

OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22074																
TYPE:	<input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final																
DETERMINATION:	Approved																
DATE OF DETERMINATION:	01 July 2022																
SUBJECT LAND: Lot & DP	<table border="0"> <tr><td>Lot 1</td><td>DP 663937</td></tr> <tr><td>Lot 2</td><td>DP 1215268</td></tr> <tr><td>Lot 6</td><td>DP 229784</td></tr> <tr><td>Lot 2</td><td>DP 84578</td></tr> <tr><td>Lot 3</td><td>DP 85393</td></tr> <tr><td>Lot 11</td><td>DP 1178389</td></tr> <tr><td>Lot 26</td><td>DP 1269741</td></tr> <tr><td>Lot 102</td><td>DP 1262308</td></tr> </table>	Lot 1	DP 663937	Lot 2	DP 1215268	Lot 6	DP 229784	Lot 2	DP 84578	Lot 3	DP 85393	Lot 11	DP 1178389	Lot 26	DP 1269741	Lot 102	DP 1262308
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Lot 3	DP 85393																
Lot 11	DP 1178389																
Lot 26	DP 1269741																
Lot 102	DP 1262308																
Address	2 Aldington Road, Kemps Creek NSW 2759																
LOCAL GOVERNMENT AREA:	Penrith City Council																
APPLICANT: Name Company Address Phone / Fax / Email	<p>Luke Ridley Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 0413 435 020 Email: luke.ridley@goodman.com</p>																
OWNER: Name Address Phone / Fax / Email	<p>BGMG 11 ATF BGMG 1 Oakdale West 1-11 Hayes Road, Rosebery NSW 2018 Phone: 0413 435 020 Email: luke.ridley@goodman.com</p>																
DESCRIPTION OF DEVELOPMENT:	<p>Construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development.</p> <p><i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i></p>																
WHOLE / PART: Description of part (where applicable):	<p>Part: OC1: Base building for Warehouses 1A, 1B & 1C and racking to Warehouse 1B2 only.</p> <p><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></p>																
BCA CLASSIFICATION:	Class 5 & 7b																
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	SSD 7348 (13.09.2019), MOD 1 (27.03.2020), MOD 2 (21.04.2020), MOD 3 (03.04.2020), MOD 4 (24.03.2020), MOD 5 (05.11.2020), MOD 6 (10.03.2021), MOD 7 (07.10.2021), MOD 8 (10.09.2021), MOD 9 (08.12.2021)																
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-21128 (18.08.2021), CC-21151 (29.09.2021) & CC-22096 (03.06.2022)																
STATUTORY CERTIFICATION: Blackett Maguire + Goldsmith certify that:																	
<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																

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



DETAILS OF CERTIFYING AUTHORITY:

Certifying Authority
Accreditation No.

Blackett Maguire + Goldsmith Pty Ltd
RBC00004

SIGNATURE:



Date: 01/07/2022

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 (Aust) PL	14.06.2022
2.	Fire Safety Certificate	Prime Constructions PL	16.06.2022
3.	Signage Strategy Approval	Planning, Industry & Environment	03.06.2020
4.	Letter – Offsets for WNSLR	Ecologique	12.10.2021
5.	Builders Completion Letter	Prime Constructions PL	16.06.2021
6.	Survey Plans	Real Serve	04.05.2022
7.	Notice of Commencement of Operation	Goodman Property Services (Aust) PL	11.04.2021
8.	Email acknowledgement receipt of the Notice of Commencement of Operation	DPIE	12.04.2022
9.	Pit and Pipe Infrastructure Plans	Connect Design PL	08.07.2020
10.	Certificate of Practical Completion of Developers Activities	NBN	24.12.2020
11.	Completion of Subdivision Works	Penrith Council	18.12.2020
12.	Construction of New Traffic Signal & Road Works	Transport for NSW	18.02.2021
13.	Completion of Subdivision Works	Penrith Council	25.06.2021
14.	Email confirming receipt of the post approval documentation	DPIE	12.04.2021
15.	Vegetation Management Plan Implementation Letter	Goodman Property Services (Aust) PL	12.04.2021
16.	Post Approval Form	DPIE	Not Specified
17.	Works In kind Credit Discharge Certificate	DPIE	24.08.2021
18.	Schedule of Subcontractors	Prime Constructions	07.06.2021
19.	Installation Certificate – mechanical air handling systems	Eastwood Air-conditioning	09.06.2022
20.	Installation Certificate – schedule of fire hazard properties	Activa Projects PL	10.06.2022
21.	Fire Pumpset Commissioning Report No. 03559	Aline	17.05.2022
22.	Flow Test Report	Aline	17.05.2022
23.	Flow Test Report	Aline	17.05.2022
24.	Commissioning Test Sheet – Sprinkler/Hydrant	Prime Pumps	16.05.2022
25.	Commissioning Test Sheet – Sprinkler/Hydrant	Prime Pumps	16.05.2022
26.	Operation Test Report No. 2022 03128 – Pressure System	Aline	17.05.2022
27.	Sprinkler Flow Test Results	FPA Australia	16.05.2022
28.	Section J Report	EMF Griffiths	10.06.2022
29.	Glass & Glazing Certificate	South West Aluminium PL	02.05.2022
30.	Certificate of Compliance - Waterproofing	Tiles and Stone PL	Not Specified
31.	Test Report No. 160522B	GripTek Anti-Slip Solutions PL	16.05.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
32.	Test Report No. 160522A	GripTek Anti-Slip Solutions PL	16.05.2022
33.	Completion Certificate – Roof coverings and external walls	MRP Group NSW PL	20.05.2022
34.	Letter – Noise Barrier	ErSed	30.10.2020
35.	Vegetation Management Plan	Ecologique	02.10.2019
36.	Operational Environmental Management Plan	SLR Consulting Australia PL	April 2022
37.	Operational Environmental Management Plan Approval Letter	DPIE	20.06.2022
38.	Landscape Completion Certificate	Scape Design	10.09.2020
39.	Admin Sheet – Plan of Subdivision	Penrith City Council	19.07.2021
40.	Subdivision Plan (Council Endorsed Stamp)	Scott Peter Lindsay Lord	26.02.2021
41.	Letter – Biodiversity Offsets	Goodman Property Services (Aust) PL	31.08.2020
42.	Polyflor Australia Fire Certificate / Confidentiality Report	Polyfloor / BCTC	01.09.2016
43.	Installation Certificate - Balustrade	Bellmont	09.06.2022
44.	Installation Certificate - Electrical	Design and Construct Electrical	30.05.2022
45.	Hydraulic Installation Certificate	J.M Cleary PL	16.06.2022
46.	Section 73 Compliance Certificate	Sydney Water Corporation	22.06.2022
47.	Group Number Assessment 19-001334	AWTA Product Testing	09.05.2019
48.	Fire Alarm Monitoring Confirmation	ADT Fire Monitoring	20.06.2022
49.	Installation Certificate – fire services	Innovative Fire Services PL	13.04.2022
50.	Builders Completion Letter	Prime Constructions PL	16.06.2021
51.	Design Certificate - Lift	The New Lift Company PL	08.09.2021
52.	Slip Resistance Assessment	Safe Environments	22.06.2022
53.	Email confirming s7.11 contributions are not applicable	Penrith City Council	29.06.2022
54.	Email confirming s7.11 contributions are not applicable	Penrith City Council	29.06.2022
55.	Architectural Design Compliance Statement	SBA Architects PL	23.06.2022
56.	External Wall System Disclosure Certificate	Prime Constructions PL	08.06.2022
57.	Siteworks and Stormwater Drainage WAE Plans	Total Surveying Solutions	21.06.2022
58.	Test Report No. R26353a	Slip Check PL	22.06.2022
59.	Group Number Assessment 17-001798	AWTA Product Testing	05.05.2017
60.	Group Number Assessment 19-001334	AWTA Product Testing	09.05.2019
61.	Group Number Assessment 19-07308	AWTA Product Testing	15.05.2020
62.	Installation Certificate – schedule of lightweight fire rated construction	Activa Projects PL	12.05.2022
63.	Installation Certificate – fire door	Advanced Metal Door Frames PL	13.05.2022
64.	Accessibility Compliance Statement	DDA Consult	28.06.2022
65.	Test Report No. 7323.1	CSIRO	31.03.2015
66.	Plant Item Registration Certificate -Lift	SafeWork	08.06.2022
67.	Plant Item Registration Certificate -Lift	SafeWork	08.06.2022
68.	Survey Report	Total Surveying Solutions	04.05.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
69.	Installation Certificate – landscape works	GW Landscapes	21.06.2022
70.	Installation Certificate – Civil/Stormwater	AT&L	28.06.2022
71.	Completion of Subdivision Works for Western North South Link road – Separable Portions 4 - 8	Penrith City Council	18.12.2020
72.	Builder's response letter to FFSR	Prime Constructions	29.06.2022
73.	Structural Certificate	Griffiths Engineers Australia	30.06.2022
74.	Builder's Letter – Roof Safety	Prime Constructions	30.06.2021
75.	Fire Engineer Sign Off	Core Engineering	30.06.2022
76.	Certification and Schedule of Fire Hazard Properties	Prime Constructions	30.06.2022
77.	Test Report 19-000795 (Deci-tex P44)	AWTA Product Testing	27.03.2019
78.	Certification and Schedule of Slip Resistance	Prime Constructions	29.06.2022
79.	Builder's Supplementary Structural Certificate	Prime Constructions	29.06.2021
80.	Installation Certificate – Racking Structures	Andrew Baigent Consulting Engineers	30.06.2022
81.	Slip Test Report No. R26469L	Safe Environments	30.06.2022
82.	Stair Nosing Test report No. R7701	Safe Environments	16.03.2018
83.	Letter Out/Report Out FFSR	FRNSW	28.06.2022

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 Report
DATE OF REPORT: 31.08.2021
REFERENCE NO. & VERSION: F201483_FER_02
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION No.: BDC3200



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

OWNER:	BGMG 11 ATF BGMG 1 Oakdale West
ADDRESS:	2 Aldington Road, Kemps Creek
DEVELOPMENT APPLICATION No.:	SSD7348
CONSTRUCTION CERTIFICATE No.:	CC-22096
OCCUPATION CERTIFICATE No.:	OC-22074

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	New
Alarm Signaling 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 Report No. F201483_FER_02 Revision 02 dated 31.08.2021.	✓
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 Doors	BCA Clause C2.13 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels (Class 7b parts only)	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021.	✓
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	BCA Part D and & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management	BCA Clause E2.2, Spec. E2.2b, AS1668.1 – 2015 and & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021	✓
Warning & Operational Signs	AS 1905.1 – 2015, BCA Clause D3.6 & E3.3	✓



Statutory Fire Safety Measure	Design / Installation Standard	New
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access Limitations + Extended Egress distances of: <ul style="list-style-type: none"> - 47m to an exit and 95m between alternative exits in Warehouse 1B1 - 45m to an exit and 90m between alternative exits in Warehouse 1B2 - 80m between alternative exits in Warehouse 1C + Rationalisation of smoke exhaust within building 1B + Omission of FRL to enclosure under non-fire isolated stairs + Omission of Radiant Heat Protection to External Hydrants + Location of Sprinkler Booster 	BCA Performance Requirements CP2, CP9, DP4, EP1.3, EP1.4, EP2.2 & Fire Safety Engineering Report prepared by Core Engineering Report No. F201483_FER_02 Revision 02 dated 31.08.2021.	✓



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	22.09.2021	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	17.11.2021	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	16.03.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	20.05.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	08.06.2022	Yes
▪ FRNSW FFSR Inspection & After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	28.06.2022	Yes



BLACKETT
MAGUIRE+
GOLDSMITH

01 July 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD7348
2 ALDINGTON 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:	2 Aldington Road, Kemps Creek
Project No:	210019
Date Received:	20 June 2022
Date Determined:	01 July 2022

Please find undercover a copy of the Occupation Certificate No. OC-22074 for the completed Construction and operation of two warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (Buildings 1B & 1C) of Oakdale West Stage 1 Development.

This Interim Occupation Certificate has been issued for:

+ Base building for Warehouses 1A, 1B, 1C and Racking to Warehouse 1B2 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 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.

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

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
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