

Occupation Certificate

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

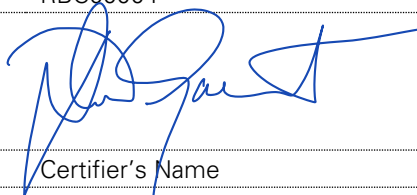
Certificate No.	OC-24012
Determination	Approved
Date of Determination	23/02/2024
+ Subject Land	
Lot + DP	Lot 120 DP 1289995
Address	2 Cuprum Close, Kemps Creek NSW 2178 (Lot 111 DP 1262310 referenced on the DA22/0546) Now known as 1-3 Tundra Close, Kemps Creek NSW 2178
Local Government Area	Penrith City Council
+ Applicant	
Name	Goodman Developments
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
+ Owner	
Name	BGMG 11 Pty Ltd ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
+ Description of Development	
Description	The construction and operation of a warehouse and distribution centre (5A & 5B) including signage, associated landscape and civil works. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
Whole/Part/Partial	Partial
Description of part:	OC1: Base Building and 5A tenant signage excluding tenant racking. <i>NOTE: Pursuant to Section 53 of the EP&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. The first partial Occupation Certificate was issued for this development on the 23.02.23.</i>
BCA Classification	Class 5 & 7b
+ Development Consent	
Development Application No. & Date of Determination	DA22/0546 dated 16.02.2023
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-23026 dated 17.03.2023 CC-23118 dated 30.06.2023 CC-23202 dated 08.11.2023 CC-23215 dated 01.02.2024
Statutory Certification	
<i>BM+G 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 a partial 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 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		
2.	Contribution Invoice 000001982	Penrith City Council	27.02.2023
3.	Contribution Remittance Advice	Goodman Property Services (Aust) Pty Limited	01.03.2023
4.	Certificate from the builder	Qanstruct (Aust) Pty	05.02.2024
5.	Certificate of Practical Completion	Nbn Co Ltd	12.12.2023
6.	Certificate of Practical Completion	Nbn Co Ltd	22.12.2023
7.	Rainwater Non-Portable Reuse System Installation Certificate	Clarke Mckay Pty Ltd	16.01.2024
8.	Driveway Construction and Section 138 Road Payment Confirmation Ref: 72384	Penrith City Council	14.03.2023
9.	Initial Concrete Construction Inspection Application Certificate - 3421039	Penrith City Council	18.10.2023
10.	Initial Concrete Construction Inspection Application Certificate - 3422350	Penrith City Council	-
11.	Initial Concrete Construction Inspection Application Certificate - 3423918	Penrith City Council	20.10.2023
12.	Initial Concrete Construction Inspection Application Certificate - 3444062	Penrith City Council	01.12.2023
13.	Initial Concrete Construction Inspection Application Certificate – 3448290	Penrith City Council	-
14.	Driveway Construction and Section 138 Road Tax Invoice ID:DRV23/0106	Penrith City Council	14.03.2023
15.	Standard System Completion Certificate	FlameSafe Fire Protection Pty Ltd	02.02.2024
16.	Window Cleaning Statement	Qanstruct (Aust) Pty	12.01.2024
17.	Stormwater Certification Letter	Lts Pty Ltd	27.07.2023
18.	Dry Fire Commissioning Report	FlameSafe Fire Protection Pty Ltd	02.02.2024
19.	Fire Pum Report	Prime Pumps Pty Ltd	15.12.2023
20.	Certification for The Hot Water System	Clarke Mckay Pty Ltd	16.01.2024
21.	Certificate from the builder	Qanstruct (Aust) Pty	30.01.2024
22.	Certificate from the builder	Qanstruct (Aust) Pty	06.02.2024
23.	Overall Site Plan	SBA Architects Pty Ltd	-
24.	Electrical Installation Certificate	Modcol Pty Ltd	07.02.2024
25.	Essential Fire Safety Installation Certificate	Modcol Pty Ltd	07.02.2024
26.	Mechanical Ventilation, Air Conditioning System and Manual Smoke Clearance System Installation Certificate	Paramount Airconditioning (Aust) Pty Ltd	23.01.2024

27.	Glazing Certificate	Alclad Architectural Pty Ltd	05.12.2023
28.	Certification for The Installation of Seismic Restraints	Clarke Mckay Pty Ltd	16.01.2024
29.	Certification for Plumbing, Drainage and Gas fitting Contractors	Clarke Mckay Pty Ltd	16.01.2024
30.	Building Plan Assessment – Approval	Sydney Water Corporation	10.11.2023
31.	Group Number Assessment	Australia Wool Testing Authority Ltd	10.09.2019
32.	Group Number Classification	Branz Pty Ltd	25.08.2020
33.	Regulatory information Report	Warringtonfire Pty Ltd	24.10.2023
34.	Roof Sheeting & Wall Cladding Installation/ Completion Certificate	MRP Group NSW Pty Ltd	04.12.2023
35.	Survey Report	TSS Total Surveying Solutions Pty Ltd	17.01.2024
36.	Fire Test Room Report	Exova Warringtonfire Pty Ltd	04.07.2017
37.	Fire Safety Certificate Lot 5B	Qanstruct (Aust) Pty	08.02.2024
38.	Loop Pile Carpet Test Report	Sydney Carpet Laboratory	17.01.2023
39.	Floor Testing Report	Polyflor Australia Pty Ltd	18.12.2020
40.	3RT Designer Hardwood Group Number Assessment	Australia Product Testing Pty Ltd	24.09.2020
41.	Colorbond Steel Data Sheet	BlueScope Steel Limited	August 2022
42.	Roofing Steel Product	Lysaght Pty Ltd	March 2019
43.	BlueScope Colorbond Steel Test Certificate	CSIRO Pty Ltd	03.03.2016
44.	Combustibility Test for Materials Test Certificate	CSIRO Pty Ltd	17.10.2019
45.	Translucent Roof Sheeting	Ampelite Fibreglass Pty Ltd	-
46.	Fire Assessment Report	Warringtonfire Pty Ltd	22.03.2021
47.	Firefly Linner Regulatory Information Report	Warringtonfire Pty Ltd	17.11.2023
48.	Fire Seal Installation Certificate	Australian Passive Fire Pty Ltd	05.02.2024
49.	Penetration Register	Australian Passive Fire Pty Ltd	05.02.2024
50.	Subdivider/Developer Compliance Certificate	Sydney Water Corporation	05.02.2024
51.	Fire Hydrant Commissioning	Fire Compliance & Maintenance Pty Ltd	22.11.2023
52.	Fire Hose Reels Commissioning	Fire Compliance & Maintenance Pty Ltd	12.01.2024
53.	Precast Installation	Western Precast Pty Ltd	18.01.2024
54.	Air Outlet Test Sheet	Flowrite Commissioning	31.01.2024
55.	Building Plan Assessment – Approved	Sydney Water Corporation	10.11.2023
56.	Essential Fire Safety Installation Certificate	Modcol Pty Ltd	05.02.2024
57.	Fire Hydrant System Installation Certificate	Clarke Mckay Pty Ltd	01.02.2024
58.	Fire Hose Reels Installation Certificate	Clarke Mckay Pty Ltd	16.01.2024
59.	Essential Fire Safety Measures Installation Certificate	FlameSafe Fire Protection Pty Ltd	06.02.2024

60.	Work Completion Certificate	Energy Aware Pty Ltd	10.11.2023
61.	Metal Roofing Installation Certificate	MRP Group NSW Pty Ltd	04.12.2023
62.	Part J Report and Glazing Installation Confirmation Letter	Sustainable Development Consultants Pty Ltd	16.01.2024
63.	Fire Safety Engineering Inspection Report	Core Engineering Group Pty Ltd	05.02.2024
64.	Fire Safety Certificate Lot 5A	Qanstruct (Aust) Pty	08.02.2024
65.	Site Handstand Plans	TSS Total Surveying Solutions Pty Ltd	30.01.2024
66.	Civil Stormwater & Civil Carpark Installation Certificate	AT&L and Associates Pty Ltd	21.02.2024
67.	Consultant Advice	Marshall Day Acoustics Pty Ltd	19.02.2024
68.	Email Correspondence: Civil Drawings	Qantrust (Aust) Pty Ltd	19.02.2024
69.	Email Correspondence: Landscaping Implementation Report	Qantrust (Aust) Pty Ltd	22.02.2024
70.	Final Fire Safety Report	Fire and Rescue Pty Ltd	19.02.2024
71.	Final Fire Safety Report Letter	Fire and Rescue Pty Ltd	19.02.2024
72.	Contact List	-	-
73.	Architectural Statement	SBA Architects Pty Ltd	12.02.2024
74.	Structural Design Certificate	Costin Roe Consulting Pty Ltd	16.03.2023
75.	Structural Construction Certificate	Costin Roe Consulting Pty Ltd	16.03.2023
76.	Structural Design Certificate	Protest Engineering Pty Ltd	10.08.2023
77.	Structural Builders Statement	Qantrust (Aust) Pty Ltd	16.02.2024
78.	Structural Inspection Certificate	CAM Consulting Pty Ltd	01.02.2024
79.	Balustrades Structural Certificate	Aghapy Building Certifiers & Approvals Pty Ltd	15.02.2024
80.	Civil Works Package Plan	AT&L and Associates Pty Ltd	23.06.2023
81.	Final Fire Safety Report -Builders Close Out	Qantrust (Aust) Pty Ltd	20.02.2024
82.	Plant Item Registration	Safe Works	15.02.2024
83.	Landscape Implementation Certificate	Mann Cad Consultant Services Pty Ltd	15.02.2024
84.	Landscaping Access Compliance	Qantrust (Aust) Pty Ltd	16.02.2024
85.	Performance Solution Report	Qantrust (Aust) Pty Ltd	12.02.2024
86.	Internal Glazing	Activa Projects Pty Ltd	05.02.2024
87.	Glazing & Mirrors Installation Certificate	Badel Kitchens & Joinery Pty Ltd	13.02.2024
88.	Gate House - Light Grey Speckled Vinyl Test	Sliptest Australia Pty Ltd	20.02.2024
89.	Builders Certificate	Qantrust (Aust) Pty Ltd	22.02.2024
90.	External Pavements Test	Sliptest Australia Pty Ltd	20.02.2024
91.	Timber Flooring Test	Sliptest Australia Pty Ltd	20.02.2024
92.	Pram Ramp Test	Sliptest Australia Pty Ltd	20.02.2024
93.	First Aid Test	Sliptest Australia Pty Ltd	20.02.2024
94.	Polished Concrete & Anti Slip Coating Test	Sliptest Australia Pty Ltd	20.02.2024
95.	Burnished Concrete Test	Sliptest Australia Pty Ltd	20.02.2024
96.	Amenities Test	Sliptest Australia Pty Ltd	20.02.2024
97.	Polished Concrete Test	Sliptest Australia Pty Ltd	20.02.2024

98.	Rubber Slider Test	Sliptest Australia Pty Ltd	20.02.2024
99.	Slider 55 Rubber Slider Test	Sliptest Australia Pty Ltd	20.02.2024
100.	Slider 96 Rubber Slider Test	Sliptest Australia Pty Ltd	20.02.2024
101.	Amenities Slider 96 Rubber Slider Test	Sliptest Australia Pty Ltd	20.02.2024
102.	Amenities Slider 96 Rubber Slider Test - Office	Sliptest Australia Pty Ltd	20.02.2024
103.	Landscape Certificate & Implementation Report	Scape Design Pty Ltd	22.02.2024
104.	Waterproofing in Wet Area Installation Certificate Lot A	Prestige Tiling Australia	14.02.2024
105.	Waterproofing in Wet Area Installation Certificate Lot B	Prestige Tiling Australia	14.02.2024

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
Fire Safety Requirement					
PS-1.	Fire Engineering Report	F201764_FER_04	Core Engineering Group Pty Ltd	Graham Morris (BDC 3200)	10.11.2023
Other BCA Requirement					
PS-2.	Performance Solution Report – Accessibility / Essential Fire Safety Services	23045_PS R_v1.1	ABE Consulting Pty Ltd	Abe Strbik (Reg 405)	18.01.2024
PS-3.	FP1.4 Performance Solution Report	NA	SBA Architects	Stephen Jeffery	14.03.2023

+ 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)

1-3 TUNDRA CLOSE, KEMPS CREEK

Lot No. (if known) CP/DP/SP No. (if known) Building name (if applicable)

LOT 111 DP 1262310

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-23026, CC-23118, CC-23202, CC-23215

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
Current (Existing)		
1.	NOT APPLICABLE	NOT APPLICABLE

Proposed (New or Modified including section 84(6) of the Regulation)		
BUILDING 5A		
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 5A ONLY) AND MAIN FIP	BCA SPEC. E1.8 AND FIRE ENGINEERING 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
BUILDING 5B		
1.	ALARM SIGNALING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017
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 F201764_FER_04 REVISION 4 DATED 10.11.23.
8.	FIRE DOORS	BCA CLAUSE C2.12, C2.13 AND AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION
9.	FIRE HOSE REELS (CLASS 7B PARTS	BCA CLAUSE E1.4 & AS 2441 – 2005 AND FIRE

	ONLY)	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.	FIRE SEALS	BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 AND MANUFACTURER'S SPECIFICATION
12.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C1.8 & AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
13.	PATHS OF TRAVEL	EP&A (DC&FS) REGULATION 2021 CLAUSE 109
14.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
15.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001 AND FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
16.	SOLAR PANELS	FIRE ENGINEERING REPORT F201764_FER_04 REVISION 4 DATED 10.11.23.
17.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA CLAUSE D3.6 & E3.3, AS 1905.1 – 2015

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
Current (Existing)		
1.	NOT APPLICABLE	NOT APPLICABLE

Proposed (New or Modified)		
1.	NOT APPLICABLE	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	NOT APPLICABLE

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

Name

DEAN GOLDSMITH

Organisation (Business name)

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

23/02/2024

+ Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
<ul style="list-style-type: none"> After excavation for, and before the placement of, any footings 	Dean Goldsmith (BDC0141)	31.05.2023	Yes
<ul style="list-style-type: none"> Progress inspection 	Dean Goldsmith (BDC0141)	19.12.2023	Yes
<ul style="list-style-type: none"> Progress inspection 	Dean Goldsmith (BDC0141)	01.02.2024	Yes
<ul style="list-style-type: none"> Progress inspection 	Dean Goldsmith (BDC0141)	08.02.2024	Yes
<ul style="list-style-type: none"> S.50 FRNSW Inspection 	Dean Goldsmith (BDC0141)	16.02.2024	Yes
<ul style="list-style-type: none"> After the building work has been completed and prior to any occupation certificate being issued in relation to the building 	Dean Goldsmith (BDC0141)	22.02.2024	Yes



23 February 2024

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

Dear Sir/Madam

**Re: DA No. DA22/0546 – 1-3 Tundra Close, 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	Tundra Close, Kemps Creek
Project No.	220055
Date Received	01.02.2024
Date Determined	23.02.2024

Please find undercover a copy of the Whole / Part / Partial Occupation Certificate No. OC-24012 for the completed base building excluding tenant signage and tenant racking.

This Part / Partial Occupation Certificate has been issued for:

- + Base Building and 5A tenant signage excluding tenant racking.

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,

Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)