

Occupation Certificate

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

Certificate No.	OC-24189
Determination	Approved
Date of Determination	21/01/2025
+ Subject Land	
Lot + DP	Lot 103 DP 1268366 (previously Lot 101 DP 1257276)
Address	10 Old Wallgrove Road, Horsley Park
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	BGMG 14 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7432
+ Description of Development	
Description	Earthworks and Rehabilitation Works at the Subject Premises to provide relative levels suitable for future industrial development. <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: Precinct 3B Earthworks, RW01 Chainage 778-400 <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. The first partial Occupation Certificate was issued for this development on the 21.01.2025.</i>
BCA Classification	Class 10b
+ Development Consent	
Development Application No. & Date of Determination	DA347.1/2021 (02.08.2022), DA347.2/2021 (21.04.2023) & DA347.3/2021(31.10.2023)
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-24091 dated 24.07.2024, CC-23219 dated 30.11.2023, CC-23197 dated 27.10.2023, CC-23159 dated 15.08.2023, CC-23071 dated 12.05.2023, CC-22203/B dated 28.04.2023, CC-22203/A dated 14.02.2023, CC-22203 dated 09.11.2022
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 Plus G Pty Ltd

Accreditation Number RBC00037

Signature

Signed on Behalf of BM+G

Certifier's Name

Dean Goldsmith

Registration Number:

BDC: 0141

Liability limited by a scheme approved under Professional Standards Legislation

+ Schedule 1 – Schedule of Documentation

Document Relied Upon

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

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
OC1 – OC-24189			
1.	OC Application Form	BGMG 14 Pty Ltd	21 January 2025
2.	Email Correspondence – Submission to Council	Geosyntec Consultants Pty Ltd	02 December 2024
3.	Site Audit Statement	Geosyntec Consultants Pty Ltd	29 November 2024
4.	Subcontractor List	Burton Contractors Oakdale East Pty Ltd & Mulgoa Quarries Pty Ltd	15 November 2024
5.	Head Contractor Statement	Burton Contractors Oakdale East Pty Ltd & Mulgoa Quarries Pty Ltd	10 January 2025
6.	Structural Construction Certification	Costin Roe Consulting Pty Ltd	16 January 2025
7.	Retaining Wall Certification	UCBC	17 January 2025
8.	Email Correspondence – Handover of Feeder	Endeavour Energy	04 September 2024
9.	Building Pad Survey	Freeburn Surveying	26 September 2024
10.	Surveyor Letter	Freeburn Surveying	20 November 2024
11.	Email Correspondence – Section 7.12 Contribution Confirmation	Fairfield City Council	20 January 2025
12.	OC1 Areas Markup	Arcadis	20 January 2025

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.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building.
- + Please complete all sections in full using CAPITAL LETTERS

Section 1: Location of building

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

10 OLD WALLGROVE ROAD, HORSLEY PARK

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 103	DP 1268366	OAKDALE EAST ESTATE

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.
- Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

- Original Schedule Lost or Destroyed Correction of errors or omissions.

Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-24091

Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire Safety Measure	+ Minimum Standard of Performance
Current (Existing)		
1.	NOT APPLICABLE – CLASS 10B	

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	NOT APPLICABLE – CLASS 10B	

Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of Report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and Details of Non-Compliance
NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

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.

+ Item No.	+ Fire Safety Measure	+ Minimum Standard of Performance
Current (Existing)		
1.	NOT APPLICABLE – CLASS 10B	

Proposed (New or Modified)		
1.	NOT APPLICABLE – CLASS 10B	

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 Measures	+ Description of Exemption
1.	NOT APPLICABLE – CLASS 10B	

Section 7: Name of authority or registered certifier issuing this schedule

Name Organisation (Business name)

DEAN GOLDSMITH BM PLUS G PTY LTD

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

SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007

Registration Number (Where Applicable)

RBC00037 (BDC0141)

Date of Issue

21/01/2025

+ 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)	21.01.2025	Yes/No



21 January 2025

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

Dear Sir/Madam

**Re: DA No. DA347.1/2021 – 10 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 Property Services (Aust) PL
Subject Address	10 Wallgrove Road, Horsley Park
Project No.	220264
Date Received	20.01.2025
Date Determined	21.01.2025

Please find undercover a copy of the Partial Occupation Certificate No. OC-24189 for the completed Earthworks and Rehabilitation Works at the Subject Premises to provide relative levels suitable for future industrial development.

This Partial Occupation Certificate has been issued for:

- + Precinct 3B Earthworks, RW01 Chainage 778-400

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 \$45.00 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
Director
BM+G