

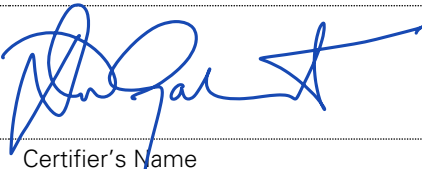


Occupation Certificate

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

Certificate No.	OC-26068
Determination	Approved
Date of Determination	03 June 2026
+ Subject Land	
Lot + DP	Lot 105 DP 1305965
Address	4 Pemul Place, Kemps Creek NSW 2178 <i>(Also known as 826-882 Mamre Creek Road, Kemps Creek NSW 2178) (Formerly known as 788-882 Mamre Creek Road, Kemps Creek NSW 2178)</i>
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	Construction of a warehouse and distribution facility (Warehouse 8) and associated structures. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
Whole/Part/Partial	Whole
Description of part:	OC1: Partial OC for the completion of the Warehouse 8 development, to the exclusion of the Level 1 accessible shower, Ground Floor accessible bathroom, mechanical plant screening adjacent to the main office, the southwestern hardstand, and stair 5 only. OC4: Completion of the base building development as approved by SSD-60513208.
BCA Classification	Class 5, 7b & 10b
+ Development Consent	
Development Application No. & Date of Determination	SSD-60513208 dated 11 October 2024 SSD-60513208-Mod-1 dated 07 May 2025 SSD-60513208-Mod-2 dated 27 June 2025
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-24164 dated 20 December 2024 CC-25021 dated 27 February 2025 CC-25021/A dated 05 August 2025
Statutory Certification	
<i>BM+G certify that:</i>	
<ul style="list-style-type: none">+ <i>The health and safety of the occupants of the building have been taken into consideration where a Partial Occupation Certificate is being issued; and</i>+ <i>A current Development Consent or Complying Development Certificate is in force for the building; and</i>+ <i>If any building work has been carried out, a current construction certificate (or Complying Development Certificate) has been issued with respect to the plans and specifications for the building; and</i>+ <i>The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and</i>+ <i>A fire safety certificate has been issued for the building (if required); and</i>+ <i>A report from the Fire Commissioner has been considered (if required).</i>	
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
OC1 – OC-25166			
1.	OC Application Form	Mirvac Industrial Developments Pty Limited	06 February 2026
2.	Subcontractor List	Richard Crooks Constructions Pty Limited	Undated
3.	Partial OC Letter	Mirvac Projects Pty Ltd	29 January 2026
4.	Site Plan for Partial OC	SBA Architects Pty Ltd	03 October 2025
5.	Email Correspondence – Council Confirmation that 7.12 Plan Does Not Apply to the Development	Penrith City Council	13 November 2024
6.	Section 7.11 Contribution Payment Receipt No. 208818	Mirvac Projects Pty Ltd	25 March 2024
7.	Stair Riser & Treads Survey Rev. 1 – Part 1	Survey	02 February 2026
8.	Design Compliance Statement Rev. B	SBA Architects Pty Ltd	23 January 2025
9.	Structural Installation Certificate	Partridge Structural Pty Ltd	30 January 2026
10.	Structural Inspection Certificate	Northrop Consulting Engineers Pty Ltd	30 January 2026
11.	Certificate of Structural Adequacy for Post Tensioning, Bottom, Top and Shear Tie Reinforcement	HHC Engineers	08 January 2026
12.	Certificate of Structural Adequacy for Concrete Footings, Standstone Black Walls, No-Fines Concrete Backfill	Gilcon Structural Engineers	20 January 2026
13.	Certificate for the Structural Steel Stairs	ABVD Design	23 January 2026
14.	Stormwater Work-As-Executed Drawings Part 1	MNG Landpartners Pty Ltd	22 January 2026
15.	Stormwater Work-As-Executed Drawings Part 2	MNG Landpartners Pty Ltd	22 January 2026
16.	Electrical Installation Certificate	Modcol Pty Ltd	21 January 2026
17.	Mechanical Installation Certificate	Paramount Air Conditioning (Aust) Pty Ltd	21 January 2026
18.	Hydraulic Installation Certificate	CB Commercial Plumbing Services Pty Ltd	23 January 2026
19.	Fire Hazard Properties Installation Certificate + Siniat Plasterboard	DMS Interiors NSW Pty Ltd	13 January 2026
20.	Carpet & Vinyl Flooring Installation Certificate	Arrow Corporate Flooring Systems Pty Ltd	22 January 2026
21.	Fire Assessment Report No. FAR 4659-01-4 – Siniat Plasterboard Lining Products	BRANZ Ltd	23 October 2025

+ Item	+ Documentation	+ Prepared by	+ Date
22.	Test Report No. 19-001200 – Linon EcoBase	Australian Wool Testing Authority Ltd	20 May 2019
23.	Test Report No. 24-000368 – Eclipse Premium and Primo Premium	Australian Wool Testing Authority Ltd	01 February 2024
24.	Certification & Schedule of Fire Hazard Properties Installation Certificate + Mechanical Ductwork	Paramount Air Conditioning (Aust) Pty Ltd	30 January 2026
25.	Certification & Schedule of Fire Hazard Properties Installation Certificate + Sarking + Insulation	DMS Interiors NSW Pty Ltd	21 November 2025
26.	Fire Assessment Report No. FAS200506 Rev. R1.0 – Knauf Glasswool Insulation	Warrington Australia Pty Ltd	04 March 2022
27.	Test Report No. 7-594131-CV – RapidFlex RM 1.0	Australian Wool Testing Authority Ltd	17 October 2013
28.	Test Report No. 7-594473-CV – RapidFlex – Flexible Ducting 200mm RM1.0	Australian Wool Testing Authority Ltd	01 November 2013
29.	Test Report No. 22-002465 – VapourTech Roof VTRWC, TSVTRWW	Australian Wool Testing Authority Ltd	20 July 2022
30.	Service Penetration Installation Certificate + TBA Firefly	GNT Insulation & Sheetmetal	22 January 2026
31.	Regulatory Information Report No. FAS190234 Rev. RIR1.11 – FIREFLYBatt Blank and Linear Gap Seal Systems	Jensen Hughes Fire Testing Pty Ltd	29 September 2025
32.	Regulatory Information Report No. FAS130235 Rev. RIR1.28 – FIREBatt Systems	Jensen Hughes Fire Testing Pty Ltd	03 September 2025
33.	Certification & Schedule of Fire Hazard Properties + External Insulation	Ideal Roofing (NSW) Pty Ltd	02 February 2026
34.	Fire Rated Dry Wall Installation Certificate	DMS Interiors NSW Pty Ltd	13 January 2026
35.	Fire Safety Measures Installation Certificate + Lightweight Construction	Corporate Ventures (Aust) Pty Ltd	16 December 2025
36.	DMS Fire Stopping Documentation	Multiple	Multiple
37.	Fire Assessment Report No. FAS200045 Rev. R5.4 – Faced Glasswool and Rockwool Insulation Products	Warrington Australia Pty Ltd	02 December 2022
38.	Fire Assessment Report No. FAR 4659-01-4 – Siniat Plasterboard Lining Products	BRANZ Ltd	23 October 2025
39.	Certificate of Practical Completion and Compliance for Diesel Fire Water Pump Packages	BKB Group	20 January 2026
40.	Fire Hose Reels Compliance Certificate	Fire Compliance & Maintenance Pty Ltd	19 January 2026
41.	Smoke Exhaust Fans Air Outlet Test Sheet	Flowrite Commissioning	19 January 2026
42.	Short Form Assessment Report No. FCO 3554 Rev. E – Fire Resistance of Firecore Doorsets without Firebolts	CSIRO	19 March 2025

+ Item	+ Documentation	+ Prepared by	+ Date
43.	Fire Hydrant Commissioning Reports	Multiple	Multiple
44.	FlameSafe As-Builts	FlameSafe Fire Protection Pty Limited	15 January 2026
45.	Fire Hose Reels & Fire Hydrants As-Builts	ENTEC Consultants	12 January 2026
46.	Smoke Exhaust As-Builts	Paramount Air Conditioning (Aust) Pty Ltd	27 January 226
47.	Fire System Connection Notice	Jonson Controls	15 January 2026
48.	Essential Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> + 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	21 January 2026
49.	Final Fire Safety Certificate	Modcol Pty Ltd	21 January 2026
50.	Fire Hose Reels Installation Certificate	CB Commercial Plumbing Services Pty Ltd	17 November 2025
51.	Fire Hydrant Installation Certificate	CB Commercial Plumbing Services Pty Ltd	17 November 2025
52.	Fire Collars Installation Certificate	CB Commercial Plumbing Services Pty Ltd	17 November 2025
53.	Automatic Fire Alarm Monitoring System Installation Certificate	Jonson Controls	15 January 2026
54.	Automatic Door Operators Installation Certificate	Access Entry Pty Ltd	04 December 2025
55.	FIP Enclosure Installation Certificate	DMS Interiors NSW Pty Ltd	30 January 2026
56.	Lightweight Construction Installation Certificate	DMS Interiors NSW Pty Ltd	13 January 2026
57.	Solar PV System Installation Certificate	Energus	19 December 2025
58.	Lift 1 Design Certificate	Schindler Lifts Australia Pty Ltd	28 March 2024
59.	Wittur Lift Landing Doors Fire Test Certificate No. 777	BRANZ Ltd	11 May 2018
60.	Plant Item Registration Certificate – Lift	SafeWork	21 January 2026
61.	Section J Compliance Letter	Northrop Consulting Engineers Pty Ltd	23 January 2026
62.	Roof Coverings Installation Certificate	Ideal Roofing (NSW) Pty Ltd	13 January 2026
63.	Product Data Sheet – EPOCOTE F100W Clear	GCP Applied Technologies	Undated
64.	Product Data Sheet – SILCOR 140 FB	GCP Applied Technologies	Undated
65.	Dooyeon Kim License Verification	Verify NSW	11 November 2016
66.	Waterproofing Installation Certificate & Warranty	Boram Contractors Pty Ltd	09 January 2026
67.	Glazing Certificate	AGS Sydney Pty Ltd	20 November 2025
68.	Slip Resistance Testing Schedule	-	Undated

+ Item	+ Documentation	+ Prepared by	+ Date
69.	Slip Resistance Test Report No. 140126F – CPT-01 Carpet (Weft Black)	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
70.	Slip Resistance Test Report No. 140126C – Polished Concrete (Matt Finish)	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
71.	Slip Resistance Test Report No. 140126G – Burnished Concrete	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
72.	Slip Resistance Test Report No. 140126A – Grey Paver – 300x600mm	Griptek Anti-Slip Solutions Pty Ltd	14 January 2026
73.	Gross Floor Area Confirmation Survey Rev. 1	Survey	16 January 2025
74.	Letter of Confirmation on Access and Traffic	Mirvac Projects Pty Ltd	23 November 2025
75.	Subdivider/Developer Compliance Certificate	Sydney Water Corporation	04 July 2025
76.	Section 73 Compliance Certificate Summary	Docusign	04 July 2025
77.	Certificate of Practical Completion from Telecommunications Carrier	nbn	27 May 2025
78.	External Cladding Installation Certificate	DMS Interiors NSW Pty Ltd	13 January 2026
79.	Certificate of Conformity No. CM30124 Rev. 3 – MonoClad – Solid Aluminium Panel Cladding System	Global-Mark Pty Ltd	15 June 2023
80.	External Wall Disclosure Statement	Ideal Roofing (NSW) Pty Ltd	13 January 2026
81.	Builder/Head Contractor Statement	Richard Crooks Constructions Pty Limited	29 January 2026
82.	Operational Environmental Management Plan Rev. 0.2	SLR Consulting Australia	27 August 2025
83.	Operational Environmental Management Plan Approval Letter	Department of Planning, Housing and Infrastructure	14 October 2025
84.	Drainage, Earthworks and Pavement Installation Certificate	MG Earthworks Pty Ltd	15 January 2026
85.	Sustainable Travel Plan No. P2339Dr01	Ason Group	25 July 2025
86.	Email Correspondence – Council Approval of the Sustainable Travel Plan	Penrith City Council	11 November 2025
87.	Letter of Confirmation on Private Ownership and Compliance of Stormwater Infrastructure	Mirvac Projects Pty Ltd	16 December 2025
88.	Acoustic Certification Rev. R0	Pulse White Noise Acoustics	29 January 2026
89.	Landscape Certification	Leatherwood Pty Ltd	09 January 2026
90.	Final Signage Strategy	SBA Architects Pty Ltd	20 January 2026
91.	Letter of Approval of the Final Signage Strategy	Department of Planning, Housing and Infrastructure	20 January 2026
92.	Builder/Head Contractor Statement	Richard Crooks Constructions Pty Limited	19 January 2026
93.	Letter of Confirmation on Illumination of Signage	Mirvac Projects Pty Ltd	23 November 2025
94.	Bushfire Final Compliance Statement	Blackash Bushfire Consulting	02 February 2026

+ Item	+ Documentation	+ Prepared by	+ Date
95.	Letter of Confirmation on Storage of Chemicals, Fuels and Oils	Mirvac Projects Pty Ltd	23 November 2025
96.	Site Plans	SBA Architects Pty Ltd	03 October 2025
97.	Stair Riser & Treads Survey Rev 1 - Part 2	Survey	02 February 2026
98.	Builder Confirmation Letter	Richard Crooks Constructions Pty Limited	03 February 2026
99.	Commissioning Documentation + Automatic Fire Detection & Alarm System + Automatic Suppression System + Building Occupant Warning System	FlameSafe Fire Protection Pty Limited	Multiple
100.	Fire Safety Engineering Inspection Report	Core Engineering	04 February 2026
101.	Civil Stormwater & Civil Carpark Installation Certificate	AT&L and Associates Pty Ltd	05 February 2026
102.	Final Fire Safety Report Confirmation of Completion Statement	Richard Crooks Constructions Pty Limited	05 February 2026
103.	Evacuation Diagrams Compliance Statement	Fire Block Plans Pty Ltd	03 February 2025
104.	Warning and Operational Signage Installation Certificate	P&C Engraving and Signage Pty Ltd	14 November 2025
105.	Accessibility Occupation Certificate Statement No. VBC240091_OCS Rev. 00	Vallabh Bailey Consulting Pty Ltd	04 February 2026
106.	Fixed Aluminium Ventilation Louvres Installation Certificate	CVS	17 November 2025
107.	Structural Letter Regarding Flood Compatible Building Products	Northrop Consulting Engineers Pty Ltd	23 January 2026
108.	Traffic Compliance Certificate	Ason Group	05 February 2026
109.	Fire Stopping Supporting Documentation	Multiple	Multiple
110.	Final Fire Safety Certificate	Richard Crooks Constructions Pty Limited	05 February 2026
111.	Landscaping Certificate of Completion	Site Image (NSW) Pty Ltd	06 February 2026
112.	Identification Survey & Letter	888 Survey	06 February 2026
OC4 – OC-26068			
113.	OC Application Form	Mirvac Industrial Developments Pty Limited	
114.	Builder/Head Contractor Statement	Richard Crookes Constructions Pty Limited	22 April 2026
115.	Architectural Design Compliance Statement	SBA Architects Pty Ltd	22 April 2026
116.	Hydraulic Contractor Certification for Plumbing and Drainage Works	CB Commercial Plumbing Services Pty Ltd	15 April 2026
117.	Accessibility OC Statement	Vallabh Bailey Consulting Pty Ltd	22 April 2026
118.	Builder/Head Contractor Statement regarding Waterproofing Works	Richard Crookes Constructions Pty Limited	17 April 2026
119.	Waterproofing Installation Certificate & Warranty	Boram Contractors Pty Ltd,	16 April 2026

+ Item	+ Documentation	+ Prepared by	+ Date
120.	Product Data Sheet - EPOCOTE™ F100W Clear	GCP Applied Technologies	August 2017
121.	Product Data Sheet - SILCOR 140 FB	GCP Applied Technologies	23 June 2025
122.	Safety Data Sheet - CONFLEX TILE ADHESIVE	Bostik	18 April 2022
123.	Safety Data Sheet - ULTRAMASTIK M GREY	Bostik	22 May 2024
124.	Product Data Sheet – CONFLEX Tile Adhesive	Bostik	31 October 2018
125.	Product Data Sheet – ULTRA MASTIK Premium Adhesive	Bostik	March 2019

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	F202131_FER_05	Core Engineering Group Pty Ltd	Graham Morris (BDC3200)	31 July 2025
Other BCA Requirement					
PS-2.	F3P1 Performance Solution	Rev. 0.1	SBA Architects Pty Ltd	Richard Prince	22 November 2024
PS-3.	Accessibility Performance Solution Report	VBC240091_P SR – Rev. 00	Vallabh Bailey Consulting Pty Ltd	Jessica Trosser (ACA408)	29 July 2025
PS-4.	NCC Section J J1V3 Report	SY232594-SER-01 – Rev. 3	Northrop Consulting Engineers Pty Ltd	A.Boroomandnia	05 May 2025

+ Schedule 2 – Inspection Schedule

+ Inspection Type	+ Inspection by	+ Date	+ Satisfactory
<ul style="list-style-type: none"> After excavation for, and before the placement of, the first footing (Class 5/7b) /any footing (Class 10b) 	Jackson Boyd (BDC05225)	14/01/2025	Yes
<ul style="list-style-type: none"> Before covering stormwater drainage connections. 	Jackson Boyd (BDC05225)	02/04/2025	Yes
<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)	29/04/2026	Yes
<ul style="list-style-type: none"> Progress Inspection (Non-Statutory) – Stormwater & additional footings (non-mandatory) 	Jackson Boyd (BDC05225)	28/02/2025	-
<ul style="list-style-type: none"> Progress Inspection (Non-Statutory) – Waterproofing of Dock Office and Main Office bathrooms and cleaner’s rooms. 	Jackson Boyd (BDC05225)	21/10/2025	-
<ul style="list-style-type: none"> Progress Inspection (Non-Statutory) – General compliance inspection of whole building, including fire ratings, accessibility, etc. 	Jackson Boyd (BDC05225)	15/12/2025	-
<ul style="list-style-type: none"> Progress Inspection (Non-Statutory) – Pre-final inspection, fire commissioning tests, general inspection of whole building 	Jackson Boyd (BDC05225)	16/01/2026	-
<ul style="list-style-type: none"> Progress Inspection (Non-Statutory) – FRNSW inspection 	Jackson Boyd (BDC05225)	27/01/2026	-

3 June 2026

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

Dear Sir/Madam

Re: SSSA No. SSD-60513208
788-824 Mamre Road, Kemps Creek NSW 2178
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 Occupation Certificate has now been approved.

Applicant	Mirvac Industrial Developments Pty Limited
Subject Address	4 Pemul Place, Kemps Creek NSW 2178 <i>(Also known as 826-882 Mamre Creek Road, Kemps Creek NSW 2178)</i> <i>(Formerly known as 788-882 Mamre Creek Road, Kemps Creek NSW 2178)</i>
Project No.	220481
Date Received	28 May 2026
Date Determined	03 June 2026

Please find undercover a copy of the Partial Occupation Certificate No. OC-26068 for the completed **OC4**: Completion of the base building development as approved by SSD-60513208.

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
BDC05225

3 June 2026

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

Dear Sir/Madam

Re: SSDA No. SSD-60513208
788-824 Mamre Road, Kemps Creek NSW 2178
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 Occupation Certificate has now been approved.

Applicant	Mirvac Industrial Developments Pty Limited
Subject Address	4 Pemul Place, Kemps Creek NSW 2178 <i>(Also known as 826-882 Mamre Creek Road, Kemps Creek NSW 2178)</i> <i>(Formerly known as 788-882 Mamre Creek Road, Kemps Creek NSW 2178)</i>
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Please contact the undersigned should you have any further enquiries on 02 9211 7777

Yours sincerely,



Jackson Boyd
Senior Building Surveyor

BM+G

BDC05225

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)
4 PEMUL PLACE, KEMPS CREEK NSW 2178
ALSO KNOWN AS 826-882 MAMRE CREEK ROAD, KEMPS CREEK NSW 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.
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Section 3: Reference details (Section 78 of the Regulation)

Reference type	Reference number (if known)
DEVELOPMENT CONSENT	SSD-605132208

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.	N/A	

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

Item No	Fire safety measure (proposed)	Minimum standard of performance
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018

Item No	Fire safety measure (proposed)	Minimum standard of performance
2.	AUTOMATIC FAIL SAFE DEVICES	BCA 2022 CLAUSE D3D26
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2022 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
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

4 PEMUL PLACE, KEMPS CREEK NSW 2178
ALSO KNOWN AS 826-882 MAMRE CREEK ROAD, KEMPS CREEK NSW 2178

4 Pemul Place, Kemps Creek NSW 2178
ALSO KNOWN AS 826-882 MAMRE CREEK ROAD, KEMPS CREEK NSW 2178

Item No	Fire safety measure (proposed)	Minimum standard of performance
		MANUFACTURER'S SPECIFICATION
15.	LIGHTWEIGHT CONSTRUCTION	BCA 2022 CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
16.	MECHANICAL AIR HANDLING SYSTEMS (AUTOMATIC SHUTDOWN)	BCA 2022 CLAUSE E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
17.	PERIMETER VEHICULAR ACCESS	BCA 2022 CLAUSE C3D5 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
18.	PORTABLE FIRE EXTINGUISHERS	BCA 2022 CLAUSE E1D14 AS 2444 – 2001
19.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA 2022 CLAUSE D3D24(2)
20.	SMOKE HAZARD MANAGEMENT SYSTEMS SMOKE EXHAUST	BCA 2022 PART E2 AS/NZS 1668.1 –2015 FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
21.	SOLAR PANELS	FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING REPORT NO. F202131_FER_05 REVISION 05 DATED 31 JULY 2025
22.	WARNING & OPERATIONAL SIGNS	BCA 2022 CLAUSE D4D7 & E3D4 AS 1905.1 – 2015

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. F202131_FER_05 REVISION 05 DATED 31 JULY 2025	C1P9	1. C3D5(2) - VEHICULAR PERIMETER ACCESS PERIMETER VEHICULAR ACCESS IS GREATER THAN 18 M FROM THE BUILDING ALONG THE EASTERN AND SOUTHERN PERIMETERS.
	D1P4 & E2P2	2. D2D5 & D2D6 - EXTENDED TRAVEL DISTANCES - OFFICE THE FOLLOWING NON-COMPLIANCES EXIST WITHIN THE OFFICE: + UP TO 45M TO THE NEAREST EXIT IN LIEU OF 40M + UP TO 90M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M.

4 PEMUL PLACE, KEMPS CREEK NSW 2178
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Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	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, WITH NO EXHAUST PROVIDED TO OFFICES AND OTHER ANCILLARY AREAS. <ul style="list-style-type: none"> ○ AN EXHAUST RATE OF ONE ENCLOSURE AIR CHANGE PER HOUR IN LIEU OF THE EXTRACTION RATES SPECIFIED IN SPECIFICATION 21. ○ THE SYSTEM IS TO INITIATE THROUGHOUT THE BUILDING UPON ACTIVATION OF THE SPRINKLER SYSTEM IN LIEU OF SMOKE DETECTION. ○ SMOKE ZONES EXCEED 2,000 M². ○ OMISSION OF EXHAUST FROM OTHER ANCILLARY AREAS SUCH AS OFFICES AND AWNINGS.
	E1P3	<p>4. E1D2 - FIRE HYDRANT SYSTEM DESIGN</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 AND EXIT + THE LOCATION OF THE HYDRANT BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE.
	E1P1	<p>5. E1D3 – 50M FIRE HOSE REEL</p> <p>50 M FIRE HOSE REELS ARE PROVIDED TO THE PERIMETER OF THE WAREHOUSE, EXCEEDING THE MAXIMUM LENGTH OF 36M FOR COVERAGE.</p>
	E1P4	<p>6. E1D4 - SPRINKLER BOOSTER LOCATION</p> <p>THE LOCATION OF THE SPRINKLER BOOSTER IS NOT WITHIN SIGHT OF THE MAIN ENTRANCE AND THEREFORE DOES NOT COMPLY WITH THE PROVISIONS ABOVE.</p>

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.

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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
3/06/2026

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