

## Occupation Certificate

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

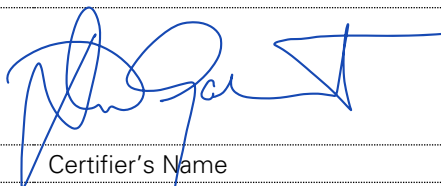
<b>Certificate No.</b>	OC-23181		
<b>Determination</b>	Approved		
<b>Date of Determination</b>	13/11/2023		
<b>+ Subject Land</b>			
<b>Lot + DP</b>	Lot 107	DP 1262310	
<b>Address</b>	19 Emporium Avenue, Kemps Creek NSW 2178		
<b>Local Government Area</b>	Penrith City Council		
<b>+ Applicant</b>			
<b>Name</b>	Goodman Developments		
<b>Company</b>	Goodman Property Services (Aust) Pty Ltd		
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018		
<b>Contact Details</b>	Phone: 02 9230 7432	Email: auplanningapprovals@goodman.com	
<b>+ Owner</b>			
<b>Name</b>	Goodman Property Services (Aust) Pty Ltd		
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018		
<b>Contact Details</b>	Phone: 02 9230 7432	Email: auplanningapprovals@goodman.com	
<b>+ Description of Development</b>			
<b>Description</b>	Construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>		
<b>Whole/Part/Partial</b>	<b>Partial</b>		
<b>Description of part:</b>	OC1: Base building construction, excluding racking and tenant signage <i>NOTE: Pursuant to Section 53 of the EP&amp;A (DCFS) Regulation 2021, 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 13.11.2023.</i>		
<b>BCA Classification</b>	Class 5, 7b & 10b		
<b>+ Development Consent</b>			
<b>Development Application No. &amp; Date of Determination</b>	SSD-9794683 (16.12.2021), MOD-1 (11.11.2022) & MOD-2 (18.04.2023)		
<b>+ Construction Certificate</b>			
<b>Construction Certificate No. &amp; Date of Determination</b>	CC-22247 (13.12.2022), CC-23061 (14.04.2023), CC-23061/A (20.10.2023)		
<b>Statutory Certification</b>			
<i>BM+G certify that:</i>			
<ul style="list-style-type: none"> <li>+ <i>The health and safety of the occupants of the building have been taken into consideration where a partial Occupation Certificate is being issued; and</i></li> <li>+ <i>A current Development Consent or Complying Development Certificate is in force for the building; and</i></li> <li>+ <i>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</i></li> <li>+ <i>The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and</i></li> <li>+ <i>A fire safety certificate has been issued for the building (if required); and</i></li> <li>+ <i>A report from the Fire Commissioner has been considered (if required).</i></li> </ul>			
<b>Documentation Relied Upon</b>	As listed in Schedule 1		

**+ Details of Certifying Authority**

**Certifying Authority** BM + G

**Accreditation Number** RBC00004

**Signature**



**Signed on Behalf of BM+G**

Certifier's Name

Dean Goldsmith

Registration Number:

BDC0141

Liability limited by a scheme approved under Professional Standards Legislation

## + Schedule 1 – Schedule of Documentation

### Document 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 (NSW) PL	20.10.2023
2.	Fire Safety Certificate	Prime Constructions PL	20.10.2023 & 06.11.2023
3.	Section 7.12 Receipt No. 000005223 + Remittance	Penrith City Council	11.09.2023
4.	Installation Certificate - Sub-Contractor Schedule	Prime Constructions PL	26.09.2023
5.	Installation Certificate - Builders Statement	Prime Constructions PL	24.10.2023
6.	Retaining Wall Sign Off Compliance Certification	Paragon Engineering	24.10.2023
7.	Structural Design Statement (CC1)	Van Der Meer	06.12.2022
8.	Structural Design Statement (CC2)	Van Der Meer	28.02.2023
9.	Hydraulic Installation Certificate	Brownie's Plumbing Services PL	22.09.2023
10.	Carpet Tiles Fire Test Report No. 7-588322-AN	AWTA Product Testing	05.12.2012
11.	Installation Certificate - Fire Hazard Properties Schedule	Activa Projects PL	20.10.2023
12.	Installation Certificate - Fire Hazard Properties Schedule	Bass Floor Company Sydney	20.10.2023
13.	Commissioning Certificate - FHR	Brownie's Plumbing Services PL	25.09.2023
14.	Commissioning Report - Automatic Fire Suppression Commissioning Results	Force Fire & Safety PL	18.10.2023
15.	Fire Pump Commissioning Test Sheet Results	Prime Pumps	19.09.2023
16.	Fire Pump Commissioning Test Sheet Results 3	Prime Pumps	19.09.2023
17.	Fire Pump Commissioning Test Result Sheet Results 2	Prime Pumps	19.09.2023
18.	Fire Certificate Installation – fire alarm monitoring confirmation	JCI Fire Monitoring	24.10.2023
19.	Fire Alarm System Connection Notice	Johnson Controls	24.10.2023
20.	Installation Certificate - Essential Fire Safety - Occupational Warning Signage	Prime Constructions PL	18.10.2023
21.	Solar Management Installation Certificate	EnergyAware	Oct 2023
22.	Installation Certificate - Fire Safety Measures – alarm signaling equipment, automatic fire suppression	Force Fire & Safety PL	20.10.2023

	system, BOWS, fire seals, portable fire extinguishers		
23.	Installation Certificate - Fire Safety Measures – fire seals, lightweight construction	Activa Projects PL	20.10.2023
24.	Installation Certificate - Electrical Section J Certificate (DNK Electrical)	DNK Electrical (NSW) PL	24.10.2023
25.	Installation Certificate – ESD - Roof Insulation	Skyview Roofing Australia PL	03.10.2023
26.	Installation Certificate - ESD - Section J - Walls & Ceilings	Activa Projects PL	20.10.2023
27.	Roof Coverings Installation Certificate	Skyview Roofing Australia PL	26.09.2023
28.	Glazing Certification	South West Aluminum PL	20.10.2023
29.	Installation Certificate - Glazed Assemblies	South West Aluminum PL	20.10.2023
30.	Installation Certificate - Fall Protection System	Sky5	04.10.2023
31.	Notification of Operation Commencement	Goodman Property Services (NSW) PL	21.08.2023
32.	Email confirmation of Post Approval Document Received - (SSD-9794683-PA-15)	Department of Planning and Environment	21.08.2023
33.	Email correspondence - Notification Letter – DA A9(b)	Goodman Property Services (NSW) PL	21.08.2023
34.	Email response to fire management plan	NSW Rural Fire Services	11.09.2023
35.	Bushfire Emergency Management & Evacuation Plan	Blackash Bushfire Consulting	20.07.2023
36.	External Wall Disclosure Statement	Prime Constructions PL	18.10.2023
37.	Section 73 Compliance Certificate	Sydney Water Corporation	09.02.2022
38.	Certificate of Practical Completion - Telecommunications	NBN	19.09.2023
39.	Sustainable Travel Plan	Ason Group	13.10.2023
40.	Email consultation with TfNSW	Transport NSW	17.10.2023
41.	Bushfire Protection Statement	Prime Constructions PL	27.10.2023
42.	Email correspondence – fire management plan	NSW Rural Fire Services	20.09.2023
43.	Surveyors Report	Real Serve	26.10.2023
44.	Architectural Inspection Statement	SBA Architects PL	27.10.2023
45.	Electrical Occupation Certificate	DNK Electrical (NSW) PL	24.10.2023
46.	Civil and Stormwater WAE plans		
47.	Civil Engineering Construction Compliance Certificate	Sparks and Partners	27.10.2023
48.	Installation Certificate - Structural	Van Der Meer Consulting (NSW) PL	24.10.2023
49.	Installation Certificate – lightweight external wall construction	Activa Projects PL	28.10.2023
50.	Installation Certificate – mechanical air handling systems	Eastwood Air Conditioning PL	27.10.2023
51.	MDC Cupboards Passive Fire Report	Force Fire & Safety PL	25.10.2023

52.	Installation Certificate – schedule of fire and smoke walls	Activa Projects PL	28.10.2023
53.	Commissioning Report – Smoke Clearance Fans	Eastwood Air Conditioning PL	26.10.2023
54.	Commissioning Report – Smoke Clearance Fans	Eastwood Air Conditioning PL	21.09.2023
55.	Fire-Resistant Doorsets	Advanced Metal Door Frames PL	26.10.2023
56.	Email confirming automatic fail-safe devices have not been installed	Prime Constructions PL	31.10.2023
57.	Installation Certificate – fire safety measures – alarm signalling equipment, automatic fire suppression systems, BOWS, fire seals, portal fire extinguishers	Force Fire & Safety PL	20.10.2023
58.	Installation Certificate – Section J Glazing	South West Aluminium PL	25.10.2023
59.	Certificate of Compliance – Waterproofing + Invoice	LT Tiles and Stone PL	27.08.2023
60.	Technical Data Sheet – Waterproofing Membrane – WPA 230UV	Waterproofing Products Australia	Sep 2022
61.	Safety Data Sheet – Waterproofing Membrane – WPA 230UV	Waterproofing Products Australia	Jan 2022
62.	Glazing Certification	South West Aluminium PL	25.10.2023
63.	Certificate of Compliance – Waterproofing	LT Tiles and Stone PL	27.08.2023
64.	Glass and Glazing Certification	South West Aluminium PL	25.10.2023
65.	Installation Certificate – Public Infrastructure work	Prime Constructions Pty Ltd	24.10.2023
66.	Photo - Evidence of Repaired works	-	-
67.	Design Statement – Miscellaneous Works/Services	Traffix Pty Ltd	30.10.2023
68.	Installation Certificate – Waste Management Certificate	Prime Constructions Pty Ltd	30.10.2023
69.	Waste Management Plan	SLR Consulting Australia Pty Ltd	14.10.2021
70.	Structural Design Report – Balustrade	QDE Engineering Pty Ltd	26.10.2023
71.	Stormwater Design	Sparks & Partners Consulting Engineers Pty Ltd	21.03.2023
72.	Regulatory Information Report – Firefly FAS190234 RIR1.7	Warringtonfire Pty Ltd	28.07.2022
73.	Regulatory Information Report – Firefly FAS190235 RIR1.20	Warringtonfire Pty Ltd	17.08.2023
74.	Passive Fire Installation	Force Fire & Safety Pty Limited	26.10.2023
75.	Installation Certificate – Lightweight Fire Resistance	Activa Projects Pty Ltd	30.10.2023
76.	Diesel Fire Pumpset Commissioning Report	Aline Group Australasia Pty Ltd	01.11.2023
77.	Fire Alarm System Commissioning Report	Force Fire & Safety Pty Limited	08.10.2023 05.10.2023
78.	Installation Certificate – Emergency Evacuation Plan	Adair Evacuation Consultants Pty Ltd	27.10.2023

79.	Installation Certificate: <ul style="list-style-type: none"> <li>+ Fire Hose Reels</li> <li>+ Fire Hydrant Systems</li> <li>+ Fire Engineered Performance Solution</li> </ul>	Brownie's Plumbing Services Pty Ltd	19.10.2023
80.	Slip Resistance Inspection of New Pedestrian Floor Surfaces No. R229945L	Safe Environments Pty Ltd	30.10.2023
81.	Installation Certificate – Perimeter Vehicular Access	Prime Construction Pty Ltd	20.10.2023
82.	Installation Certificate – Braille Signage	True Blue Emu Pty Ltd	Undated
83.	Accessibility Compliance Statement	DDA Consult Pty Ltd	30.10.2023
84.	Landscape Implementation Report	Mann Cad Consultant Services Pty Ltd	31.10.2023
85.	Energy Efficiency Certificate – Section J Report	EMF Griffiths Consulting Pty Ltd	01.11.2023
86.	Installation Certificate: <ul style="list-style-type: none"> <li>+ Mechanical Air handling System</li> <li>+ Mechanical Air handling System (Automatic Shutdown air handling system)</li> <li>+ Energy Efficiency (Air conditioning and ventilation system)</li> <li>+ Seismic Restraint Measures</li> <li>+ Smoke Hazard Management System</li> </ul>	Eastwood Air Conditioning Pty Ltd	27.10.2023
87.	Installation Certificate – Energy Efficiency/ESD	Activa Projects Pty Ltd	30.10.2023
88.	Slip Check Report No. R29889-1	Safe Environments Pty Ltd	25.10.2023
89.	Slip Resistance Inspection of New Pedestrian Floor Surfaces No. R29889	Safe Environments Pty Ltd	25.10.2023
90.	Slip Check Report No. R29945	Safe Environments Pty Ltd	30.10.2023
91.	Email confirming no hearing augmentation	DDA Consult	31.10.2023
92.	Survey Plan and GFA confirmation	Realserve PL	01.11.2023
93.	Letter/Report Out - Final Fire Safety Report	FRNSW	03.11.2023
94.	Email correspondence – notice of external wall	Goodman Property Services PL	07.11.2023
95.	Fire Truck Appliance Test – FH System	All Flow Fire	01.11.2023
96.	Fire Safety Engineering Inspection Report	Core Engineering Group	06.11.2023
97.	FFSR Response Letter	Prime Constructions PL	03.11.2023
98.	Response to FFSR	Prime Constructions PL	06.11.2023

## Performance Solutions

The following Performance Solution Reports relate to the works under this Occupation Certificate:

### + Relevant Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
<b>Fire Safety Requirement</b>					
PS-1.	Fire Engineering Report	F201444_2C&2D_FE R_02	Core Engineering Group	Graham Morris (BDC 3200)	22.02.2023
<b>Non-Fire Safety Requirement</b>					
PS-2.	NCC Section J Design Compliance Report – JV3 Performance Solution Report	s2022443s ecjJV3Rev 1-mdr	EMF GRIFFITHS	Max Deuble	13.04.2023
PS-3.	Performance Solution to Satisfy NCC/BCA Performance Requirement FP1.4	-	Prime Constructions	Bryan Murphy	11.04.2023
PS-4.	ACCESSIBILITY PERFORMANCE SOLUTION REPORT	38557	DDA Consult	Francis Lenny (ACAA 371)	09.03.2023

## + Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building.
- + Please complete all sections in full using CAPITAL LETTERS

### Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

19 EMPORIUM AVENUE, KEMPS CREEK

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 107	DP 1262310	OAKDALE WEST ESTATE (BLD 2C & 2D)

### Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.  
 Reissued Fire Safety Schedule (please state reason below)

*Reason for Reissue of Schedule*

- Original Schedule Lost or Destroyed       Correction of errors or omissions.

### Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-22247, CC-23061 & CC-23061/A

### Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	

<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
<b>BUILDING 2C</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA CLAUSE D2.21
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 AS 2118.1 – 2017 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5 CLAUSE 8 AND/OR AS 1670.1 – 2018 CLAUSE 3.22
5.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 AS 2293.1 – 2018



6.	EMERGENCY MANAGEMENT PLAN	AS 3745 – 2010 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23
7.	EXIT SIGNS	BCA CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018
8.	FIRE DOORS	BCA CLAUSES C2.12 & C2.13 AS 1905.1 – 2015 MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1.4 AS 2441 – 2005 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23
10.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1.3 AS 2419.1 – 2021 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23
11.	FIRE SEALS	BCA CLAUSE C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 MANUFACTURER'S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C1.8 AS 1530.4 – 2014 MANUFACTURER'S SPECIFICATION
13.	<p>MANAGEMENT IN USE (SOLAR PANELS)</p> <p>A SCHEMATIC DIAGRAM CONSTRUCTED OF ALL-WEATHER FADE RESISTANT MATERIAL WITH RED LETTERING NOT LESS THAN 25 MM HIGH WITH A CONTRASTING COLOURED BACKGROUND MUST BE PROVIDED AT ALL FDCIE AND SHALL INCLUDE:</p> <ul style="list-style-type: none"> <li>• THE LOCATION OF THE PANELS.</li> <li>• THE LOCATION OF ALL ASSOCIATED ISOLATION SWITCHES, AC &amp; DC ISOLATED FOR THE SHUT-OFF OF GENERATED ELECTRICITY.</li> <li>• A STATEMENT OF WHETHER THE SYSTEM AUTOMATICALLY ISOLATES ON FIRE TRIP.</li> <li>• A STATEMENT IN 8 MM FONT STATING (OR SIMILAR):</li> <li>• "PHOTOVOLTAIC (PV) PANELS PRESENT. PV PANELS ARE MECHANICALLY FIXED TO THE ROOF AS DEPICTED".</li> </ul>	FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23

14.	<p>MANAGEMENT IN USE (TENANCY FIT-OUTS)</p> <p>TENANCY FIT-OUTS ARE TO BE MANAGED AGAINST THE APPROVED LAYOUT, TO ENSURE THAT THE REQUIREMENTS AROUND FIRE HOSE REEL COVERAGE (I.E. COVERAGE TO BE ACHIEVED VIA NO MORE THAN TWO BENDS OF THE HOSE) ARE MAINTAINED.</p>	<p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
15.	<p>PERIMETER VEHICULAR ACCESS</p>	<p>BCA CLAUSE C2.4</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
16.	<p>PORTABLE FIRE EXTINGUISHERS</p>	<p>BCA CLAUSE E1.6</p> <p>AS 2444 – 2001</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
17.	<p>SMOKE HAZARD MANAGEMENT SYSTEMS (AS FOLLOWS)</p> <p>EACH TENANCY WITHIN THE 2C WAREHOUSE BUILDING IS PROVIDED WITH A RATIONALISED SMOKE EXHAUST SYSTEM WITH THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> <li>• THE SYSTEM MUST BE CAPABLE OF EXHAUSTING AT LEAST ONE ENCLOSURE AIR CHANGE PER HOUR. THIS SHALL BE ACHIEVED BY TWO FANS IN EACH WAREHOUSE WITH EACH EXHAUST FAN ACHIEVING 9,250 L/S AND 8,500 L/S FOR 2C-1 AND 2C-2 RESPECTIVELY AS PER DEPICTED IN FIGURE G-1.</li> <li>• THE FAN CONTROLS FOR EACH TENANCY OF BUILDING 2C MUST BE PROVIDED AT THE CORRESPONDING MAIN (OR SUB-FIP FOR THAT TENANCY) WITH LABELLING OF EACH EXHAUST FAN SWITCH CORRESPONDING TO A CLEARLY LABELLED BLOCK PLAN.</li> <li>• FANS AND CABLING MUST BE FIRE RATED AND DESIGNED TO OPERATE AT 200°C FOR AT LEAST 60 MINUTES.</li> <li>• A MINIMUM FREE AREA OF 9.2M<sup>2</sup> AND 8.5 M<sup>2</sup> FOR 2C-1 AND 2C-2 RESPECTIVELY MUST BE PROVIDED FOR MAKE-UP AIR AT LOW LEVEL AROUND THE PERIMETER OF THE 2C BUILDING, SUCH THAT THE</li> </ul>	<p>BCA PART E2</p> <p>AS/NZS 1668.1 –2015</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>

	<p>AIRFLOW VELOCITY ACROSS OPENINGS IS NO MORE THAN 2.5 M/S AS PER THE MAKE-UP AIR STRATEGY DEPICTED IN FIGURE G-1.</p> <ul style="list-style-type: none"> <li>FANS MUST BE SUPPLIED FROM THE ESSENTIAL ELECTRICAL POWER SUPPLY.</li> <li>ANY MECHANICAL BOARDS OR SWITCHBOARDS SERVING THE MECHANICAL EXHAUST SYSTEM IS TO BE PROTECTED BY CONSTRUCTION ACHIEVING AN FRL OF 120/120/120 IF WITHIN THE BUILDING.</li> </ul>	
18.	WARNING & OPERATIONAL SIGNS	<p>BCA CLAUSE D3.6 AS 1905.1 – 2015 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
<b>BUILDING 2D</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	<p>BCA SPEC. E1.5 AS 2118.1 – 2017 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
3.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	<p>BCA SPEC. E1.5 CLAUSE 8 AND/OR AS 1670.1 – 2018 CLAUSE 3.22</p>
4.	EMERGENCY LIGHTING	<p>BCA CLAUSE E4.4 AS 2293.1 – 2018</p>
5.	EMERGENCY MANAGEMENT PLAN	<p>AS 3745 – 2010 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
6.	EXIT SIGNS	<p>BCA CLAUSES E4.5, NSW E4.6 &amp; E4.8 AS 2293.1 – 2018</p>
7.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	<p>BCA CLAUSE E1.4 AS 2441 – 2005 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
8.	FIRE HYDRANT SYSTEMS	<p>BCA CLAUSE E1.3 AS 2419.1 – 2021 FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
9.	MANAGEMENT IN USE (SOLAR PANELS) A SCHEMATIC DIAGRAM CONSTRUCTED OF ALL-WEATHER	<p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>

	<p>FADE RESISTANT MATERIAL WITH RED LETTERING NOT LESS THAN 25 MM HIGH WITH A CONTRASTING COLOURED BACKGROUND MUST BE PROVIDED AT ALL FDCIE AND SHALL INCLUDE:</p> <ul style="list-style-type: none"> <li>• THE LOCATION OF THE PANELS.</li> <li>• THE LOCATION OF ALL ASSOCIATED ISOLATION SWITCHES, AC &amp; DC ISOLATED FOR THE SHUT-OFF OF GENERATED ELECTRICITY.</li> <li>• A STATEMENT OF WHETHER THE SYSTEM AUTOMATICALLY ISOLATES ON FIRE TRIP.</li> <li>• A STATEMENT IN 8 MM FONT STATING (OR SIMILAR):</li> <li>• "PHOTOVOLTAIC (PV) PANELS PRESENT. PV PANELS ARE MECHANICALLY FIXED TO THE ROOF AS DEPICTED".</li> </ul>	
10.	<p>MANAGEMENT IN USE (TENANCY FIT-OUTS)</p> <p>TENANCY FIT-OUTS ARE TO BE MANAGED AGAINST THE APPROVED LAYOUT, TO ENSURE THAT THE REQUIREMENTS AROUND FIRE HOSE REEL COVERAGE (I.E. COVERAGE TO BE ACHIEVED VIA NO MORE THAN TWO BENDS OF THE HOSE) ARE MAINTAINED.</p>	<p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
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12.	<p>PORTABLE FIRE EXTINGUISHERS</p>	<p>BCA CLAUSE E1.6</p> <p>AS 2444 – 2001</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>
13.	<p>WARNING &amp; OPERATIONAL SIGNS</p>	<p>BCA CLAUSE D3.6</p> <p>FIRE ENGINEERED PERFORMANCE SOLUTION F201444_2C&amp;2D_FER_02, PREPARED BY CORE ENGINEERING GROUP, DATED 22.02.23</p>

**Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)**

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
<p>FIRE ENGINEERING REPORT NO. F201444_2C&amp;2D_FER_02 DATED 22.02.2023</p>	<p>CP9</p>	<p><b>BCA CLAUSE C2.4 – PERIMETER VEHICULAR ACCESS</b> THE PERIMETER VEHICULAR ACCESS PATH PROVIDED TO THE WAREHOUSE BUILDINGS HAVE AREAS GREATER THAN 18M FROM THE BUILDING.</p>
	<p>EP1.3</p>	<p><b>BCA CLAUSE E1.3 – FIRE HYDRANT SYSTEM DESIGN</b> THE FOLLOWING NON-COMPLIANCES EXIST FOR THIS SITE: THE APPLICABLE HYDRANT STANDARD REVISION REFERENCED IN THE BCA 2019 AMDT 1 IS AS 2419.1:2005. HOWEVER, THE HYDRANT SYSTEM FOR SUBJECT BUILDINGS HAS BEEN DESIGNED IN ACCORDANCE WITH AS2419.1:2021. THE SCOPE OF AS 2419.1:2021 DOES NOT INCLUDE BUILDINGS WITH A TOTAL VOLUME OF MORE THAN 108,000 M<sup>3</sup>. HOWEVER, THE STANDARD SHALL BE APPLIED, WITH ADDITIONAL MEASURES TO BUILDING 2C, WHICH EXCEEDS 108,000M<sup>3</sup>. THE HYDRANTS UNDER THE 15 M WIDE AWNINGS FOR BOTH 2C &amp; 2D WAREHOUSE BUILDINGS SHALL BE DESIGNED AS EXTERNAL HYDRANTS AS SHOWN IN FIGURE 8-7. THE HYDRANT BOOSTER IS LOCATED ON THE WESTERN SIDE OF THE 2C WAREHOUSE BUILDING AND IS NOT WITHIN SIGHT OF THE MAIN PEDESTRIAN ENTRANCE AT THE OFFICES LEADING INTO 2C-2 AND 2D WAREHOUSE BUILDINGS.</p>
	<p>EP1.1</p>	<p><b>BCA CLAUSE E1.4 – USE OF 50M FIRE HOSE REELS</b> 50M FIRE HOSE REELS ARE PROVIDED TO THE WAREHOUSE BUILDINGS EXCEEDING THE MAXIMUM PRESCRIPTIVE LENGTH OF 36M.</p>
	<p>EP1.4</p>	<p><b>BCA CLAUSE E1.5 – SPRINKLER BOOSTER LOCATION</b> THE SPRINKLER BOOSTER IS NOT LOCATED WITHIN SIGHT OF EITHER MAIN PEDESTRIAN ENTRANCE AT THE OFFICES OF THE 2C &amp; 2D BUILDINGS.</p>

**Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)**

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	
<b>Proposed (New or Modified)</b>		
1.	NOT APPLICABLE	

**Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)**

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	NOT APPLICABLE	

**Section 7: Name of authority or registered certifier issuing this schedule**

Name	Organisation (Business name)
DEAN GOLDSMITH	BLACKETT MAGUIRE + GOLDSMITH PTY LTD
Business Address (Street No., Street Name, Suburb and Postcode)	
SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007	
Registration Number (Where Applicable)	
RBC00004 (BDC0141)	
Date of Issue	
<b>13/11/2023</b>	

## + Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
<ul style="list-style-type: none"> <li>After the commencement of the excavation for, and before the placement of, the first footing</li> </ul>	Dean Goldsmith (BDC0141)	13.02.2023	Yes
<ul style="list-style-type: none"> <li>Prior to covering of any stormwater drainage connections</li> </ul>	Dean Goldsmith (BDC0141)	23.03.2023	Yes
<ul style="list-style-type: none"> <li>Progress Inspections</li> </ul>	Dean Goldsmith (BDC0141)	06.09.2023 09.10.2023 25.10.2023 01.11.2023	Yes
<ul style="list-style-type: none"> <li>After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building</li> </ul>	Dean Goldsmith (BDC0141)	10.11.2023	Yes

13 November 2023

The General Manager  
Penrith City Council  
PO Box 60  
PENRITH NSW 2750

Dear Sir/Madam

**Re: DA No. SSD-9794683-MOD-2 – 19 Emporium Avenue, Kemps Creek  
Occupation Certificate**

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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.

<b>Applicant</b>	Goodman Property Services (Australia) Pty Ltd
<b>Subject Address</b>	19 Emporium Avenue, Kemps Creek
<b>Project No.</b>	220166
<b>Date Received</b>	20.10.2023
<b>Date Determined</b>	13.11.2023

Please find undercover a copy of the Part Occupation Certificate No. OC-23181 for the completed construction & use of the Oakdale West Estate Stage 3 warehouse buildings 2C & 2D.

This Part Occupation Certificate has been issued for:

- + OC1: Base Building excluding racking and tenant signage

The approved documentation and other documentation relied upon as indicated on the Occupation Certificate has also been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, a sum of \$44.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

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

**Yours sincerely,**



Jackson Boyd  
Building Surveyor  
**BM+G**



13 November 2023

The General Manager  
The Department of Planning & Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir/Madam

**Re: DA No. SSD-9794683-MOD-2 – 19 Emporium Avenue, Kemps Creek  
Occupation Certificate**

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Jackson Boyd  
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