



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22124
DETERMINATION:	Approved
DATE OF DETERMINATION:	11 October 2022
SUBJECT LAND: Lot & DP Address	Lot 20 DP 1266034 Oakdale South Estate (2B) 1 Ottelia Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone / Fax	Goodman Developments Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
OWNER: Name Address Phone / Fax	Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
DESCRIPTION OF DEVELOPMENT:	Office fit-out to tenancy 2B-1 & 2B-2. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
WHOLE / PART:	Whole
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Complying Development Certificate & Date of Determination:	CDC-22077 (15.08.2022)
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: 11/10/2022
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
1.	OC Application Form	Goodman Property Services	11.10.2022
2.	Fire Safety Certificate	BGAI 8 Pty Ltd	06.10.2022
3.	Schedule of Sub-Contractors	Prime Constructions	Not Specified
4.	Builders Statement	Prime Constructions	15.09.2022
5.	Architectural Design Compliance Statement	SBA Architects PL	09.09.2022
6.	Mechanical Air Handling Systems Installation Certificate	Eastwood Air-conditioning PL	09.09.2022
7.	Electrical Compliance Certificate	DNK Electrical (NSW) PL	12.09.2022
8.	Installation Certificate – schedule of fire hazard properties + Test Report No. FH12525-001 + Certificate of Assessment No. EWFA 24419-07	Activa Projects PL Branz Warringtonfire	12.09.2022 05.08.2020 15.04.2019
9.	Installation Certificate – schedule of fire hazard properties + Test Report No. 7-574065-AN + Test Report No. 15-006003	Master Carpet Holdings PL AWTA Product Testing AWTA Product Testing	05.09.2022 03.08.2010 13.05.2016
10.	Installation Certificate – fire safety measures – automatic fire suppression systems & BOWS	Force Fire & Safety PL	2107.2022
11.	Statement – Internal Glazing	Activa Projects PL	12.09.2022
12.	Statement – Building products and materials	Prime Constructions	15.09.2022



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

OWNER:	Goodman Property Services (Aust) Pty Ltd
ADDRESS:	1 Ottelia Road, Kemps Creek
COMPLYING DEVELOPMENT CERTIFICATE No.:	CDC-22077
OCCUPATION CERTIFICATE No.:	OC-22124

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: <ul style="list-style-type: none"> + 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
▪ Pre CDC Inspection	Dean Goldsmith (BDC0141)	02.08.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	20.09.2022	Yes



11 October 2022

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

Dear Sir / Madam,

**REFERENCE: 1 OTTELIA 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
Date Received:	11 October 2022
Date Determined:	11 October 2022
Project:	220234

Please find undercover a copy of the Occupation Certificate No. OC-22124 for the completed Office fit-out to tenancy 2B-1 & 2B-2.

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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