




OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22105
DETERMINATION:	Approved
DATE OF DETERMINATION:	12 August 2022
SUBJECT LAND: Lot & DP Address	Lot 20 DP 1266034 Lot 2B – 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 Email: Mack.bowman@goodman.com
OWNER: Name Address Phone / Fax / Email	BGAI 8 Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7400 Email: Mack.bowman@goodman.com
DESCRIPTION OF DEVELOPMENT:	Construction of the Warehouse & Distribution Centre including two (2) Tenancies (Site 2B, Precinct 2, 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>	OC2: Tenant Racking (Stage 1 only) & Landscaping. OC1: Base Building only excluding warehouse racking and landscaping to Chelodina Street frontage. 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. The first partial Occupation Certificate was issued 09.08.2022.
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	DA20/0685 (31.05.2021), DA20/0683.03 (20.01.2022) & DA20/0685.02 (21.01.2022).
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-21137 (08.09.2021), CC-22005 (04.02.2022) & CC-22128 (29.06.2022)
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: 12/08/2022
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
OC-22100			
1.	OC Portal Application Form	Goodman Property Services PL	01.08.2022
2.	Fire Safety Certificate	BGAI 8 PL	28.07.2022
3.	Installation Certificate - Electrical	BNK Electrical PL	29.07.2022
4.	Statement - CPTED Measures	Prime Constructions PL	28.07.2022
5.	Imported Fill Validation Report	Compliance Health & Environmental Consulting	28.07.2022
6.	Mechanical Service Noise Emission Statement	SLR	01.07.2022
7.	Section 73 Compliance Certificate	Sydney Water Corporation	22.12.2021
8.	Certificate of Practical Completion of Developers Activities	NBN	07.04.2022
9.	Certificate of Practical Completion of Developers Activities	NBN	01.04.2022
10.	Schedule of Subcontractors list	Prime Constructions PL	Not Dated
11.	Builder's Statement	Prime Constructions PL	28.07.2022
12.	Warehouse Balustrades	Bellmont Façade Engineering PL	23.06.2022
13.	Flow Test Result Sheet - Pump 1 Commissioning Report (Diesel Pump	Prime Pumps	06.07.2022
14.	Commissioning Test Sheet - Diesel Pump 2	Prime Pumps	06.07.2022
15.	Commissioning Test Sheet - Diesel Pump	Prime Pumps	06.07.2022
16.	Automatic Fire Detection System Commissioning Statement	Force Fire & Safety PL	29.07.2022
17.	Fire Sprinkler System Commissioning Handover Checklist	Force Fire & Safety PL	29.07.2022
18.	Installation Certificate - Automatic Smoke Exhaust	Eastwood Air Conditioning PL	21.07.2022
19.	Installation Certificate - FH & FHR	BPS	22.07.2022
20.	Installation Certificate - Energy Efficiency Glazing	South West Aluminium PL	01.08.2022
21.	Installation Certificate - Section J - insulation and sealing	Prime Constructions PL	28.07.2022
22.	Identification Survey	Real Serve	20.08.2022
23.	Installation Certificate - Glass and glazing	South West Aluminium PL	01.08.2022
24.	Installation Certificate - Windows	South West Aluminium PL	01.08.2022
25.	Installation Certificate - FP1.4 Compliance	Prime Constructions PL	28.07.2022
26.	Statement - Window Cleaning	Prime Constructions PL	28.07.2022
27.	Statement - Building Products & Materials	Prime Constructions PL	28.07.2022
28.	Exemption Letter - D3.4	DSV	07.07.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
29.	Email confirming receipt of Section 7.12 contributions	Penrith City Council	14.07.2022
30.	Structural Construction Certificate	Constin Roe Consulting	04.08.2022
31.	Structural Design Certificate	Constin Roe Consulting	04.08.2022
32.	Installation Certificate - Hydraulic	Brownie's Plumbing Services PL	28.07.2022
33.	Assessment Report No. FAS200014 – acoustic tiles	Warringtonfire	26.02.2020
34.	Test Report No. 15-006003 - flooring	AWTA Product Testing	13.01.2016
35.	Test Report No. 7-574065-AN – carpet tile	AWTA Product Testing	03.08.2010
36.	Installation Certificate – schedule of fire hazard properties	Master Carpet Holdings PL	02.08.2022
37.	Flow Test Report – Hose Reels	HydroTech Pump Services	02.08.2022
38.	Statement – Automatic Fire Alarm Monitoring System	ADT Fire Monitoring	28.07.2022
39.	Fire Alarm System Commissioning	Force Fire	14.01.2022
40.	Flow Test Report – Fire hydrants	HydroTech Pump Services	27.07.2022
41.	Warranty Statement – Forged Storz	Firequip PL	29.07.2022
42.	Installation Certificate – fire safety measures – emergency lighting, exit signs	DNK Electrical (NSW) PL	21.07.2022
43.	Installation Certificate – fire safety measures – fire doors	Advanced Metal Door Frames PL	03.08.2022
44.	Installation Certificate – fire safety measures – automatic fire suppression system, BOWS, fire extinguishers	Force Fire & Safety PL	21.07.2022
45.	Installation Certificate – Section J Installation Certificate – Section J Installation Certificate – Section J Compliance Statement (ceilings, partitions, external cladding) Compliance Statement (roof coverings)	MF Griffiths Prime Constructions South West Aluminium PL Activa Projects PL Skyview Roofing	03.08.2022 28.07.2022 01.08.2022 01.08.2022 Not Dated
46.	Installation Certificate – Section J	DNK Electrical (NSW) PL	29.07.2022
47.	Installation Certificate – lift 1	Kleemann Elevators Australia	04.06.2022
48.	Certificate of Compliance - Waterproofing	LT Tiles and Stone PL	Not Dated
49.	Installation Certificate/Schedule - waterproofing	LT Tiles and Stone PL	02.08.2022
50.	Test Report No. 070622A - bathroom	Griptek Anti-Slip Solutions PL	07.06.2022
51.	Test Report No. 070622B – External paving	Griptek Anti-Slip Solutions PL	07.06.2022
52.	Height safety Practical Completion Report	Access Compliance Services	27.07.2022
53.	Installation Certificate – Civil/Stormwater	AWJ Civil PL	01.08.2022
54.	Report/Letter Out – Final Fire Safety Report	FRNSW	05.08.2022
55.	Bushfire Report	Australian Bushfire Protection Planners PL	04.08.2022
56.	Statement – compliance with Section 138 Roads Act	Prime Constructions	06.08.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
57.	Installation Certificate – signage and line marking	Prime Constructions	06.08.2022
58.	Architectural Design Compliance Statement	SBA Architects PL	05.10.2022
59.	Installation Certificate - Structural	Prime Constructions	28.07.2022
60.	Installation Certificate - Balustrades	Bellmont Façade Engineering	17.06.2022
61.	Installation Certificate - Structural	Bellmont Façade Engineering	17.06.2022
62.	Installation Certificate – wall and ceiling linings / Data Sheets	Activa Projects PL	07.08.2022
63.	Penetrations Register	Force Fire & Safety PL	02.08.2022
64.	Penetrations Register	Force Fire & Safety PL	02.08.2022
65.	Installation Certificate – fire services fire safety measures	Force Fire & Safety PL	21.07.2022
66.	Slip Test Report No. SN050822-9 – Honed concrete	Sliptest Australia PL	05.08.2022
67.	Slip Test Report No. SN050822-8 – office stairs	Sliptest Australia PL	05.08.2022
68.	Slip Test Report No. SN050822-7 – warehouse stairs	Sliptest Australia PL	05.08.2022
69.	Slip Test Report No. SN050822-3 – internal entry	Sliptest Australia PL	05.08.2022
70.	Slip Test Report No. SN050822-4 – office stairs	Sliptest Australia PL	05.08.2022
71.	OC Staging Plan	SBA Architects PL	11.02.2022
72.	Slip Test Report No. SN050822-6 – warehouse stairs	Sliptest Australia PL	05.08.2022
73.	Slip Test Report No. SN050822-10 – internal 2B1 office	Sliptest Australia PL	05.08.2022
74.	Slip Test Report No. SN050822-5 – internal 2B2 office	Sliptest Australia PL	05.08.2022
75.	Installation Certificate – schedule of slip resistance	Master Carpets	04.08.2022
76.	Installation Certificate – roof coverings	Skyview Roofing	05.08.2022
77.	Subdivision Plan	Scott Peter Lindsay Lord	30.09.2019
78.	Stamped Indicative Layout - Subdivision Plan	NSW Government Planning	06.09.2017
79.	Certificate of Completion - Landscaping	Site Image Landscape Architects	22.10.2019
80.	Landscape Management Plan	Site Image Landscape Architects	25.09.2019
81.	Surveyor Certification	LTS Lockley	24.05.2022
82.	Installation Certificate – Civil/Stormwater	AWJ Civil PL	01.08.2022
83.	Installation Certificate – Civil/Traffic/Carpark	AWJ Civil PL	01.08.2022
84.	Installation Certificate – Mechanical Air Handling Systems	Eastwood Air Conditioning PL	05.08.2022
85.	Fire Engineering Inspection Report	Affinity Fire Engineering	08.08.2022
86.	Installation Certificate – fire safety measures fire seals and collars / penetrations	Force Fire & Safety PL	02.08.2022
87.	Stamped WAE Stormwater Plans	AT&L	01.08.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
88.	Installation Certificate – Civil/Stormwater	AWJ Civil PL	08.08.2022
89.	Dilapidation Report	Prime Constructions	August 2022
90.	Maintenance Guide Plans – DA#53	Spelstormwater	07.09.2021
91.	FRNSW Close Out Report	Prime Constructions	08.08.2022
92.	Installation Certificate – Civil/Traffic/Carpark	AWJ Civil PL	08.08.2022
93.	Regulatory Information Report No. FAS190234 – TBA Firefly	Warringtonfire	30.09.2021
94.	Regulatory Information Report No. FAS190235 – TBA Firefly	Warringtonfire	09.02.2022
95.	Regulatory Information Report No. FAS190236 – TBA Firefly	Warringtonfire	17.12.2021
96.	Installation Certificate – schedule of lightweight fire rated construction	Activa Projects PL	08.06.2022
97.	Installation Certificate – schedule of slip resistance	Master Carpets	08.08.2022
98.	Statement – Slip resistance	Prime Constructions	08.08.2022
99.	Email submission of updated dilapidation report to Council	Prime Constructions	08.08.2022
100.	Accessibility Completion Statement	ABE Consulting	09.08.2022
OC2-22105			
101.	OC Portal Application Form	Goodman Property Services PL	12.08.2022
102.	Fire Safety Certificate	BGAI 8 PL	26.07.2022
103.	Certificate of Design – Racking Structures	Andrew Baigent Consulting Engineers	17.06.2022
104.	Certificate of Inspection – Racking Structures	Andrew Baigent Consulting Engineers	11.08.2022
105.	Landscape Implementation Report	Cabbagetree Landscape	12.08.2022
106.	Landscape Management Plan	Site Image Landscape Architects	11.08.2022
107.	Installation Certificate – Landscape Works	Cabbagetree Landscape	12.08.2022
108.	Installation Certificate – fire safety measures – FH Systems	Brownies Plumbing Services PL	22.07.2022
109.	Installation Certificate – fire safety measures – Emergency lighting, exit signs	DNK Electrical (NSW) PL	21.07.2022
110.	Installation Certificate – fire safety measures – Automatic fire suppression systems, BOWS, fire extinguishers, alarm signalling equipment, fire seals	Force Fire & Safety PL	21.07.2022
111.	Final Fire Safety Report – Close Out Items	Prime Constructions	Not Dated
112.	Fire Engineering Inspection Report	Affinity Fire Engineering	08.08.2022
113.	Report Out – Final Fire Safety Report	FRNSW	05.08.2022
114.	Letter Out – Final Fire Safety Report	FRNSW	05.08.2022
115.	Installation Certificate - Electrical	DNK Electrical (NSW) PL	29.07.2022



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:	14.01.2022
REFERENCE NO. & VERSION:	192040_Rev 3
NAME OF FIRE SAFETY ENGINEER:	Thomas Newton
ACCREDITATION NO.:	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 2B, Oakdale South Estate, 1 Ottelia Road, Kemps Creek
DEVELOPMENT APPLICATION NO.:	DA20/0685
CONSTRUCTION CERTIFICATE NO.:	CC-21137 (08.09.2021), CC-22005 (04.02.2022) & CC-22128 (29.06.2022)
OCCUPATION CERTIFICATE NO.:	OC-22105

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 Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓
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 Control Centre	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.5; and AS 1905.1 2015 and manufacturer's specification	✓
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 Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓
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 Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Automatic Smoke Exhaust Systems	BCA Part E2 & AS/NZS 1668.1 –2015 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6 & E3.3 and Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓
Fire engineered Alternative Solutions relating to: + Vehicle Perimeter Access Path + Travel Distances and Rationalised Smoke Hazard Management + Fire Hydrant Design + External Fire Hydrant Classification + Fire Sprinkler Booster Location	BCA Performance Requirements CP9, DP4, EP2.2, EP1.3 & EP1.4, Fire Safety Engineering Report prepared by Affinity Fire Engineering Report No. 192040 Revision 03 dated 14.01.2022	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	25.11.2021	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	18.01.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	30.06.2022	Yes
▪ Progress Inspection/ Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works	Brian Maguire (BDC0241)	14.07.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	29.07.2022	Yes
▪ Progress Inspection & FRNSW Cl.50 Inspection	Dean Goldsmith (BDC0141)	04.08.2022	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)	08.08.2022	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)	12.08.2022	Yes



BLACKETT
MAGUIRE+
GOLDSMITH

12 August 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. 20/0685
1 OTTELIA ROAD, KEMPS CREEK (OSE 2B)
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 Otellia Road, Kemps Creek
Project No:	210309
Date Received :	12 August 2022
Date Determined:	12 August 2022

Please find undercover a copy of the Occupation Certificate No. OC-22105 for the completed construction of the Warehouse & Distribution Centre including two (2) Tenancies (Site 2B, Precinct 2, Oakdale South Estate).

This Interim Occupation Certificate has been issued for:

+ Tenant Racking (Stage 1 only) & Landscaping.

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

Address Suite 2.01,
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ABN 18 408 985 851

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