



Occupation Certificate

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

Certificate No.	OC-24074
Determination	Approved
Date of Determination	06/06/2024
+ Subject Land	
Lot + DP	Lot 102 & 103 DP 1268366
Address	2-10 Old Wallgrove Road, Horsley Park NSW 2175
Local Government Area	Fairfield City Council
+ Applicant	
Name	Goodman Developments
Company	Goodman Property Services (NSW) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
+ Owner	
Name	Goodman Property Services (NSW) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
+ Description of Development	
Description	Stage 2 development for earthworks, intersection works, construction of estate roads and services, subdivision, noise barriers, biodiversity offsets and construction, fit-out and operation of an expansion of an existing warehouse in Precinct 1 and three new warehouses in Precinct 3. <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:	OC1: Stage 1 Hardstand Expansion and associated stormwater. <i>NOTE: Pursuant to Section 53 of the EP&A (DCFS) 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.</i>
BCA Classification	Class 10b
+ Development Consent	
State Significant Development Application No. & Date of Determination	SSD-37486043 dated 11.10.2023
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-24021 dated 23.02.2024
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 or Complying Development Certificate is in force for the building; and+ 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+ 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
Fire Safety Schedule	As listed in Schedule 2
Inspection Schedule	As listed in Schedule 3

+ Details of Certifying Authority

Certifying Authority BM + G
Accreditation Number RBC00004

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-24074			
1.	OC Application Form	Goodman Property Services (NSW) PL	05.06.2024
2.	Compliance of Construction of Hardstand	Burton Contractors Oakdale East PL & Mulgoa Quarries PL	12.04.2024
3.	Compliance Certificate	Barker Ryan Stewart	06.06.2024
4.	Structural Inspection Certificate	Northrop Consulting Engineers PL	22.03.2024
5.	Works as Executed Drawing	LTS Surveyors	16.04.2024
6.	Schedule of Subcontractors	Burton Contractors Oakdale East PL & Mulgoa Quarries PL	Not dated
7.	Marked-up Works as Executed Drawing	LTS Surveyors	16.04.2024
8.	Email regarding S.7.12 contributions	Fairfield City Council	23.05.2024
9.	Stormwater Works as Executed Drawings	LTS Surveyors	16.04.2024

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.	NOT APPLICABLE				
Other BCA Requirement					
PS-2.	NOT APPLICABLE				

+ Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Not Applicable: Class 10b

+ Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
<ul style="list-style-type: none">After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	29.05.2024	Yes

6 June 2024

The General Manager
Fairfield City Council
PO Box 21
FAIRFIELD NSW 1860

Dear Sir/Madam

**Re: SSD-37486043 - 2-10 Old Wallgrove Road, Horsley Park
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	Goodman Developments
Subject Address	2-10 Old Wallgrove Road, Horsley Park NSW 2175
Project No.	230420
Date Received	05.06.2024
Date Determined	06.06.2024

Please find undercover a copy of the Partial Occupation Certificate No. OC-24074 for the completed Stage 2 development for earthworks, intersection works, construction of estate roads and services, subdivision, noise barriers, biodiversity offsets and construction, fit-out and operation of an expansion of an existing warehouse in Precinct 1 and three new warehouses in Precinct 3.

This Partial Occupation Certificate has been issued for:

- + Stage 1 Hardstand Expansion and associated stormwater.

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

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, a sum of \$44.00 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,



Dean Goldsmith
Building Surveyor

BM+G

Building Surveyor-Unrestricted (NSW)

6 June 2024

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

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Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)