



## **Attachment 2 to Item 10.3.1.**

---

Inspection letter dated 24 September 2024 from FRNSW

Date of meeting: 26 November 2024  
Location: Council Chambers  
Time: 6:30pm





File Ref. No: FRN16/3001 – BFS24/4189 (8000036651)  
FRN16/3001 – BFS24/4194 (8000036656)  
FRN16/3001 – BFS24/4195 (8000036657)  
TRIM Ref. No: D2024/115090  
Contact: Inspector Paul Scott

24 September 2024

The General Manager  
Hawkesbury City Council  
PO Box 146  
Windsor NSW 2756

E-mail: [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

Attn: Building Compliance Unit

Dear Sir/Madam

**Re: INSPECTION REPORT  
PARAGON FILLING (MMP INDUSTRIAL)  
3 HANNABUS PLACE MULGRAVE, also 4 HANNABUS PLACE, 5  
HANNABUS PLACE, 12 HUDSON PLACE, 14 HUDSON PLACE AND 11  
ASPINALL PLACE (“the premises”).**

Pursuant to Section 9.32(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Authorised Fire Officers from the Fire Safety Compliance Unit of Fire and Rescue NSW (FRNSW) inspected ‘the premises’ on 29 August 2024. Hawkesbury City Council were also present during the inspection.

On behalf of the Commissioner of FRNSW, comments in this report are provided under Section 9.32(4) and Schedule 5, Part 8, Section 17(1) of the EP&A Act.

The items listed in the comments of this report are based on the following limitations:

- A general overview of the building was obtained without using the development consent conditions or approved floor plans as a reference.
- Details of the Provisions for Fire Safety and Fire Fighting Equipment are limited to a visual inspection of the parts in the building accessed and the fire safety measures observed at the time.

## COMMENTS

Paragon Filling operate across multiple buildings on multiple allotments. FRNSW consider that the proximity and/or joining of multiple buildings creates a single structure. This inspection report will refer to all structures known as the premises.

Where used, the building identifiers are referenced at Appendix 1.

The following items were identified during the inspection:

1. Certification

1A. Annual Fire Safety Statements (AFSS)

- A. The 2023 AFSS (Appendix 2) for each of the buildings does not list all the essential fire safety measures installed on each allotment.
- B. FRNSW are unable to determine if all essential fire safety measures are being maintained at the premises, or if they are capable of operating to the minimum standard of performance they were installed to.

2. Essential Fire Safety Measures

2A. Fire Hydrant System

- A. The Premises is provided with four (4) fire hydrant booster assemblies, located at 4 Hannabus, 12 Hudson, 14 Hudson and 11 Aspinall Place. Based on the Australian Standard (AS) 2419.1 design of the hydrant booster assemblies, each hydrant system is designed to flow 20 L/sec, except for 14 Hudson which is installed to the performance requirements of Ordinance 70 providing 9 L/sec.

FRNSW did not observe a fire hydrant pumpset installed at the premises, therefore, four (4) fire brigade pumping appliances will be required to boost each hydrant system to undertake firefighting operations.

FRNSW recommends any fire hydrant system installed in accordance with the provisions of Ordinance 70 and Ministerial Specification 10 (or earlier) should be upgraded to meet the requirements of the current Australian Standard AS 2419.1 for an equivalent new building, as these older fire hydrant systems no longer meet the operational needs of FRNSW.

- B. FRNSW were unable to determine which attack fire hydrants were connected to each booster assembly at 12 & 14 Hudson Place
- C. Attack fire hydrant are considered inaccessible, at the rear of Warehouse (WH) 5 Enclosed Awning, northwest corner WH 1, the northern side of WH 8, 9, 10 & 11 (awning), and western side of WH 5 (awning).

FRNSW are of the opinion that the hydrant locations have been based on hose lay coverage, without consideration of firefighting operations.

- D. The fire hydrant block plan at 11 Aspinall Street (WH13) stated that 6 attack hydrants were installed. FRNSW located just two internal hydrants. FRNSW may not be able to undertake firefighting operations

due to the quantity of stored material adjacent to the exit doors providing access to the internal hydrants.

- E. FRNSW do not consider the hydrant system/s at the premises are appropriate for the fire risk recommend the provisions of Clause E1D17 of the National Construction Code 2022, Volume 1 Building Code of Australia (NCC) be applied to the premises.

2B. Automatic Fire Sprinkler System (AFSpS)

- A. An AFSpS is not installed throughout the premises. Separation of sprinklered and non-sprinklered parts has not been provided throughout the premises, contrary to the requirements of Specification 17C3 of the NCC.

Of the building afforded protection from a sprinkler system, FRNSW observed;

- i. Warehouse 4 and WH 1.
  - a. The system incorporated a sprinkler booster and sprinkler pumpset adjacent to WH1 and WH4.
    - i. These valves may serve the production line only.
    - ii. The sprinkler booster incorporated four (4) feed hydrants and four (4) boost inlets.
    - iii. The sprinkler pumpset identification tag, states the pumpset has a duty flow of 1800 L/min.
    - iv. Two sprinkler alarm valves were installed on the external wall of WH4. A plan of risk was not installed at the alarm valves to determine the area of coverage.
    - v. The fire sprinkler booster incorporates a pipe-bodied booster assembly with inlet inserts. FRNSW observed the angle of the valve inlet to be approximately 90° contrary to Clause 3.2(h) AS2419.3-2012. When boosted by a fire brigade pumping appliance this may cause the spring-loaded jumper valve of the boost inlet to strike the opposing valve and restrict water flow into the system. Council may wish to review Part 5 of FRNSW safety guideline ['Fire brigade booster connection with inlet insert'](#)
- ii. Warehouse 4, WH5, WH6, WH8 - 11.

- a. Sprinkler protection (AS 2118.1-) is provided to WH4 in addition to Item 2B A. i. above.
  - b. Valve numbering is not complete at all valve sets on the external wall of WH5. Installation No's 1 & 2 are numbered differently when compared to the sprinkler block plan.
  - c. The pipework associated with valve set No 1, 2, 4, 5, 6, 7 and foam storage is not protected from mechanical damage. FRNSW observed damage to the foam supply pipework.
  - d. The pump control panel of *SPRINKLER DIESEL PUMP No.1* displayed a *battery charge failure*.
  - e. Sprinkler heads have not been provided with clearance of at least 1 metre, in WH8 – 11, contrary to the requirements of Clause 5.4.8 of Australian Standard (AS) 2118.1-1999.
- iii. Warehouse 6
- a. Two sprinkler alarm valves are installed on the western external wall of WH6. Two isolation valves, upstream of the alarm valves were in the 'closed' position. The pressure gauges, providing the installation pressure were at or near zero (0) kPa.
  - b. The 'crank isolator' on the sprinkler pumpset was turned to the ISOL position. The pumpset is not capable of automatic operation.
  - c. FRNSW were unable to locate a fire brigade booster assembly for the sprinkler system.
  - d. A plan of risk was not installed at the alarm valves to determine the area of coverage.
  - e. FRNSW are of the opinion that the installations are not operational.
- B. The fire brigade sprinkler booster assembly at the boundary of 5 Hannabus Place, incorporates two large bore suction connections and eight (4 X 2) boost inlet connections. FRNSW are unable to determine if the 150 mm supply and boost pipework is capable of flowing 4800 – 6000 l/min. Council could request certification documentation that the fire brigade connections are capable of providing the pressure and flows, to the intent of 10.6 of AS2419.1-2005.
3. Smoke Detection and Alarm System (SDAS)
- 3A. The Fire Detection Control and Indicating Equipment (FDCIE) displayed one fault relating to *PUMP 1 DISCHARGE VT*. FRNSW were advised that a pressure switch fault was faulty.

- 3B. The maintenance logbook indicated that the gas detection zone was added to the FDCIE.
  - 3C. Gas monitoring has been installed in WH1 and is linked to the FDCIE to activate an alarm at the premises. Consideration could be given to list this fire safety measure as a critical measure.
4. Fire Hose Reels
- 4A. FRNSW are of the opinion that adequate fire hose reel coverage has not been provided, in particular on mezzanines throughout the premises.
  - 4B. The hose reel adjacent to the fire sprinkler pumpset, eastern side of WH 4 was not accessible. FRNSW were unable to determine what area the hose reels served.
5. Access and Egress
- 5A. Extended travel distances were present in multiple locations throughout the premises, including most mezzanine levels, WH8-11, the awning (on the northern boundary) attached to WH8-11, WH1, WH3, WH5 and WH13. The southern aisle of WH3 had a travel distance of 50 metres, the awning (WH8-11) had a travel distance of approximately 80 metres.
  - 5B. Final exit doors were not installed at multiple locations, including WH4, WH5. Roller shutters were used as the sole or secondary egress path from multiple buildings.
  - 5C. The final exit doors on the southern side of WH 8-11 were difficult to open due to the metal skin of the door striking the door jam.
  - 5D. Exit signage in numerous locations at the premises were not lit contrary to the requirements of Section 81 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR2021).
  - 5E. Insufficient exit and directional exit signage was installed throughout the premises contrary to the requirements of Clause E4D5, E4D6 & E4D8 of the NCC.
  - 5F. FRNSW are of the opinion that emergency luminaires were insufficient in number throughout the premises contrary to the requirements of Clause E4D2 of the NCC.
  - 5G. The non-fire isolated stairway at multiple mezzanine levels were not constructed to permit safe egress.
    - A. The goings in WH4 were insufficient 225 mm in width,
    - B. The stairs from the Level 1 office, WH3, were 600mm wide, with 40 mm variations between risers over one flight.
    - C. Multiple treads were made of timber and do not incorporate a slip resistance surface or nosing.

D. A toeguard (kickboard) is not installed on multiple stairways and mezzanine balustrades at the premises.

6. Compartmentation and Separation

6A. Multiple offices and awning areas of the premises were not adequately fire separated from fire source features of adjoining buildings, contrary to the requirements of Specification 5 of the NCC, including WH13 (11 Aspinall), awning attached to WH8-11.

FRNSW were unable to determine the allotment boundaries in relation to the separation of different buildings on the site. It appeared that some buildings may have crossed allotment boundaries.

7. Generally

7A. WH5 was provided with a protective cage area to provide protection to firefighters from exploding aerosol cans. No protection was afforded to firefighters attempting to gain entry from the north-eastern (Hannabus Place) side of the warehouse.

7B. FRNSW observed open top mixing drums that appear to transport blended material around the site. FRNSW observed a mixing drum, labelled flammable, being stored on the second level of steel racking and a drum covered with clear plastic sheeting in WH11. FRNSW are of the opinion the use of open top containers, increases the risk of a HAZMAT incident or a spilled hydrocarbon leading to fire.

7C. Mezzanines throughout the premises were supported by a combination of steel posts and steel racking. FRNSW are unable to determine whether the steel supports are capable of supporting the storage of materials.

A. The northern part of the mezzanine deck and joists of WH1 had been struck by a vehicle and damaged.

FRNSW believes that there are inadequate provisions for fire safety within the building.

## RECOMMENDATIONS

FRNSW recommends that Council:

- a. Review items 1 to 7 of this report and conduct an inspection.
- b. Install a single fire hydrant system for the premises with consideration of Appendix E of AS 2419.1-2021 and E1D17 of the NCC.
- c. Conduct a Section C, D and E audit of the premises.
- d. Address any other deficiencies identified on "the premises".

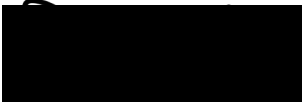
Please be advised that Schedule 5, Part 8, Section 17(2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting. This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits



the Council's advice regarding its determination under Schedule 5, Part 8, Section 17 (4) of the EP&A Act.

Please do not hesitate to contact Inspector Paul Scott of FRNSW's Fire Safety Compliance Unit at [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) or call (02) 9742 7434 if there are any questions or concerns about the above matters. Please refer to file reference FRN16/3001 – BFS24/4189 (8000036651) regarding any correspondence concerning this matter.

Yours faithfully



Paul Scott  
Team Leader Fire Safety Compliance  
Fire Safety Compliance Unit

C.C Michèle Strömquist  
State Inspector | Major Hazard Facilities  
SafeWork NSW

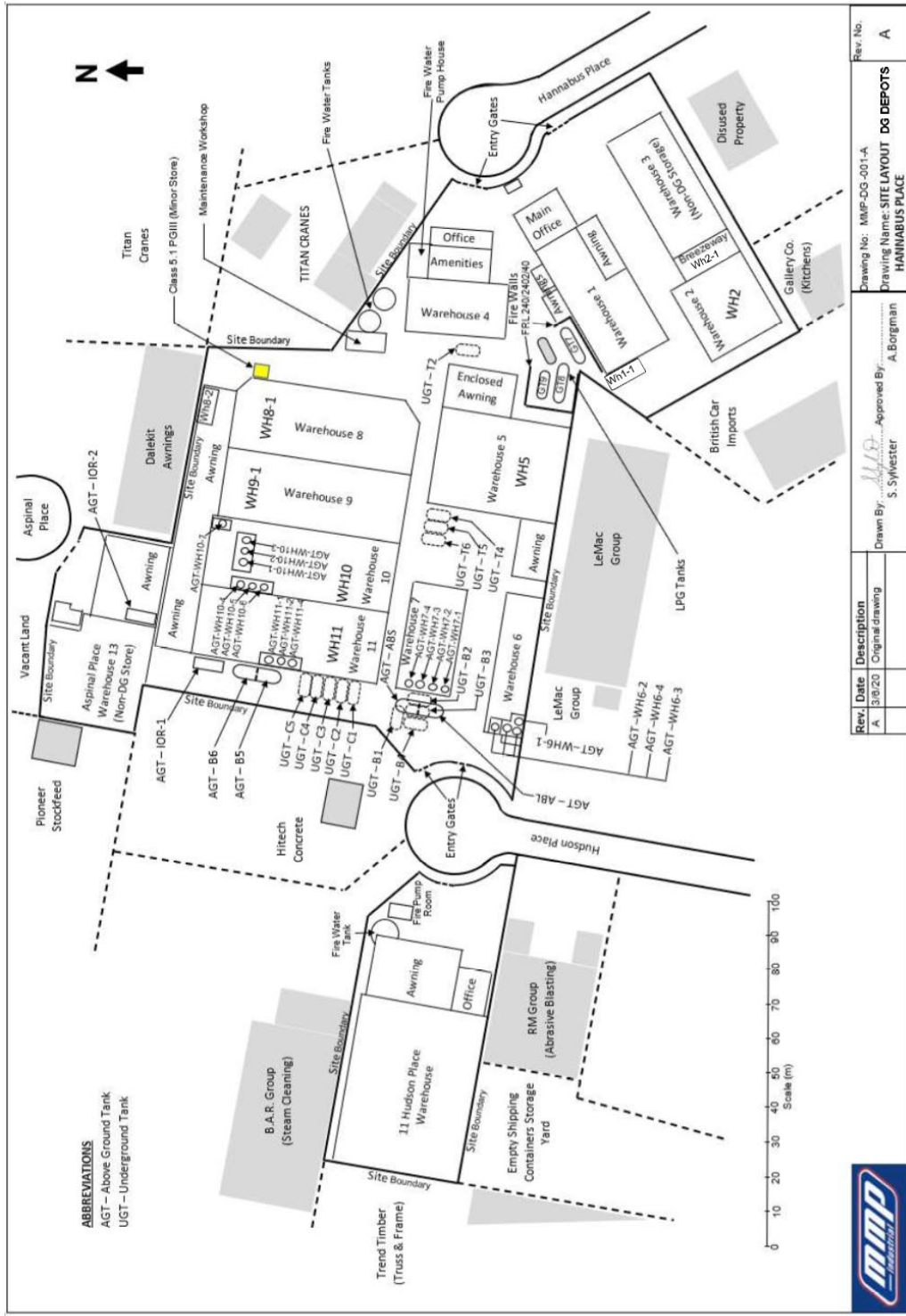
e-mail: [michele.stromquist@safework.nsw.gov.au](mailto:michele.stromquist@safework.nsw.gov.au)

Attachment – Appendix 1 – Site Identifiers (1 page).  
Appendix 2 – Annual Fire Safety Statements – the premises (6 pages)

Appendix 1 – Site Identifiers



MMP INDUSTRIAL EMERGENCY SERVICES INFORMATION PACKAGE  
**MANUFACTURING SITE MULGRAVE**  
 Jan 2023 | Final | MMP - Emergency Services Information Pack (ESIP) (Mulgrave - Jan 23)



| Rev.  | Date    | Description      | Drawn By     | Approved By | Rev. No. |
|---|---------|------------------|--------------|-------------|----------|
| A   | 3/10/20 | Original drawing | S. Sylwester | A. Borgman  | A        |
| Drawing No: MMP-DG-001-A<br>Drawing Name: SITE LAYOUT D6 DEPOTS<br>HANNABUS PLACE |         |                  |              |             |          |

July 2022

Page 15

Appendix 2 – Annual Fire Safety Statements – *the premises*

## Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

**Please note:**  
Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

**Section 1: Type of statement**

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

**Section 2: Description of the building or part of the building**

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)  
**3 HANNABUS PLACE, MULGRAVE NSW 2756**

| Lot No. (if known) | DP/SP (if known) | Building name (if applicable) |
|--------------------|------------------|-------------------------------|
|                    |                  | MMP INDUSTRIAL                |

Provide a brief description of the building or part (building use, number of storeys, construction type etc)  
BUILDING USE = CLASS 8  
STOREYS ABOVE GROUND = 1  
STOREYS BELOW GROUND = 0

**Section 3: Name and address of the owner(s) of the building or part of the building**

Full Name (Given Name/s and Family Name) \*  
**Markwood Investments Pty Ltd ATF B & N Property Trust**

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)  
**PO Box Q114, Queen Victoria Building NSW 1230**

**Section 4: Fire safety measures**

| Fire safety measure         | Minimum standard of performance           | Date(s) assessed | APFS *   |
|-----------------------------|---|------------------|----------|
| Portable Fire Extinguishers | BCA Part E1.6 AS2444 - 2001               | 10/11/2023       | F038737A |
| Fire Hose Reels             | Ordinance 70 Ministerial Specification 10 | 10/11/2023       | F038737A |
| Exit Signs                  | BCA Part E4.5, E4.6 & E4.8 AS2293.1       | 10/11/2023       | F038737A |
|                             |   |                  |          |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

**Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)**

| Part of the building inspected       | Date(s) inspected | APFS *   |
|--------------------------------------|-------------------|----------|
| <b>PATHS OF TRAVEL TO FIRE EXITS</b> | 10/11/2023        | F038737A |
|                                      |                   |          |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

3 HANNABUS PLACE, MULGRAVE NSW 2756

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1



# Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

**Section 1: Type of statement**

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

**Section 2: Description of the building or part of the building**

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)

4 HANNABUS PLACE, NSW 2756

Lot No. (if known) DP/SP (if known) Building name (if applicable)

MMP INDUSTRIAL

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

REF: FS0171/23

BUILDING USE = CLASS 8

STOREYS ABOVE GROUND = 1

STOREYS BELOW GROUND = 0

**Section 3: Name and address of the owner(s) of the building or part of the building**

Full Name (Given Name/s and Family Name) \*

MARKWOOD INVESTMENTS PTY LIMITED ATF B & N Property Trust

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

PO BOX Q114, QUEEN VICTORIA BUILDING NSW 1230

**Section 4: Fire safety measures**

| Fire safety measure         | Minimum standard of performance           | Date(s) assessed | APFS *   |
|-----------------------------|---|------------------|----------|
| Portable Fire Extinguishers | BCA Part E1.6 AS2444 - 2001               | 10/11/2023       | F038737A |
| Fire Hose Reels             | Ordinance 70 Ministerial Specification 10 | 10/11/2023       | F038737A |
| Fire Hydrant System         | BCA Part E1.3 AS2419.1                    | 10/11/2023       | F038737A |
|                             |   |                  |          |
|                             |   |                  |          |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

**Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)**

| Part of the building inspected | Date(s) inspected | APFS *   |
|--------------------------------|-------------------|----------|
| PATHS OF TRAVEL TO FIRE EXITS  | 10/11/2023        | F038737A |
|                                |                   |          |
|                                |                   |          |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

4 HANNABUS PLACE, NSW 2756

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1

# Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

**Section 1: Type of statement**

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

**Section 2: Description of the building or part of the building**

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)

5 HANNABUS PLACE, MULGRAVE NSW 2756

Lot No. (if known) DP/SP (if known) Building name (if applicable)

MMP INDUSTRIAL

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

REF: FS0513/23

BUILDING USE = CLASS 8

STOREYS ABOVE GROUND = 1

STOREYS BELOW GROUND = 0

**Section 3: Name and address of the owner(s) of the building or part of the building**

Full Name (Given Name/s and Family Name) \*

MARKWOOD INVESTMENTS PTY LIMITED ATF B & N Property Trust

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

PO BOX Q114, QUEEN VICTORIA BUILDING NSW 1230

**Section 4: Fire safety measures**

| Fire safety measure         | Minimum standard of performance     | Date(s) assessed | APFS *   |
|-----------------------------|-------------------------------------|------------------|----------|
| Portable Fire Extinguishers | BCA Part E1.6 AS2444 - 2001         | 10/11/2023       | F038737A |
| Fire Hose Reels             | BCA Part E1.4 AS2441                | 10/11/2023       | F038737A |
| Exit Signs                  | BCA Part E4.5, E4.6 & E4.8 AS2293.1 | 10/11/2023       | F038737A |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

**Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)**

| Part of the building inspected | Date(s) inspected | APFS *   |
|--------------------------------|-------------------|----------|
| PATHS OF TRAVEL TO FIRE EXITS  | 10/11/2023        | F038737A |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

5 HANNABUS PLACE, MULGRAVE NSW 2756

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1



# Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

**Section 1: Type of statement**

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

**Section 2: Description of the building or part of the building**

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)

12 HUDSON PLACE, MULGRAVE NSW 2756

| Lot No. (if known) | DP/SP (if known) | Building name (if applicable) |
|--------------------|------------------|-------------------------------|
|                    |                  | MMP INDUSTRIAL                |

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

REF: FS0536/23

BUILDING USE = CLASS 8

STOREYS ABOVE GROUND = 1

STOREYS BELOW GROUND = 0

**Section 3: Name and address of the owner(s) of the building or part of the building**

Full Name (Given Name/s and Family Name) \*

MARKWOOD INVESTMENTS PTY LIMITED ATF B & N Property Trust

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

PO BOX Q114, QUEEN VICTORIA BUILDING NSW 1230

**Section 4: Fire safety measures**

| Fire safety measure         | Minimum standard of performance     | Date(s) assessed | APFS *   |
|-----------------------------|-------------------------------------|------------------|----------|
| Portable Fire Extinguishers | BCA Part E1.6 AS2444 - 2001         | 10/11/2023       | F038737A |
| Fire Hose Reels             | BCA Part E1.4 AS2441                | 10/11/2023       | F038737A |
| Fire Hydrant System         | BCA Part E1.3 AS2419.1              | 10/11/2023       | F038737A |
| Exit Signs                  | BCA Part E4.5, E4.6 & E4.8 AS2293.1 | 10/11/2023       | F038737A |
|                             |                                     |                  |          |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

**Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)**

| Part of the building inspected | Date(s) inspected | APFS *   |
|--------------------------------|-------------------|----------|
| PATHS OF TRAVEL TO FIRE EXITS  | 10/11/2023        | F038737A |
|                                |                   |          |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

12 HUDSON PLACE, MULGRAVE NSW 2756

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1

# Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

**Section 1: Type of statement**

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

**Section 2: Description of the building or part of the building**

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)

14 HUDSON PLACE, MULGRAVE NSW 2756

| Lot No. (if known) | DP/SP (if known) | Building name (if applicable) |
|--------------------|------------------|-------------------------------|
|                    |                  | MMP INDUSTRIAL                |

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

REF: FS0535/23  
 BUILDING USE = CLASS 8  
 STOREYS ABOVE GROUND = 1  
 STOREYS BELOW GROUND = 0

**Section 3: Name and address of the owner(s) of the building or part of the building**

Full Name (Given Name/s and Family Name) \*

MARKWOOD INVESTMENTS PTY LIMITED ATF B & N Property Trust

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

POB Q114, QUEEN VICTORIA BUILDING NSW 1230

**Section 4: Fire safety measures**

| Fire safety measure         | Minimum standard of performance           | Date(s) assessed | APFS *   |
|-----------------------------|---|------------------|----------|
| Portable Fire Extinguishers | BCA Part E1.6 AS2444 - 2001               | 10/11/2023       | F038737A |
| Fire Hose Reels             | BCA Part E1.4 AS2441                      | 10/11/2023       | F038737A |
| Fire Hydrant System         | Ordinance 70 Ministerial Specification 10 | 10/11/2023       | F038737A |
| Exit Signs                  | BCA Part E4.5, E4.6 & E4.8 AS2293.1       | 10/11/2023       | F038737A |
| Emergency Lighting          | BCA Part E4.2, E4.4 AS2293.1              | 10/11/2023       | F038737A |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

**Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)**

| Part of the building inspected | Date(s) inspected | APFS *   |
|--------------------------------|-------------------|----------|
| PATHS OF TRAVEL TO FIRE EXITS  | 10/11/2023        | F038737A |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

14 HUDSON PLACE, MULGRAVE NSW 2756

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1



# Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021



**Please note:**

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

**Section 1: Type of statement**

This is (mark applicable box):  an annual fire safety statement (complete the declaration at Section 8 of this form)  
 a supplementary fire safety statement (complete the declaration at Section 9 of this form)

**Section 2: Description of the building or part of the building**

This statement applies to:  the whole building  part of the building

Address (Street No., Street Name, Suburb and Postcode)

11 ASPINALL PLACE, MULGRAVE NSW 2756

Lot No. (if known) DP/SP (if known) Building name (if applicable)

MMP INDUSTRIAL

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

BUILDING USE = CLASS 8  
 STOREYS ABOVE GROUND = 1  
 STOREYS BELOW GROUND = 0

**Section 3: Name and address of the owner(s) of the building or part of the building**

Full Name (Given Name/s and Family Name) \*

D Stewart Investments (QLD) PTY LTD ATF D Stewart Investment Trust

\* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

PO Box Q114, Queen Victoria Building NSW 1230

**Section 4: Fire safety measures**

| Fire safety measure         | Minimum standard of performance     | Date(s) assessed | APFS *   |
|-----------------------------|-------------------------------------|------------------|----------|
| Portable Fire Extinguishers | BCA Part E1.6 AS2444 - 2001         | 10/11/2023       | F038737A |
| Fire Hose Reels             | BCA Part E1.4 AS2441                | 10/11/2023       | F038737A |
| Fire Hydrant System         | BCA Part E1.3 AS2419.1              | 10/11/2023       | F038737A |
| Exit Signs                  | BCA Part E4.5, E4.6 & E4.8 AS2293.1 | 10/11/2023       | F038737A |
| Emergency Lighting          | BCA Part E4.2, E4.4 AS2293.1        | 10/11/2023       | F038737A |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

**Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)**

| Part of the building inspected | Date(s) inspected | APFS *   |
|--------------------------------|-------------------|----------|
| PATHS OF TRAVEL TO FIRE EXITS  | 10/11/2023        | F038737A |

\* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

11 ASPINALL PLACE, MULGRAVE NSW 2756

Version 4 | Effective from 1 September 2022 | NSW Department of Planning and Environment | 1