcol Pty Limited	03 March 2026
61.	Slip Resistance Testing Schedule	Richard Crookes Constructions Pty Limited	Undated
62.	South Eastern Carpark and Coolroom Plan	SBA Architects Pty Ltd	17 October 2025
63.	Structural Steel Installation Certificate	Mario & Sons Steel Fabrication Pty Ltd	19 March 2026
64.	Design Noise Verification Report Approval	Department of Planning, Housing and Infrastructure	18 March 2026
65.	Design Noise Verification Report Rev. V1.1	SLR Consulting Pty Ltd	05 March 2026
66.	Compliance of End of Trip Facilities Confirmation Letter	Mirvac Projects Pty Ltd	25 March 2026
67.	Email Correspondence - Pre-OC Requirements of the Landscape Management Plan Have Been Implemented.	Site Image Landscape Architects	01 April 2026
68.	Operational Environmental Management Plan Approval	Department of Planning, Housing and Infrastructure	31 March 2026
69.	Operational Environmental Management Plan Rev. 0.4	SLR Consulting Pty Ltd	30 March 2026
70.	Final Fire Safety Report will not be Provided	Fire & Rescue NSW	09 April 2026

Performance Solutions

The following Performance Solution Report(s) relate to the works under this Occupation Certificate:

+ Relevant 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

+ Schedule 2 – Inspection Schedule

+ Inspection Type	+ Inspection by	+ Date	+ Satisfactory
<ul style="list-style-type: none"> After the building work is completed and before an occupation certificate is issued for the building (the final critical stage inspection). 	Jackson Boyd (BDC05225)	23.03.26	Yes
<ul style="list-style-type: none"> Progress inspections 	Jackson Boyd (BDC05225)	15.12.25 16.01.26 03.02.26 26.02.26	-

10 April 2026

The General Manager
Penrith City Council
601 High Street,
Penrith NSW 2750

Dear Sir/Madam

**Re: SSD-80331959 826-882 Mamre Creek Road Kemps Creek
Occupation Certificate**

As required by Section 39 of the EP&A (Development Certification & Fire Safety) Regulation 2021 (the Regulation), notice is hereby given that the following application for an Occupation Certificate has now been approved.

Applicant	Mirvac Industrial Developments Pty Limited
Subject Address	826-882 Mamre Creek Road Kemps Creek 2178
Project No.	220481
Date Received	08 April 2026
Date Determined	10 April 2026

Please find undercover a copy of the Partial Occupation Certificate No. OC-26042 for the building fit-out and operation of a printing and packaging facility on lot 8 within the Aspect Industrial Estate.

This Partial Occupation Certificate has been issued for:

OC2: Completion of the coolrooms, and southeastern carpark, including associated external works, associated with the fit-out and operations of a printing and packaging facility on lot 8 within the Aspect Industrial Estate.

The approved documentation and other documentation relied upon as indicated on the Occupation Certificate has also been uploaded to the NSW Planning Portal for Council's record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment 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)

10 April 2026

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

Dear Sir/Madam

**Re: SSD-80331959 826-882 Mamre Creek Road Kempers Creek
Occupation Certificate**

As required by Section 39 of the EP&A (Development Certification & Fire Safety) Regulation 2021 (the Regulation), notice is hereby given that the following application for an Occupation Certificate has now been approved.

Applicant	Mirvac Industrial Developments Pty Limited
Subject Address	826-882 Mamre Creek Road Kempers Creek 2178
Project No.	220481
Date Received	08 April 2026
Date Determined	10 April 2026

Please find undercover a copy of the Partial Occupation Certificate No. OC-26042 for the completed building fit-out and operation of a printing and packaging facility on lot 8 within the Aspect Industrial Estate.

This Partial Occupation Certificate has been issued for:

OC2: Completion of the coolrooms, and southeastern carpark, including associated external works, associated with the fit-out and operations of a printing and packaging facility on lot 8 within the Aspect Industrial Estate.

The approved documentation and other documentation relied upon as indicated on the Occupation Certificate has also been uploaded to the NSW Planning Portal for the Department's record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment 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)

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)
DEVELOPMENT CONSENT	SSD-80331959

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 – EXTENDE 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.

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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.

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	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
10/04/2026

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