



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22071
DETERMINATION:	Approved
DATE OF DETERMINATION:	20 June 2022
SUBJECT LAND: Lot & DP	Lot 20 DP 1266034
Address	Lot 2A – Oakdale South Estate 1 Ottelia Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone / Fax / Email	Mack Bowman Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7400
OWNER: Name Address Phone / Fax / Email	BGAI 8 Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7400
DESCRIPTION OF DEVELOPMENT:	Construction of the Warehouse & Distribution Centre including three (3) Tenancies (Site 2A, Precinct 2, Oakdale South Estate). <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i> Part – OC2: Office 2A-1 <u>excluding</u> Tenant Fit-out; and OC1: Warehouse 2A-1 & 2A-2, Ground Floor Office 2A-2 (excluding amenities), hardstand and ancillary car parking and Warehouse 2A-2 Racking <u>only</u> <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 10.06.2022.</i>
WHOLE / PART: <i>Description of part (where applicable):</i>	
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	DA20/0693.2 (31.05.2021 & MOD1 31.01.2022)
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-21136 (13.09.2021), CC-21184 (30.11.2021) & CC-22069 (12.05.2022)
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: 20/06/2022
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BDC 0141

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



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
Document for IOC1 – OC-22056			
1.	OC Application Form	Goodman Property Services (Aust) PL	01.06.2022
2.	Fire Safety Certificate	BGAI 8 Pty Ltd	30.05.2022
3.	Subdivision Plans/Sheets	BGAI 8 Pty Ltd	21.08.2020
4.	Subdivision Plan – DA31	NSW Government Planning	18.12.2017
5.	Certificate of Practical Completion	NBN	29.04.2022
6.	Certificate of Practical Completion	NBN	03.03.2022
7.	Certification Letter – DA55 - Covenants	LTS	24.05.2022
8.	Receipt of payment no. R000049123	Penrith City Council	01.09.2021
9.	Mechanical Air Handling Systems – Installation Certificate	Eastwood Air Conditioning PL	01.06.2022
10.	Installation Certificate - Electrical	DNK Electrical	31.05.2022
11.	Installation Certificate – Fire Safety Measures – smoke exhaust system	Eastwood Air Conditioning PL	01.06.2022
12.	Installation Certificate - FHR	Leonay Plumbing PL	25.05.2022
13.	Installation Certificate - FH	Leonay Plumbing PL	25.05.2022
14.	Installation Certificate – fire safety measures – automatic fire and detection & alarm system; fire suppression system; BOWS, fire extinguishers	Force Fire	25.05.2022
15.	OC Staging Plan	Goodman Property Services (Aust) PL	17.01.2022
16.	VPA Works-In-Kind Credit Discharge Certificate	NSW Government Planning & Environment	
17.	Statement – Graffiti Resistant Coatings	Prime Constructions	03.06.2022
18.	Section 73 Compliance Certificate	Sydney Water Corporation	21.12.2021
19.	Certificate of Practical Completion of Developers Activities	NBN	29.04.2022
20.	Certificate of Practical Completion of Developers Activities	NBN	03.03.2022
21.	Structural Engineering Compliance Certificate (Racking)	Geotron Engineering Consultants	06.06.2022
22.	Structural Design Certification – Selective Pallet Racking	Dexion (Australia) PL	05.05.2022
23.	Installation Certificate – Hydraulic	Leonay Plumbing PL	25.05.2022
24.	Fire Alarm System Connection Notice	ADT Fire Monitoring	31.05.2022
25.	Warranty Statement – Forged Storz Hermaphrodite Hose Couplings	Firequip PL	25.03.2022
26.	Installation Certificate – lightweight fire rated construction	Auzoom Projects PL	26.05.2022
27.	Certificate of Compliance – Waterproofing	LT Tiles and Stone PL	Not Dated



ITEM	DOCUMENTATION	PREPARED BY	DATE
28.	Height Safety Practical Completion Report	Access Compliance Services Independent Consulting	01.06.2022
29.	Installation Certificate – contractor compliance statement	MRP Group NSW PL	03.06.2022
30.	Letter/Report Out – Final Fire Safety Report Request	FRNSW	07.06.2022
31.	Bushfire Occupation Certificate	ABPP	09.06.2022
32.	Mechanical Services Noise Emission	SLR	07.06.2022
33.	Installation Certificate – Civil/Stormwater	AWJ	31.05.2022
34.	WAE Stormwater Plans	Alexander Tait	02.06.2022
35.	Installation Certificate – Civil/Stormwater	AT&L	10.06.2022
36.	Installation Certificate – Civil/Traffic/Carpark	AWJ	31.05.2022
37.	Evidence of submission of Stormwater WAE plans to Council	Prime Constructions	09.06.2022
38.	Installation Certificate – Directional Signage and line marking	Prime Constructions	09.6.2022
39.	Letter – Council infrastructure	Prime Constructions	03.06.2022
40.	Landscape Implementation Report	Cabbage Tree Landscapes	10.06.2022
41.	Schedule of Subcontractors	Prime Constructions	Not Dated
42.	Builders Compliance Statement	Prime Constructions	03.06.2022
43.	Architectural Design Compliance Statement	SBA Architects	09.06.2022
44.	Installation Certificate - Structural	Prime Constructions	09.06.2022
45.	Structural Construction Certification	Costin Roe Consulting	06.06.2022
46.	Structural Construction Certification	Costin Roe Consulting	06.06.2022
47.	Installation Certificate – Balustrades - Structural	Bellmont Façade Engineering	09.06.2022
48.	Certificate of Compliance - Balustrades	Elite Balustrades	09.06.2022
49.	Test Report No. 14-000003	AWTA Product Testing	09.10.2014
50.	Test Report No. 7-574065-AN	AWTA Product Testing	03.08.2010
51.	Installation Certificate – fire hazard properties	Master Carpet Holdings PL	31.05.2022
52.	Commissioning Test Sheet – Diesel - Sprinkler	Prime Pumps	19.05.2022
53.	Commissioning Test Sheet – Diesel - Sprinkler	Prime Pumps	19.05.2022
54.	Hydrant Flow – Test Report	Leonay Plumbing PL	09.05.2022
55.	Flow Test Result Sheet – Pump 1	Prime Pumps	19.05.2022
56.	Fire Sprinkler System Commissioning/Hand-Over Checklist	Force Fire	09.06.2022
57.	Hose Reel Flow-Test Report	Leonay Plumbing PL	09.05.2022
58.	Installation Certificate – landscape works	Cabbage Tree Landscape	10.06.2022
59.	Installation Certificate – Section J	South West Aluminium PL	08.06.2022
60.	Energy Efficiency Certificate	EMF Griffiths	09.06.2022
61.	Surveyors Report	Real Serve	31.05.2022
62.	Builder's Compliance statement	Prime Constructions	09.06.2022
63.	Test Report No. 070622A	Griptek Anti-Slip Solutions PL	07.06.2022
64.	Comms Room Fire Rating and Penoseals report	Force Fire	03.05.2022
65.	Test Report No. 070622B	Griptek Anti-Slip Solutions PL	07.06.2022
66.	Statement – conforming building products and materials	Prime Constructions	07.06.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
67.	Email confirming receipt of payment for DA65	Penrith City Council	10.06.2022
68.	Certification of Earthworks	Ground Technologies PL	10.06.2022
69.	Email submission of updated dilapidation report	Prime Constructions	10.06.2022
70.	Dilapidation Report	Prime Constructions	June 2022
71.	Installation Certificate – Schedule of Slip Resistance	Master Vinyls PL	09.06.2022
72.	Receipt No. R000049123 – DA65	Penrith city Council	01.09.2021
73.	Installation Certificate – Civil/Traffic/Carpark	AT&L	10.06.2022
74.	Regulatory Information Report No. FAS190234 – TBA firefly	Warringtonfire	09.02.2022
75.	Fire Engineering Inspection Report	Affinity Fire Engineering	10.06.2022
76.	Installation Certificate – Fire safety measures – fire seals and collars	Force Fire & Safety PL	Not Dated
77.	Landscape Management Plan & Completion Statement	Site Image	10.06.2022
78.	Builder's Certification – Seismic Restraint	Prime Constructions	10.06.2022
79.	Accessibility Completion Statement	ABE Consulting	10.06.2022
80.	Installation and Schedule – Waterproofing and Slip Resistance	LT Tiles and Stone Pty Ltd	31.05.2022
81.	FRNSW Cl.152 Response Letter	Prime Constructions	10.06.2022
Documentation for IOC2 – OC-22071			
82.	Application form	Goodman Property Services (Aust) Pty Ltd	
83.	Staged OC Plan	SBA Architects	17 January 2022
84.	Fire Safety Certificate	Prime Constructions	17 June 2022
85.	Letter out Final Fire Safety Report	Fire + Rescue NSW	07 June 2022
86.	Report out – Final Fire Safety Report	Fire + Rescue NSW	07 June 2022
87.	FRNSW Final Fire Safety Report	Prime Constructions	09 June 2022
88.	Mechanical Services Noise Emission Report	SLR Consulting Australia Pty Ltd	07 June 2022
89.	Schedule of Subcontractors	Prime Constructions	Undated
90.	Builders Certifications – Seismic Constraints	Prime Constructions	10 June 2022
91.	Builders Letter regarding OC Condition 7	Prime Constructions	14 June 2022
92.	Architects Design Compliance Statement	SBA Architects Pty Ltd	16 June 2022
93.	Certificate of Compliance – Mild Steel Balustrades	Elite Balustrades Pty Ltd	09 June 2022
94.	Installation Certificate – Balustrades	Bellmot Façade Engineering	17 June 2022
95.	Mechanical Air Handling Systems Installation Certificate	Eastwood Airconditioning Pty Ltd	17 June 2022
96.	Installation Certificate – Electrical	DNK Electrical (NSW) Pty Ltd	31 May 2022
97.	Installation Certificate – Hydraulic	Leonay Plumbing Pty Ltd	15 May 2022
98.	Certification & Schedule of Fire Hazard Properties – Carpet & Vinyl	Master Carpet Holdings Pty Ltd	31 May 2022
99.	Certification & Schedule of Fire Hazard Properties – Wall Linings Office 2A1 and 2A2	Auzoom Projects Pty Ltd	6 June 2022
100.	Hydrant Flow Test Report	Diesel Electric Dynamics	9 May 2022
101.	Commissioning Test Sheet – Diesel	Prime Pumps	19 May 2022
102.	Fire Alarm System Commissioning	Force Fire	26 May 2022
103.	Commissioning Test Sheet – Diesel	Prime Pumps	19 May 2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
104.	Hose Reel Flow Test Report	Diesel Electric Dynamics	9 May 2022
105.	Fire Sprinkler System Commissioning / Hand-Over Checklist	Force Fire	9 June 2022
106.	Flow Test Result Sheet – Pump 1 & Pump 2	Prime Pumps	19 May 2022
107.	Warranty Statement – Forged Storz Hermaphrodite Hose Couplings	Firequip Pty Ltd	25 May 2022
108.	Installation Certificate – Fire Seals & Collars	Force Fire & Safety Pty Ltd	Undated
109.	Penetration Registry – Comms room fire rating and penoseals	Force Fire & Safety Pty Ltd	3 May 2022
110.	Penetration Register	Force Fire & Safety Pty Ltd	17 June 2022
111.	Penetration Registry – Fire rated cupboards and smoke seals	Force Fire & Safety Pty Ltd	7 June 2022
112.	Installation Certificate – Lightweight Fire Rated Construction	Auzoom Projects Pty Ltd	26 May 2022
113.	Fire Engineering Inspection Report	Affinity Fire Engineering	17 June 2022
114.	Installation Certificate – Fire Hydrant System	Leonay Plumbing Pty Ltd	15 June 2022
115.	Installation Certificate – <ul style="list-style-type: none"> + Automatic Fire Detection & Alarm Systems + Automatic Fire Suppression Systems + Building Occupant Warning System + Portable Fire Extinguishers 	Force Fire & Safety Pty Ltd	14 June 2022
116.	Fire Test Report – Marmoleum 2.5mm sheet flooring TS2 Code 3244	AWTA Product Testing	9 October 2014
117.	Fire Test Report – “Platform” Tufted loop pile carpet tile	AWTA Product Testing	4 August 2010
118.	RIR – Fire Resistance of TBA Firefly Intubatt blank and linear gap seal systems	Warringtonfire	30 September 2021
119.	RIR – Fire resistance performance of service penetrations through TBA Firefly Intubatt systems	Warringtonfire	9 February 2022
120.	RIR – Fire resistance performance of TBA Firefly Linear gap seals, control joints within Walls and Floors	Warringtonfire	17 December 2021
121.	Installation Certificate – External Aluminium Windows and Doors including Glazing	South West Aluminium Pty Ltd	8 June 2022
122.	Energy Efficiency Certificate – Section J Report	EMF Griffiths	9 June 2022
123.	Installation Certificate – Aluminium Windows and Doors	South West Aluminium Pty Ltd	8 June 2022
124.	Certificate of Compliance – Waterproofing	LT Tiles and Stone Pty Ltd	Undated
125.	Certification and Schedule of Slip Resistance – Carpet, Vinyl & Polished Concrete to 2A1 and 2A2	Master Vinyls Pty Ltd	9 June 2022
126.	Installation Certificate – Tiling and Waterproofing Works	LT Tiles and Stone Pty Ltd	31 May 2022
127.	Completion Statement – Nosings	Prime Constructions	14 June 2022
128.	Statement regarding Building Products & Materials	Prime Constructions	14 June 2022
129.	Slip Test – External Paving. Test Report No: 070622B	Griptek Anti-Slip Solutions Pty Ltd	7 June 2022
130.	Slip Test – Bathrooms. Test Report No. 070622A	Griptek Anti-Slip Solutions Pty Ltd	7 June 2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
131.	Slip Test – Nosing Step Master 400 Series. Report No. R7701.1	Safe Environments Pty Ltd	16 March 2018
132.	Slip Test – Nosing Step Master 800 Series. Report No. R7702	Safe Environments Pty Ltd	17 November 2014

EP&A (DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021 (s49(1)(i))

Documentation relied upon as required by the Environment Planning & Assessment (Development Certification & Fire Safety) Regulation 2021:

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

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 26.11.2021
REFERENCE NO. & VERSION: 192039_FER_FINAL_03
NAME OF FIRE SAFETY ENGINEER: Thomas Newton
ACCREDITATION NO.: BDC 3149



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Section 78 of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021

OWNER:	BGAI 8 Pty Ltd
ADDRESS:	Lot 2A, Oakdale South Estate, 1 Ottelia Road, Kemps Creek
DEVELOPMENT APPLICATION No.:	DA20/0693
CONSTRUCTION CERTIFICATE No.:	CC-21136
OCCUPATION CERTIFICATE No.:	OC-22071

SCHEDULE – WAREHOUSE 2A-1 / 2A-2

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 Detection & Alarm System	BCA Spec. E2.2a, AS 1670.1 – 2018, AS1668.1 - 2015 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or 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 Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems – Smoke Exhaust (Warehouse Only)	BCA Part E2, Spec. E2.2b & AS1668.1-2015 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6, E3.3 and Fire Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021.	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> + Vehicular Perimeter Access Path + Travel Distances and Rationalised Smoke Hazard Management + Fire Hydrant Design Standard + External Fire Hydrant Classification + Fire Sprinkler System Design 	BCA Performance Requirements CP9, DP4, EP2.2, EP1.3, EP1.4 Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192039 Revision 3 dated 26.11.2021	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	13.10.2021	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	25.11.2021	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	20.05.2022	Yes
▪ Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.	Dean Goldsmith (BDC0141)	26.05.2022	Yes
▪ FRNSW Cl.152 Inspection	Dean Goldsmith (BDC0141)	06.06.2022	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)	10.06.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building (OC2)	Dean Goldsmith (BDC0141)	20.06.2022	Yes



BLACKETT
MAGUIRE+
GOLDSMITH

20 June 2022

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

Dear Sir / Madam,

REFERENCE: **DA NO. 20/0693**
LOT 2A, OAKDALE SOUTH ESTATE, 1 OTELLIA ROAD, KEMPS CREEK
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) Pty Ltd
Subject Address:	1 Ottelia Road, Kemps Creek
Project No:	210308
Date Received:	20 June 2022
Date Determined:	20 June 2022

Please find undercover a copy of the Occupation Certificate No. OC-22071 for the completed Construction of the Warehouse & Distribution Centre including three (3) Tenancies (Site 2A, Precinct 2, Oakdale South Estate).

This Interim Occupation Certificate has been issued for:

+ OC2: Office 2A-1 **excluding** Tenant Fit-out only.

We have also submitted a copy of the documentation relied upon as indicated on the Occupation Certificate via the ePlanning Portal 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.

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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