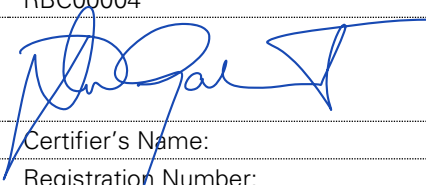




## Occupation Certificate

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

<b>Certificate No.</b>	OC-24094	
<b>Determination</b>	Approved	
<b>Date of Determination</b>	28/06/2024	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 120	DP 1289995
<b>Address</b>	3 Tundra Close, Kemps Creek NSW 2178	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Leon Carroll	
<b>Company</b>	Jones Lang Lasalle (NSW) Pty Ltd	
<b>Address</b>	Level 27, 180 George Street, Sydney NSW 2000	
<b>Contact Details</b>	Phone: 0412 526 162	Email: Leon.Carroll@jll.com
<b>+ Owner</b>		
<b>Name</b>	BGMG 11 Pty Ltd as trustee of BGMG 1 Oakdale West Trust C/- Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	1-11 Hayes Road, Rosebery NSW 2018	
<b>Contact Details</b>	Phone: (02) 9230 7486	Email: Adrian.tesoriero@goodman.com
<b>+ Description of Development</b>		
<b>Description</b>	Installation of conveyors and associated equipment. <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>Whole</b>	
<b>BCA Classification</b>	Class 7b	
<b>+ Development Consent</b>		
<b>Complying Development Certificate No. &amp; Date of Determination</b>	CDC-24019 dated 20.06.2024	
<b>Statutory Certification</b>		
<i>BM+G certify that:</i>		
<ul style="list-style-type: none"><li>+ The health and safety of the occupants of the building have been taken into consideration where a whole Occupation Certificate is being issued; and</li><li>+ A current Development Consent or Complying Development Certificate is in force for the building; and</li><li>+ 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</li><li>+ The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and</li><li>+ A fire safety certificate has been issued for the building (if required); and</li><li>+ A report from the Fire Commissioner has been considered (if required).</li></ul>		
<b>Documentation Relied Upon</b>	As listed in Schedule 1	
<b>Fire Safety Schedule</b>	As listed in Schedule 2	
<b>Inspection Schedule</b>	As listed in Schedule 3	
<b>+ Details of Certifying Authority</b>		
<b>Certifying Authority</b>	BM+G	
<b>Accreditation Number</b>	RBC00004	
<b>Signature</b>		
<b>Signed on Behalf of BM+G</b>	Certifier's Name:	Dean Goldsmith
	Registration Number:	BDC0141
Liability limited by a scheme approved under Professional Standards Legislation		

## + 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	Jones Lang Laselle	28.06.2024
2.	Fire Safety Certificate	Qanstruct	08.02.2024
3.	Accessibility Completion Statement	ABE Consulting	26.06.2024
4.	Electrical Installation Certificate	ADOX	27.06.2024
5.	Installation of Fire Trip to Conveyors	Flamesafe Fire Protection	25.06.2024
6.	Warehouse Slip Test Report SN200224-14	Sliptest Australia	20.02.2024

### Performance Solutions

The following Performance Solution Report(s) 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	F201764_ FER_04	Core Engineering Group Pty Ltd	Graham Morris (BDC 3200)	10.11.2023
<b>Other BCA Requirement</b>					
PS-2.	Performance Solution Report	24199_PS R_v1.1	ABE Consulting PL	Abe Strbik (ACAA 405)	18.06.2024
PS-3.	Performance-Based Design Brief	24199_PB DB_v1.0	ABE Consulting PL	Abe Strbik (ACAA 405)	18.06.2024

## + 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)

3 TUNDRA CLOSE, KEMPS CREEK NSW

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 120	DP 1289995	WAREHOUSE 5B

### 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)
COMPLYING DEVELOPMENT CERTIFICATES	CDC-24019

### 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.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
3.	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 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
4.	BLOCK PLANS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
5.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 & AS 2293.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
6.	EMERGENCY MANAGEMENT PLAN	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
7.	EXIT SIGNS	BCA CLAUSES E4.5, E4.6 & E4.8; AND AS 2293.1 – 2018 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
8.	FIRE CONTROL CENTRE (BUILDING	BCA SPEC. E1.8 AND FIRE ENGINEERING

	5A ONLY) AND MAIN FIP	REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1.4 & AS 2441 – 2005 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
10.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1.3 & AS 2419.1 – 200 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
11.	PATHS OF TRAVEL	EP&A (DC&FS) REGULATION 2021 CLAUSE 109
12.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
13.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
14.	MANUAL SMOKE CLEARANCE SYSTEM (WAREHOUSE ONLY)	BCA PART E2, SPEC. E2.2B & AS/NZS 1668.1 – 2015 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
15.	SOLAR PANELS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
16.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA CLAUSE D3.6 & E3.3, AS 1905.1 – 2015

**Proposed (New or Modified including section 84(6) of the Regulation)**

1.	N/A	
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**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
FIRE SAFETY ENGINEERING REPORT PREPARED BY CORE ENGINEERING GROUP REPORT NO. F201764_FER_04 REVISION 4 DATED 10.11.23.	CP9	BCA CLAUSE C2.4 - PERIMETER VEHICULAR ACCESS
	DP4 & EP2.2	BCA CLAUSE D1.4, D1.5 & E2.2 - WAREHOUSE TRAVEL DISTANCES AND SMOKE HAZARD MANAGEMENT
	EP1.3	BCA CLAUSE E1.3 - FIRE HYDRANT SYSTEM DESIGN
	EP1.1	BCA CLAUSE E1.4 - USE OF 50M FIRE HOSE REELS
	EP1.4	BCA CLAUSE E1.5 - SPRINKLER BOOSTER LOCATION

**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	

Proposed (New or Modified)	
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

28/06/2024

### + Schedule 3 – Inspection Schedule

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Inspection Type	Inspection by	Date	Satisfactory
<ul style="list-style-type: none"><li>After the building work has been completed and prior to any occupation certificate being issued in relation to the building.</li></ul>	Dean Goldsmith (BDC0141)	26.04.2024	Yes

28 June 2024

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

Dear Sir/Madam

**Re: CDC No. CDC-24019 3 Tundra Close, 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>	Jones Lang Lasalle (NSW) Pty Ltd
<b>Subject Address</b>	3 Tundra Close, Kemps Creek NSW 2178
<b>Project No.</b>	S240073
<b>Date Received</b>	28.06.2024
<b>Date Determined</b>	28.06.2024

Please find undercover a copy of the Whole / Part / Partial Occupation Certificate No. OC-24094 for the completed installation of conveyors and associated equipment.

The approved documentation and other documentation relied upon as indicated on the Occupation Certificate has 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,**



Dean Goldsmith  
Director

**BM+G**

Building Surveyor-Unrestricted (NSW)