



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-21142
DETERMINATION:	Approved
DATE OF DETERMINATION:	08 October 2021
SUBJECT LAND: Lot & DP	Lot 12 DP 1178389 Lot 87 DP 752041
Address	Building 1C - Oakdale South Industrial Estate, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone / Fax / Email	Ben McGilp Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7400 Fax: 02 9230 7444
OWNER: Name Address Phone / Fax / Email	BGAI 8 Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7347 Fax: 02 9230 7444
DESCRIPTION OF DEVELOPMENT:	Construction of the warehouse and ancillary office (Site 1C Oakdale South Estate). <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
WHOLE / PART: <i>Description of part (where applicable):</i>	Part (OC3): 1C-2 (AMBER): Office and remainder of base build. OC1: 1C-2 (AMBER): Warehouse, Hardstands, Dock Office and Main Office FIP Area. <i>NOTE: Pursuant to clause 156A of the EP&A regulation 2000, 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. This is the first partial Occupation Certificate issued for this development on the 24.09.2021, the second partial Occupation Certificate issued 08.10.2021.</i>
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	SSD-6917 (26.10.2016), MOD 1 (21.04.2017), MOD 3 (05.10.2017), MOD 4 (18.12.2017), MOD 5 (23.11.2017), MOD 6 (15.06.2018), MOD 7 (11.12.2018), MOD 8 (17.12.2018), MOD 9 (21.02.2019), MOD 10 (05.08.2019), MOD 11 (28.10.2019), MOD 12 (03.12.2020), MOD13 (24.02.2021) & MOD14 (02.07.2021)
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-21001 (13.01.2021), CC-2102 (15.03.2021) & CC-21051 (11.05.2021)
STATUTORY CERTIFICATION: <i>Blackett Maguire + Goldsmith 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 an interim/part 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

DETAILS OF CERTIFYING AUTHORITY:

Certifying Authority
Accreditation No.

Blackett Maguire + Goldsmith Pty Ltd
RBC00004

SIGNATURE:

Date: 08/10/2021

SIGNED ON BEHALF OF BM+G:

Dean Goldsmith

Accreditation No. BDC 0141



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

DOCUMENTATION RELIED UPON

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

+ Documentation:

ITEM	DOCUMENTATION	PREPARED BY	DATE
OC1-21129			
1.	OC Application Form	Goodman Property Services (Aust) PL	10.08.2021
2.	Fire Safety Certificate	Will Kitchen	13.09.2021
3.	Statement – Automatic Fire Alarm Monitoring System	ADT Fire Monitoring	10.09.2021
4.	Statement – Mechanical and Ventilation	New Edge Group PL	10.09.2021
5.	Installation Certificate – Suppression System	Flame Safe Fire Protection PL	13.09.2021
6.	Installation Certificate – Occupant Warning System	Flame Safe Fire Protection PL	13.09.2021
7.	Installation Certificate - Electrical	Modcol PL	10.09.2021
8.	Installation Certificate – fire doors	Kompass Group Australia	10.09.2021
9.	Installation Certificate – FHR Certificate	Commercial Plumbing PL	02.09.2021
10.	Installation Certificate – FH Certificate	Commercial Plumbing PL	02.09.2021
11.	Installation Certificate – Fire collars	Commercial Plumbing PL	02.09.2021
12.	Installation Certificate – Lightweight construction	Kompass Group Australia	10.09.2021
13.	OC Design Compliance Statement – Paths of Travel and Perimeter Vehicular Access	SBA Architects	10.09.2021
14.	Installation Certificate – Portable Fire Extinguishers	Flame Safe Fire Protection PL	13.09.2021
15.	Builder/Head Contractor Statement	Texco Construction (VIC) PL	17.09.2021
16.	Condition D16 Letter	LTS	11.08.2021
17.	Registered Plan of Subdivision/Admin Sheets	BGAI 8 PL	21.08.2020
18.	Statement VPA Works in Kind Contributions Certificate	Goodman Property Services (Aust) PL	30.07.2021
19.	Email confirming works-in-kind contribution has been made to DPIE	DPIE	13.12.2017
20.	Operational Traffic Management Plan	Ason Group	25.05.2021
21.	Approval of Operational Environmental Management Plan	Planning, Industry & Environment	01.07.2021
22.	DA#E46A Statement – Offset Environmental credits letter	EMM	30.04.2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
23.	Bushfire Emergency Evacuation Plan	Not Specified	April 2021
24.	OC Staging Plan	SBA Architects PL	12.07.2021
25.	Access and Fall Protection System Certification	Sayfa Systems	27.07.2021
26.	External Wall System Disclosure Certificate	Texco Construction (VIC) PL	20.09.2021
27.	Architectural Design Compliance Certificate	SBA Architects PL	17.09.2021
28.	Fire Hydrants Flow Test Sheet	Fire Compliance & Maintenance PL	20.08.2021
29.	Energy Efficiency Statement	Texco Construction (VIC) PL	20.09.2021
30.	Statement System Completion Certificate - Sprinklers	Flame Safe Fire Protection PL	16.09.2021
31.	Commissioning Report – Diesel Fire Pump	BKB Pumping Solutions	31.08.2021
32.	Commissioning Report – Diesel Fire Pump	BKB Pumping Solutions	31.08.2021
33.	Commissioning Report – Jockey/Jacking Pumps	BKB Pumping Solutions	31.08.2021
34.	Installation Certificate – Glazing	Boka Windows PL	05.07.2021
35.	Installation Certificate – Windows	Boka Windows PL	05.07.2021
36.	Installation Certificate – Waterproofing	Commercial Waterproofing & Tiling PL	31.08.2021
37.	Schedule of Slip Testing	Not Specified	Not Specified
38.	Test Report No. 130821A – slip resistance	GripTek Anti-Slip Solutions PL	13.08.2021
39.	Test Report No. 090921A – slip resistance	GripTek Anti-Slip Solutions PL	09.09.2021
40.	Letter of Compliance – Roof/Wall	Skyview Roofing Australia PL	Aug 2021
41.	Final Fire Engineering Sign-off	Core Engineering Group	24.09.2021
42.	Section 73 Compliance Certificate	Sydney Water Corporation	19.04.2021
43.	Bushfire Protection Compliance Letter	Texco Construction (VIC) PL	17.09.2021
44.	FHR Flow Test Sheets	Fire Compliance & Maintenance PL	20.08.2021
45.	Test Report No. 515278001. -	Exova Warringtonfire	19.06.2018
46.	Test Report No. 56715500a.2	Exova Warringtonfire	04.09.2018
47.	Coated Steel – Colorbond Data Sheet	Bluescope	Not Specified
48.	Statement - Sustainability Management Plan	Texco Construction (VIC) PL	17.09.2021
49.	Glazing Certificate	Boka Windows PL	16.07.2021
50.	Installation Certificate – Mechanical Services	New Edge Group PL	10.09.2021
51.	Schedule of Subcontractors	Not Specified	Not Specified
52.	Hydraulics Certificate Sanitary Plumbing	Commercial Plumbing PL	02.09.2021
53.	Statement – Mechanical Systems	New Edge Group PL	15.09.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
54.	DAB9 Statement – GFA compliance	Goodman	22.09.2021
55.	OWS System Checklist	FlameSafe Fire Protection	07.04.2021
56.	Installation Certificate – fire hazard properties	Fowlers Carpets PL	16.09.2021
57.	Test Report NO. 17-004111 - PVC	AWTA	17.08.2017
58.	Installation Certificate – schedule of fire hazard properties	Kompass Group Australia	21.09.2021
59.	Supplementary Letter to Engineers Certificate of Completed works	Texco Construction (VIC) PL	23.09.2021
60.	Structural Construction Certificate	Costin Roe Consulting PL	23.09.2021
61.	Test Report NO. P172448A – Assembly System Direct Stick	APL	23.11.2017
62.	Surveyors Report	Real Serve	17.09.2021
63.	Certification of Waterproofing	Commercial Waterproofing & Tiling PL	31.08.2021
64.	Installation Certification - Electrical	Modcol PL	10.09.2021
65.	Builder's Outstanding Works Letter	Texco Construction (VIC) PL	24.09.2021
66.	Landscape Final Inspection	Iscape Projects	21.09.2021
67.	Letter/Report Out – Final Fire Safety Report	FRNSW	16.09.2021
68.	Operational Environmental Management Plan	SLR	May 2021
69.	DA Condition E5 Statement – Car Parking Spaces	Goodman Property Services (Aust) PL	22.09.2021
70.	FRNSW Response Letter	Texco Construction (VIC) PL	23.09.2021
71.	Statement – Window Cleaning Method	Goodman Property Services (Aust) PL	16.09.2021
72.	Certificate of Completion - Landscaping	Site Image Landscape Architects	24.09.2021
73.	Bushfire OC Report	ABPP	24.09.2021
74.	Civil Certification	AT&L	24.09.2021
75.	WAE Stormwater Plans	AWD	24.09.2021
OC3-21142			
76.	OC Application Form	Goodman Property Services (Aust) PL	24.09.2021
77.	Fire Safety Certificate	BGA18 PL	29.09.2021
78.	Statement - Fail Safe Devices	New Edge Group PL	10.09.2021
79.	Installation Certificate - Suppression Systems	FlameSafe Fire Protection PL	20.09.2021
80.	Installation Certificate – OWS	FlameSafe Fire Protection PL	20.09.2021
81.	Installation Certificate – Fire Hose Reels	CB Commercial Plumbing PL	02.09.2021
82.	Installation Certificate – Fire Hydrants	CB Commercial Plumbing PL	02.09.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
83.	Installation Certificate - Lightweight Framing	Kompass Group Australia	10.09.2021
84.	Installation Certificate - Fire Extinguishers	FlameSafe Fire Protection PL	20.09.2021
85.	Installation Certificate - Alarm Signalling	ADT Fire Monitoring	10.09.2021
86.	DA#E52 Statement - Sustainability Management Plan	Texco Construction (VIC) PL	23.09.2021
87.	Schedule of Subcontractors	Texco Construction (VIC) PL	Not Specified
88.	Installation Certificate - Mechanical Systems	New Edge Group PL	15.09.2021
89.	Hydraulic Certificate -Sanitary Plumbing	CB Commercial Plumbing PL	02.09.2021
90.	Test Report p172448A - FC (1) direct-stick (1)	APL	23.11.2017
91.	Installation Certificate - Floor Linings	Fowlers Carpets	16.09.2021
92.	Test Report No. 17-004111 - Floor Linings AS9239	AWTA	17.08.2017
93.	Installation Certificate - Wall & Ceiling Linings	Kompass Group Australia	21.09.2021
94.	Fire Hydrants Flow Test Sheet	FCM	20.08.2021
95.	Fire Hose Reels Flow Test Sheet	FCM	20.08.2021
96.	Sprinkler System	FlameSafe Fire Protection PL	16.09.2021
97.	Comissioning Report - Diesel Pump 1	BKB Pumping Solutions	31.08.2021
98.	Comissioning Report - Diesel Pump 2	BKB Pumping Solutions	31.08.2021
99.	Commissioning Report - Jockey Pump	BKB Pumping Solutions	31.08.2021
100.	Energy Efficiency Statement	Texco Construction (VIC) PL	23.09.2021
101.	Installation Certificate - Glazing	BOKA Windows PL	05.07.2021
102.	Installation Certificate - Windows	BOKA Windows PL	05.07.2021
103.	Installation Certificate - Waterproofing	Commercial Waterproofing & Tiling PL	31.08.2021
104.	Certification of Waterproofing	Commercial Waterproofing & Tiling PL	31.08.2021
105.	Architectural Design Compliance Statement	SBA Architects PL	01.10.2021
106.	Test Report No. 011021A Wet Pendulum Lift	Griptek Anti-Slip Solutions PL	01.10.2021
107.	Final Fire Safety Engineering Signoff	Core Engineering Group	24.09.2021
108.	Architect Design Compliance Statement	SBA Architects PL	20.09.2021
109.	Mechanical Services Design Certificate	Grosvenor Engineering Group	05.10.2021
110.	Builder/Head Contractor Certification	Texco Construction (VIC) PL	06.10.2021



ITEM	DOCUMENTATION	PREPARED BY	DATE
111.	Structural Certificate – Balustrades	Costin Roe Consulting	06.10.2021
112.	Electrical Installation Certificate	Modcol PL	06.10.2021
113.	Statement - Lift Floor Finishes	Texco Construction (VIC) PL	06.10.2021
114.	Lift Registration Payment	Service NSW	05.10.2021
115.	Schedule of Slip Tests	Not Specified	Not Specified
116.	Test Report No. 130821A - Wet Pendulum Tiles	Griptek Anti-Slip Solutions PL	13.08.2021
117.	Test Report No. 090921A - Wet Pendulum Vinyl	Griptek Anti-Slip Solutions PL	09.09.2021
118.	Test Report No. 220921A - Wet Pendulum Concrete	Griptek Anti-Slip Solutions PL	22.09.2021
119.	Test Report No. 011021B - Wet Pendulum Treads	Griptek Anti-Slip Solutions PL	01.10.2021
120.	Test Report No. 220921B - Wet Pendulum External	Griptek Anti-Slip Solutions PL	22.09.2021
121.	Supplementary Letter to Engineer's Certification – Balustrades	Texco Construction (VIC) PL	07.10.2021
122.	Installation Certificate	Kleeman Elevators Australia	01.09.2021
123.	FFSR will not be provided	FRNSW	08.10.2021

EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017 (cl. 155(1)(f))

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

- + Proposed Alternative Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 20.04.2021
REFERENCE NO. & VERSION: F201465_FER_02
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION NO.: 3200



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

OWNER:	BGA18 Pty Ltd
ADDRESS:	Lot 12 DP 1178389 & Lot 187 DP 752041, Kemps Creek
DEVELOPMENT APPLICATION No.:	SSD-6917 (As Amended)
CONSTRUCTION CERTIFICATE No.:	CC-21001, CC-2102 & CC-21051
OCCUPATION CERTIFICATE No.:	OC-21142

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	New
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8, Spec E2.2a Clause 6 and Clause 3.22 of AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Control Centre	BCA Spec E1.8	✓
Fire Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Manually Operated Smoke Clearance System	BCA Clause E2.2, & AS/NZS 1668.1 – 2015 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓
Fire engineered Alternative Solutions relating to: + Perimeter Vehicular Access + Extended Travel Distances + External Hydrants Beneath Awnings	BCA Performance Requirements CP9, DP4 & EP2.2, Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	03.03.2021	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	02.06.2021	Yes
▪ Preliminary Final Inspection and onsite testing of all active fire safety systems.	Dean Goldsmith (BDC0141)	25.08.2021	Yes
▪ Prior to covering waterproofing in any wet areas.	Dean Goldsmith (BDC0141)	14.07.2021	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	02.06.2021	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	16.07.2021	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	25.08.2021	Yes
▪ Progress Inspection – Cl.152 FRNSW	Dean Goldsmith (BDC0141)	15.09.2021	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	23.09.2021	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building – OC1.	Dean Goldsmith (BDC0141)	23.09.2021	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building – OC3.	Dean Goldsmith (BDC0141)	29.09.2021	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building – OC3.	Dean Goldsmith (BDC0141)	06.10.2021	Yes



BLACKETT
MAGUIRE+
GOLDSMITH

08 October 2021

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-6917 (AS AMENDED)
BUILDING 1C - OAKDALE SOUTH INDUSTRIAL ESTATE, LOT 12
DP1178389 & LOT 87 DP 752041, KEMPS CREEK
PART OCCUPATION CERTIFICATE**

As required by Clause 151(2) of the EP&A Regulation 2000 (the Regulation) notice is hereby given that the following application for Occupation Certificate has now been approved.

Applicant: Goodman Property Services (Aust) Pty Ltd
Subject Address: Bld 1C, Oakdale South Estate, Kemps Creek
Project No: 200414
Date Received: 23 September 2021
Date Determined: 08 October 2021

Please find undercover a copy of the Part Occupation Certificate No. OC-21142 for the completed Construction of the warehouse and ancillary office (Site 1C Oakdale South Estate).

This Interim Occupation Certificate has been issued for:

+ Part: 1C-2 (AMBER): Office and remainder of base build.

We have also enclosed a copy of the documentation relied upon as indicated on the Occupation Certificate for Council's record.

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$41.00 for the submission of this Part 6 Certificate and request that a receipt for which is forwarded to our office.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd

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Broadway NSW 2007
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