



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22142
DETERMINATION:	Approved
DATE OF DETERMINATION:	19 December 2022
SUBJECT LAND: Lot & DP Address	Lot 105 & 107 DP 1262310 2 Sepia Road, 11 & 19 Emporium Avenue, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone / Fax / Email	Luke Ridley Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7432 Luke.ridley@goodman.com
OWNER: Name Address Phone / Fax / Email	BGMG 11 ATF BGMG 1 Oakdale West Trust 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7432 Luke.ridley@goodman.com
DESCRIPTION OF DEVELOPMENT:	Construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A). <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
WHOLE / PART:	Part OC1: Base Building excluding mezzanines, tenant fit out and signage. <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	SSD-9794683 (16.12.2021)
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-21203 (23.12.2021), CC-22022 (23.02.2022), CC-22044 (22.04.2022) & CC-22120 (28.06.2022)
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: 19/12/2022
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 (Aust) PL	09.12.2022
2.	Fire Safety Certificate	Richard Crookes Constructions	14.12.2022
3.	Section 73 Compliance Certificate	Sydney Water Corporation	09.02.2022
4.	Lettable Area Survey	Real Serve	15.09.2022
5.	Lettable Area Plan	Real Serve	26.08.2022
6.	Certificate of Practical Completion of Developers Activities	NBN	11.08.2022
7.	Email confirming site is ready for services	Edgewater Connections	29.08.2022
8.	Email confirming notification lodgement received	Major Projects	23.09.2022
9.	Approval letter – Operational Environmental Management Plan	DPE	31.10.2022
10.	Section 7.12 Contributions Advice	Penrith City Council	31.10.2022
11.	Section 7.12 Receipt No. R000060772	Penrith City Council	17.11.2022
12.	Operational Environmental Management Plan	SLR	11.10.2022
13.	OC Staging Handover Plan	Richard Crookes Constructions	16.11.2022
14.	Lift Registration Certificate	NSW Government Safe Work	23.09.2022
15.	Schedule of Trades	Richard Crookes Constructions	25.11.2022
16.	Architectural Statement	SBA Architects PL	22.11.2022
17.	Post-Tensioned Slab Certificate of Structural Adequacy	PTWorks (NSW) PL	23.11.2022
18.	Installation Certificate - Internal Glazing	Kompass Group Australia	23.11.2022
19.	Certificate of Compliance - tiling	LT Tiles and Stone PL	18.10.2022
20.	Certificate of Compliance - Waterproofing	LT Tiles and Stone PL	Not Dated
21.	Roof and Wall Installation Certificate	Ideal Roofing	21.11.2022
22.	Email confirming receipt of S7.12 Contributions	Penrith City Council	01.12.2022
23.	Compliance Certification – Smoke Hazard Management System	Paramount Airconditioning (Aust) PL	01.12.2022
24.	Fire Alarm System Connection Notice	ADT Fire Monitoring	28.11.2022
25.	Installation Certification - Electrical	Modcol PL	01.12.2022
26.	Installation Certificate – Fire & Smoke doors / shutters, access panels	Kompass Group Australia	23.11.2022
27.	Installation Certificate - Electrical	Modcol PL	19.12.2022
28.	Installation Certificate – Fire & Smoke doors / shutters, access panels	Kompass Group Australia	23.11.2022
29.	Lifts – Installation Certificate	Otis Elevator Company PL	08.11.2022
30.	Glass and Glazing Certification	South West Aluminium PL	20.09.2022
31.	Slip Testing Floor Finishes Schedule	Richard Crookes Constructions / Daniels Associates	27.10.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
32.	Receipt of Payment No. R000060772 – Section 7.12 Contributions	Penrith City Council	17.11.2022
33.	Fire Alarm System Commissioning	Force Fire & Safety PL	28.11.2022
34.	Pumps Commissioning	Prime Pumps	29.11.2022
35.	Sprinkler Flow Test Results	Prime Pumps	29.11.2022
36.	Installation Certificate – fire safety measures – alarm signalling equipment, smoke detection system, fire suppression, BOWS, fire seals, fire extinguishers, fire control centre, ceiling fans	Force Fire & Safety PL	01.12.2022
37.	Access Occupancy Certification	MGAC (Australia) PL	02.12.2022
38.	Identification Survey	Mark Williams	16.09.2022
39.	Installation Certificate – schedule of slip resistance	Richard Crookes Constructions	09.12.2022
40.	Installation Certificate – Builder compliance	Richard Crookes Constructions	13.12.2022
41.	External Wall System Disclosure Certificate	Richard Crookes Constructions	14.12.2022
42.	Installation Certificate – Fire rated dry wall and ceilings	Kompass Group Australia	23.11.2022
43.	Test Report No. R21-147 - carpet	Sydney Carpet Laboratory	06.07.2021
44.	Testing Pumps Commissioning Sheet	General Pump Company	28.12.2022
45.	Installation Certificate – lightweight construction	Kompass Group Australia	23.11.2022
46.	Statement – DA & OC Items	Richard Crookes Constructions	13.12.2022
47.	Fire Safety Engineering Inspection Report	Core Engineering Group	14.12.2022
48.	Structural Inspection Certificate	Northrop	13.12.2022
49.	Installation Certificate – schedule of fire hazard properties	Richard Crookes Constructions	01.12.2022
50.	Fire Hydrant Flow Test	Fire Compliance & Maintenance PL	29.11.2022
51.	FHR Flow Test	Fire Compliance & Maintenance PL	29.11.2022
52.	Bushfire Compliance Certification	Blackash Bushfire Consulting	15.12.2022
53.	Statement – public domain areas have been repaired/rectified – DA A16(a)	Richard Crookes Constructions	16.12.2022
54.	Fire Damper Rectification Report	Norec Services PL	Not Specified
55.	Fire Stopping north Inspection Sign off	Jensen Hughes	15.12.2022
56.	Passive Fire Report	Norec	09.10.2022
57.	Electrical Installation Certificate	Sapio PL	15.12.2022
58.	Installation Certificate - Landscaping	Fresh Landscapes Group	Not Specified
59.	Height Safety Practical Completion Report	Access Compliance Services	14.12.2022
60.	Group Number Assessment No. 15-000102 – wall cladding	AWTA Product Testing	10.02.2015
61.	Fire Alarm System Commissioning	Force Fire & Safety PL	Jan 2013
62.	Vesda Commissioning	Force Fire & Safety PL	26.10.2022
63.	Electrical Installation Certificate	Modcol	15.12.2022
64.	Penetrations Register - Electrical	Ceasefire	14.12.2022
65.	Fire Resistance Report FAR 2358 – CSR steel stud ceiling systems	Branz	23.08.2004



ITEM	DOCUMENTATION	PREPARED BY	DATE
66.	Fire Assessment Report No. FC12969-01 – timber framed walls	Branz	05.10.2022
67.	Installation Certificate – fire seals protecting hanger rods in fire resisting components of building	Richard Crookes Construction	15.12.2022
68.	Big Ass Fans Installation Certificate	Big Ass Fans	01.09.2022
69.	Fire Assessment Report No. FAS210127 – MDF Wall panelling	Warringtonfire	26.07.2021
70.	Regulatory Information Report No. FAS 190234 – TBA firefly	Warringtonfire	09.02.2022
71.	Regulatory Information Report No. FAS 190235 – TBA firefly	Warringtonfire	12.10.2022
72.	Regulatory Information Report No. FAS 190236 – TBA firefly	Warringtonfire	29.07.2022
73.	Penetration Matrix –	Sapio	19.12.2022
74.	Fire Assessment Report No. FC3963 – fire damper	Branz	18.10.2012
75.	Test Report No. FR103 – fire resistance	Resolute Testing Laboratories	05.03.2021
76.	Fire Assessment Report No. 210332 – electrical wall	Warringtonfire	26.07.2022
77.	Fire Assessment Report No. FAS 200229 – intumescent dampers	Warringtonfire	25.06.2021
78.	Final Fire Safety Report Request	FRNSW	19.12.2022
79.	Builder FFSR Response Letter	FRNSW	19.12.2022
80.	Works-as-Executed Drawings	Haines Bros	18.12.2022
81.	Civil Stormwater & Carpark Installation Certificate	AT&L	18.12.2022*

EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017 (cl. 155(1)(f))

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

+ Proposed Alternative Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 02.05.2022
REFERENCE NO. & VERSION: F201444_FER_04a
NAME OF FIRE SAFETY ENGINEER: Sandro Razzi
ACCREDITATION NO.: 0501



SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

OWNER:	BGMG 11 as Trustee for BGMG 1 Oakdale West Trust
ADDRESS:	2 Sepia Road & 19 Emporium Avenue, Kemps Creek
DEVELOPMENT APPLICATION No.:	SSD-9794683
CONSTRUCTION CERTIFICATE No.:	CC-21203
OCCUPATION CERTIFICATE No.:	OC-22142

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	New
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
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 Centre	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, 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 Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
High Volume Low Speed Ceiling Fans	Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022, NFPA-13 & FM-Global Data Sheet 2-0.	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Smoke Hazard Management Systems	BCA Part E2 & AS/NZS 1668.1 – 2015 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D3.6, E3.3 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. Revision 4a dated 02.05.2022	✓



Statutory Fire Safety Measure	Design / Installation Standard	New
<p>Fire engineered Alternative Solutions relating to:</p> <ul style="list-style-type: none">+ Perimeter Vehicular Access+ Reduction in FRLs – Mezzanine Columns+ Extended Travel Distances & Smoke Hazard Management – Warehouse+ Hydrants Beneath Awnings & Omission of Radiant Heat Shield Protection+ Hydrant and Sprinkler Booster Locations+ Use of 50m Fire Hose Reels+ Rationalised Sprinklers Protection to Conveyors and Walkways+ Omission of Sprinklers to Office Comms Room	<p>BCA Performance Requirements CP1, CP9, DP4, EP2.2, EP1.3, EP1.4 & EP1.1, Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201444 Revision 4a dated 02.05.2022</p>	<p>✓</p>



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	18.01.2022	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	02.02.2022 & 20.09.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	26.07.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	06.09.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	27.09.2022	Yes
▪ Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.	Dean Goldsmith (BDC0141)	24.11.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	08.12.2022	Yes
▪ Progress Inspection & FRNSW S.50 Inspection	Dean Goldsmith (BDC0141)	14.12.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	19.12.2022	Yes



19 December 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-9794683
2 SEPIA ROAD & 19 EMPORIUM AVENUE, KEMPS CREEK
PARTIAL OCCUPATION CERTIFICATE**

As required by Clause 151(2) of the EP&A Regulation 2000 (the Regulation) notice is hereby given that the following application for Occupation Certificate has now been approved.

Applicant:	Goodman Property Services (Australia) Pty Ltd
Subject Address:	2 Sepia Road & 19 Emporium Avenue, Kemps Creek
Project No:	200421
Date Received:	09 December 2022
Date Determined:	19 December 2022

Please find undercover a copy of the Occupation Certificate No. OC-22142 for the completed construction, fit out and operation of the warehouse building and associated office space and parking (Oakdale West Estate – Building 2A).

This Interim Occupation Certificate has been issued for:

+ Part OC1: Base Building excluding mezzanines, tenant fit out and signage.

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 note that payment has been made via the NSW ePlanning Portal to the sum of \$41.00 for the submission of this Part 6 Certificate.

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

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd