



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22140
DETERMINATION:	Approved
DATE OF DETERMINATION:	24 November 2022
SUBJECT LAND: Lot & DP Address	Lot 108 DP 1262310 2 Aldington Road, Kemps Creek NSW 2178 (also known as 2-24 Emporium Avenue)
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone / Fax / Email	Goodman Developments Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7347 Email: auplanningapproval@goodman.com
OWNER: Name Address Phone / Fax / Email	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7347 Fax: 02 9230 7444
DESCRIPTION OF DEVELOPMENT:	Construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate). <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
WHOLE / PART:	Part OC1: Warehouse and Office 3B (including warehouse racking to 3B-2 only) <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.</i>
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	DA21/0440 (25.11.2021), MOD22-0041 (22.03.2022)
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-21196 (13.12.2021), CC-22043 (01.04.2022), CC-22180 (19.09.2022) & CC-22180/A (22.11.2022)
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: 24/11/2022
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 Portal Application Form	Goodman Property Services PL	10.10.2022
2.	Fire Safety Certificate	Qanstruct (Aust) PL	18.11.2022
3.	Receipt of Payment No. R000051219 - Section 7.12 Contributions	Penrith City Council	09.12.2021
4.	Email confirming no contributions/levies required since the document was issued	Penrith City Council	06.07.2022
5.	Certificate of Practical Completion of Developers Activities	NBN	30.08.2022
6.	Letter regarding WSUD Measures	LTS Lockley	02.09.2022
7.	Section 73 Compliance Certificate	Sydney Water Corporation	12.05.2022
8.	OC Staging Plan	SBA Architects PL	28.06.2022
9.	Certificate of Practical Completion of Developers Activities	NBN	31.08.2022
10.	Group Number Classification No. FH13137-002	Branz	08.05.2018
11.	Group Number Assessment No. 19-002991 – Wall and ceiling panelling	AWTA Product Testing	12.08.2019
12.	Fire Alarm System Connection Notice	ADT Fire Monitoring	05.07.2022
13.	Lift Registration Certificate	SafeWork	11.10.2022
14.	Glazing Certificate	Boka Windows PL	27.09.2022
15.	Height Safety Practical Completion Report	Access Compliance Services	05.10.2022
16.	Subcontractor Contact List	Qanstruct	Not Specified
17.	Architectural Statement	SBA Architects PL	07.10.2022
18.	Structural Design Certificate – Dexion Speedlock Pallet Racking	Dexion (Australia) PL	01.09.2022
19.	Structural Engineering Compliance Certificate – Structural Racking Adequacy	Geotron Engineering Consultants	02.11.2022
20.	Installation Certificate – Mechanical Air Handling Systems	Eastwood Air Conditioning PL	08.11.2022
21.	Compliance Certificate (Installation) - Electrical	DNK Electrical PL	26.10.2022
22.	Test Report No. FH13137-002 – ceiling tiles	Branz	08.05.2018
23.	Installation Certificate – Schedule of Fire Hazard Properties	Qanstruct (Aust) PL	13.11.2022
24.	Group Number Assessment No. 19-002991 – wall and ceiling coating	AWTA Product Testing	12.08.2019
25.	Test Report No. 7-58832-AN – carpet tile	AWTA Product Testing	05.12.2012
26.	External Wall System Disclosure Certificate	Qanstruct (Aust) PL	14.11.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
27.	Hose Reel Flow Test Results	Paramount Fire Consultants	29.09.2022
28.	Inspection & Test Plan/Checklist – Fire hose reels	Dannik Plumbing PL	12.05.2022
29.	Fire Sprinkler Commissioning/Hand-Over Checklist	Force Fire	19.08.2022
30.	Installation Certificate – fire safety measures FHR & FH	Dannik Plumbing PL	07.09.2022
31.	Installation Certificate – fire safety measures – automatic fire suppression systems, BOWS, portable fire extinguishers, automatic fail safe devices	Force Fire & Safety PL	08.11.2022
32.	Statement confirming no fire rating	Qanstruct (Aust) PL	04.11.2022
33.	Section J Confirmation Statement	Sustainable Development Consultants	04.10.2022
34.	Installation Certificate – Lift 1	Kleemann Elevators Australia	05.09.2022
35.	Certificate of Compliance - Waterproofing	LT Tiles and Stone PL	09.09.2022
36.	Height Safety Practical Completion Report	Access Compliance Services	11.10.2022
37.	Statement – Sheet Metal Roofing/Cladding	Skyview Roofing Australia PL	27.09.2022
38.	Statement – building products and materials	Qanstruct (Aust) PL	14.11.2022
39.	Subdivision Plan	John Peter Casey	10.10.2021
40.	Installation Certificate - Signage	Insight Sign Group	21.11.2022
41.	Installation Certificate – Civil/Stormwater	AWJ Civil PL	10.10.2022
42.	Certification Certificate – Concrete Tank	Panthers Concrete Tanks	13.10.2022
43.	Certificate of Compliance – Linemarking and Directional Signage	Safe T-Pro (NSW) PL	28.09.2022
44.	Landscape Certification	Urban Grounds	21.11.2022
45.	Building Works Certification	Qanstruct (Aust) PL	21.11.2022
46.	Email – Signage Approval	Penrith City Council	25.08.2022
47.	OC Staging Plan	SBA Architects PL	28.06.2022
48.	Installation Certificate - Hydraulic	Dannik Plumbing PL	07.09.2022
49.	Flow Test Result Sheet – Pump 1	Prime Pumps	17.10.2022
50.	Final Identification Survey Report	Landpartners Surveyors and Planners	03.11.2022
51.	Test Report No. 141122D	Griptek Anti-Slip Solutions PL	14.11.2022
52.	Test Report No. 141122B – GF office	Griptek Anti-Slip Solutions PL	14.11.2022
53.	Test Report No. 141122A – Warehouse Floor	Griptek Anti-Slip Solutions PL	14.11.2022
54.	Test Report No. 141122C – Toilets and Showers	Griptek Anti-Slip Solutions PL	14.11.2022
55.	Test Report No. 141122F – Warehouse Stairs	Griptek Anti-Slip Solutions PL	14.11.2022
56.	Plan - DA42, 43 - Hardstand as-built	Landpartners Surveyors and Planners	22.11.2022
57.	Plan - DA42, 43 - Stormwater WAE	Joseph P Frasca	21.11.2022
58.	Plan - DA42,43 – Carpark Bitumen Avenue	Joseph P Frasca	11.11.2022
59.	Plan - DA42,43 – Stormwater WAE	Joseph P Frasca	11.11.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
60.	Installation Certificate – Civil Stormwater and Civil Carpark	AT&L	23.11.2022
61.	Landscape Certification	Urban Grounds and Gardens	21.11.2022
62.	Email confirming GPTs and Operational Management Plan is in accordance with Penrith Requirements/Guidelines	AT&L	23.11.2022
63.	Installation Certificate – Schedule of Slip Resistance	Qanstruct (Aust) PL	23.11.2022
64.	Structural Declaration	Qanstruct (Aust) PL	23.11.2022
65.	Installation Certificate – Civil/stormwater	AWJ Civil PL	10.10.2022
66.	Test Report No. 221122F – wet pendulum	Griptek Anti-Slip Solutions PL	22.11.2022
67.	Slip Report Information – Stair Nosings / R8664a	Classic Architectural Group	04.04.2016
68.	Slip Report Information – Stair Nosings / R8665	Classic Architectural Group	04.04.2016
69.	Letter/Report Out – Final Fire Safety Report Request	FRNSW	24.11.2022
70.	Compliance Testing and OC Acoustic Certification	RWDI Australia PL	24.11.2022
71.	Operation & Maintenance Manual	Spelstormwater	Not Dated
72.	Email submission to Council - Civil Equipment Plans DA43	Qanstruct (Aust) PL	24.11.2022
73.	Structural Construction Certificate	Costin Roe Consulting PL	23.11.2022
74.	Structural Construction Certificate	Costin Roe Consulting PL	23.06.2022
75.	Structural Certificate – Balustrades	Aghaphy Building Certifiers & Approvals PL	23.11.2022
76.	FRNSW Fire Safety Report Close Out	Qanstruct (Aust) PL	24.11.2022
77.	Fire Safety Engineering Inspection Report	Core Engineering Group	24.11.2022
78.	Accessibility Occupancy Certificate	Morris Goding Access Consulting	24.11.2022
79.	Final Concrete Construction Inspection Certificate	Penrith City Council	24.11.2022

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 Group
DATE OF REPORT: 14.02.2021
REFERENCE NO. & VERSION: F201647 Rev 2
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION NO.: 3200



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

OWNER:	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
ADDRESS:	2 Aldington Road, Kemps Creek
DEVELOPMENT APPLICATION NO.:	DA21/0440 & MOD22-0041
CONSTRUCTION CERTIFICATE NO.:	CC-21196, CC-22043, CC-22180 & CC-22180/A
OCCUPATION CERTIFICATE NO.:	OC-22140

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	New
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
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 Centres and Rooms	BCA Spec E1.8	✓
Fire Doors	BCA Clause D2.8 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Warehouse only)	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
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	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management System (including automatic operation of roller doors for make-up air)	BCA Part E2 & AS/NZS 1668.1 – 2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓



Statutory Fire Safety Measure	Design / Installation Standard	New
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none">+ Perimeter Vehicular Access+ Extended Travel Distances and Smoke Hazard Management+ Hydrants Beneath Awnings and Omission of Radiant Heat Shields+ Use of 50m Fire Hose Reels+ Sprinkler Booster Location	BCA Performance Requirements CP9, DP4, EP2, EP1.3, EP1.1, EP1.4 Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201647 Revision 2 dated 14.02.2022	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	01.12.2021	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	09.02.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	20.09.2022	Yes
▪ Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.	Dean Goldsmith (BDC0141)	18.10.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	03.11.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	20.09.2022	Yes
▪ FRNSW Cl.5 Inspection & Progress Inspection	Dean Goldsmith (BDC0141)	23.11.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	24.11.2022	Yes



24 November 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA21/0440 & MOD22/0041
2 ALDINGTON ROAD, KEMPS CREEK
PARTIAL 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 PL
Subject Address:	2 Aldington Road, Kemps Creek
Project No:	210238
Date Received:	10 October 2022
Date Determined:	24 November 2022

Please find undercover a copy of the Occupation Certificate No. OC-22140 for the completed construction of a Warehouse Distribution Centre with signage and associated site works (Site 3B, Precinct 3, Oakdale West Estate).

This Interim Occupation Certificate has been issued for:

+ OC1: Warehouse and Office 3B (including warehouse racking to 3B-2 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 Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, 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