



Occupation Certificate

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

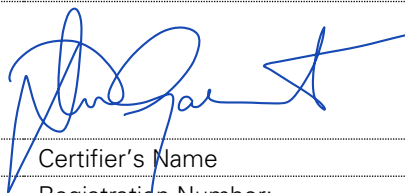
Certificate No.	OC-24001
Determination	Approved
Date of Determination	23/01/2024
+ Subject Land	
Lot + DP	Lot 114 DP 1278027
Address	18 Emporium Avenue, Kemps Creek (previously known as 2-24 Emporium Ave)
Local Government Area	Penrith City Council
+ Applicant	
Name	Goodman Developments
Company	Goodman Property Service (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: (02) 9230 7432 Phone: auplanningapprovals@goodman.com
+ Owner	
Name	BGMG 11 Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 0413 435 020 Phone: 0413 435 020
+ Description of Development	
Description	Construction and Operation of a Warehouse and Distribution Centre Development including Signage, Office, Parking, Hardstands & Associated Site Works (3C-1 & 3C-2). <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:	Occupation Certificate No. 1 (Partial) – Base Building to Buildings 3C1 & 3C2 and Part Racking in 3C2 excluding AirConditioning to Warehouse 3C2 and Part Racking to 3C1. <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.</i>
BCA Classification	Class 5 and 7b
+ Development Consent	
Development Application No. & Date of Determination	DA22/0550 (30.01.2023), MOD23/0031 (30.01.2023)
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-23027 dated 21.03.2023. CC-23119 dated 29.06.2023. CC-23119/A dated 13.12.2023 CC-23192 dated 19.10.2023 CC-23230 dated 14.12.2023
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 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 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 Pty Ltd	20.12.2023
2.	Acoustic Certification	Marshall Day Acoustics Pty Ltd	20.12.2023
3.	Stormwater Certificate Letter	Lts Pty Ltd	06.11.2023
4.	Installation Certificate: External Building Signage	Insight Sign Group	02.12.2023
5.	Site Plan	SBA Architects Pty Ltd	21.11.2023
6.	Email Correspondence: Contribution Payment Confirmation	Penrith City Council	22.12.2023
7.	Contribution Invoice Receipt: 000002014	Penrith City Council	27.02.2023
8.	Certification from the Builder	Qanstruct (AUST) Pty Ltd	21.12.2023
9.	Certificate of Installation – Mechanical	Fusion HVAC Australia Pty Ltd	20.12.2023
10.	Installation Certificate – Mechanical	Paramount Airconditioning (Aust) Pty Ltd	18.12.2023
11.	Subdivider/Developer Compliance Certificate	Sydney Water Pty Ltd	14.06.2023
12.	Test Report Armstrong Flooring Pty Ltd	Australia Wool Testing Authority Ltd	17.06.2023
13.	Installation Certificate – Schedule of Lightweight & or Fire Rated Construction	Inner Part Interiors Pty Ltd	18.12.2023
14.	Installation Certificate - Essential Fire Safety Measures	FlameSafe Fire Protection Pty Limited	20.12.2023
15.	Installation Certificate – Sprinkler Installation	FlameSafe Fire Protection Pty Limited	19.12.2023
16.	Certificate of Compliance – Waterproofing	LT Tile and Stone Pty Ltd	11.12.2023
17.	Glazing Certificate	Alclad Architectural Pty Ltd	05.12.2023
18.	Height Safety Practical Completion Report	Access Compliance Services Pty Ltd	07.12.2023
19.	Height Safety Practical Completion Report	Access Compliance Services Pty Ltd	07.12.2023
20.	Consultant Advice	Marshall Day Acoustics Pty Ltd	09.01.2024
21.	Supply and Install External Building Signage	Insight Sign Group	09.12.2024
22.	Installation Certificate: Drainage, Bulk Earthworks and Pavement.	MG Earthworks Pty Ltd	29.11.2023
23.	Installation Certificate: Roofing	Ideal Metal Roofing Pty Ltd	12.12.2023
24.	Fire Hydrant Certificate	CB Commercial Plumbing	22.12.2023

25.	Installation Certificate: Fire-Resistant Doorsets	Inner Part Interiors Pty Ltd	09.01.2024
26.	External Wall and Roof Confirmation Letter	Qanstruct Pty Ltd	10.01.2024
27.	Installation Certificate: Schedule of Lightweight & or Fire Rated Construction	Inner Part Interiors Pty Ltd	18.12.2023
28.	Installation Certificate: Mechanical	Fusion HVAC Australia Pty Ltd	20.12.2023
29.	Warning & Operational Signs	Qanstruct (Aust) Pty Ltd	09.01.2024
30.	Electrical Installation Certificate	Modcol Pty Ltd	10.01.2024
31.	Hydrant Certificate	CB Commercial Plumbing	22.12.2023
32.	Architectural Statement	SBA Architects Pty Ltd	09.12.2023
33.	Essential Fire Safety Measures Certificate	Modcol Pty Ltd	10.01.2024
34.	As Built Part J Confirmation	Sustainable Development Consultants Pty Ltd	10.01.2024
35.	Installation Certificate: Electrical	Modcol Pty Ltd	10.01.2024
36.	Part J - Builders Certificate	Qanstruct (Aust) Pty Ltd	10.01.2024
37.	Mechanical Installation Certificate	Paramount Airconditioning (Aust) Pty Ltd	11.02.2024
38.	Fire Certificate Installation	JCI Fire Monitoring Pty Ltd	11.01.2024
39.	Glazing Certificate	Alclad Architectural Pty Ltd	05.12.2023
40.	Roofing Installation Certificate	Ideal Roofing Pty Ltd	12.12.2023
41.	Certificate of Compliance – Waterproofing	LT Tiles and Stone Pty Ltd	11.12.2023
42.	Installation Certificate – Glazing and Mirrors	Badel Kitchens & Joinery Pty Ltd	13.12.2023
43.	Email Correspondence: confirmation that no additional restoration works are required in the naturestrip	Penrith City Council	18.01.2024
44.	S138 Approval – Site Condition Survey	Penrith City Council	18.01.2024
45.	Civil Stormwater & Civil Carpark Installation Certificate	AT&L & Associates Pty Ltd	19.01.2024
46.	Email Correspondence: confirmation that no maintenance bond is required	Goodman Property Service (Aust) Pty Ltd	18.01.2024
47.	Oakdale West Contractor Schedule	Qanstruct (Aust) Pty Ltd	N/A
48.	Oakdale West Estate – LOT 3C1 & 3C2 – Structural Construction Certification	Costin Roe Consulting Pty Ltd	09.01.2024
49.	Structural Builders Certificate	Qanstruct (Aust) Pty Ltd	19.01.2024
50.	Structural Design & Installation Statement	Elegant Engineering Pty Ltd	18.01.2024
51.	Inspection Certificate – Selective Pallet Racking – 3C-2	Dexion (Australia) Pty Limited	19.01.2024
52.	Oakdale West Estate – LOT 3C – Structural Design Certification	Costin Roe Consulting Pty Ltd	06.09.2023

53.	Structural Design Certification – Selective Pallet Racking – 3C-2	Dexion (Australia) Pty Limited	19.01.2024
54.	Certification Schedule	Qanstruct (Aust) Pty Ltd	N/A
55.	Armstrong Ceiling Tiles Test Report	BRANZ Limited	25.08.2018
56.	Aluminium Combustibility Test Certificate	CSIRO Pty Ltd	17.10.2018
57.	Sculptform Timber Look Aluminium Test Report	Australia Wool Testing Authority Ltd	12.08.2019
58.	Plasterboard Compliance Certificate	Inner Part Interiors Pty Ltd	13.12.2023
59.	Fyreguard Wall and Ceiling Access Panels – Fire Assessment Report	Nofire Pty Ltd	19.02.2019
60.	Fire Door Tags: Switchroom 3C1 & Comms Room 3C2	-	-
61.	Fire Hazard Properties Schedule – Flooring Materials	-	-
62.	Fire Hazard Properties Schedule – Wall & Ceiling Linings	-	-
63.	Timber Treads Test Report	Australia Wool Testing Authority Ltd	24.09.2020
64.	Loop Pile Carpet Tile Test Report	Sydney Carpet Laboratory of Interface Aust. Pty Limited	17.01.2023
65.	Plasterboard and Fibre Cement Products – Fire Assessment Report	Warringtonfire Australia Pty Ltd	26.05.2022
66.	Certificate for the Installation of Fire Collars	CB Commercial Plumbing Services Pty Ltd	22.12.2023
67.	Fire Seals Installation Certificate	Australian Passive Fire	17.01.2023
68.	Mechanical Services Penetrations – Installation Certificate	Danton Insulation & Sheetmetal Pty Ltd	17.01.2024
69.	Penetration Register	Australian Passive Fire	17.01.2024
70.	Penetration Inspection Schedule	Danton Group Australia	17.01.2024
71.	Fire Detection and Alarm System – Commissioning Test Report	FlameSafe Fire Protection Pty Limited	-
72.	Fire Hydrant – Hydraulic Commissioning Procedures	CB Commercial Plumbing Services P/L	20.12.2023
73.	Fire Pump (1) Flow Test Report	BKB Pumping Solutions	30.11.2023
74.	Fire Pump (2) Flow Test Report	BKB Pumping Solutions	30.11.2023
75.	Diesel Fire Pump – Commissioning Report	BKB Pumping Solutions	30.11.2023
76.	Fire Door Manual	Firecore Pty Ltd	10.02.2023
77.	Hose Reel – Hydraulic Commissioning Procedures	CB Commercial Plumbing Services P/L	20.12.2023
78.	Smoke Exhaust System – Air Outlet Test Sheet	Flowrite Commissioning	14.12.2023
79.	Smoke Exhaust – Commissioning Report	Fusion Modulair Pty Ltd	13.12.2023
80.	Automatic Fire Alarm Monitoring System – Fire Certificate Installation	JCI Fire Monitoring	11.01.2024
81.	Fire Alarm System – Connection Notice	Johnson Controls	17.01.2024
82.	Final Fire Safety Report – Letter	Fire and Rescue NSW	19.01.2024

83.	Final Fire Safety Report – Report	Fire and Rescue NSW	19.01.2024
84.	Metal Balustrades – Engineering Compliance Certificate	Aghapy Building Certifiers & Approvals P/L	20.01.2024
85.	Electrical Installation Certificate	Modcol Pty Ltd	10.01.2024
86.	Survey Report	TSS Total Surveying Solutions	14.12.2023
87.	Grey Carpet Tiles – Carpet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
88.	Burnished Concrete – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
89.	Light Grey Stone Look Tiles Amenities – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
90.	Light Grey Stone Look Tiles Balcony – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
91.	Honed Concrete & Anti Slip Coating – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
92.	Black Brick Pavement – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
93.	Light Grey Ripple Vinyl Outdoor Area – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
94.	Light Grey Ripple Vinyl Covered Outdoor Area – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
95.	Honed Concrete – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
96.	Broom Finish Concrete – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
97.	Burnished Concrete – Wet Sliptest	Sliptest Australia Pty Ltd	16.01.2024
98.	Sliptest Standard Information	Sliptest Australia Pty Ltd	-
99.	Email Correspondence: confirmation regarding information on CC	Costin Roe Consulting Pty Ltd	10.01.2024
100.	Structural Design Certificate	Costin Roe Consulting Pty Ltd	06.09.2023
101.	Email Correspondence: confirmation re pavement in CC	Costin Roe Consulting Pty Ltd	09.01.2024
102.	Installation Certificate: Civil Stormwater & Civil Carpark	AT & L & Associates Pty Ltd	19.01.2024
103.	Siteworks and Stormwater Drainage Plans Sheets 1-4 – Signed	TSS Total Surveying Solutions	16.01.2024
104.	Fire Engineering Inspection Report	Affinity Fire Engineering	22.01.2024
105.	Final Fire Safety Report	Qanstruct (Aust) Pty Ltd	22.01.2024
106.	Fire Safety Certificate – Lot 3C1	NSW DoPE	22.01.2024
107.	Fire Safety Certificate – Lot 3C1	NSW DoPE	22.01.2024
108.	Landscape Certification & Implementation Report – Occupation Certificate	Scape Design Pty Ltd	23.01.2024
109.	Compliance Certificate – CSR plasterboard & set compounds	Inner Part Interiors Pty Ltd	13.12.2023
110.	Installation Certificate – Mechanical Ventilation, Air Conditioning System and Manual Smoke Exhaust System	Paramount Airconditioning (Aust) Pty Ltd	23.01.2024
111.	Landscaping Access Compliance Letter	Qanstruct (Aust) Pty Ltd	23.01.2024
112.	OC Application Form	BM PLUS G	23.01.2024

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	222133_F ER_03	Affinity Fire Engineering	Thomas Newtown BDC319	09.11.2023
Other BCA Requirement					
PS-2.	Green Star & Part J Modelling Advice	S4837.01	Sustainable Development Consultants	Lindsay Richardson	28.04.2023
PS-3.	FP1.4 Performance Solution Report	N/A	SBA Architects	Antony Salvarinas (Reg 6523)	16.03.2023

+ 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)

18 EMPORIUM AVENUE, KEMPS CREEK (PREVIOUSLY KNOWN AS 2-24 EMPORIUM AVE)

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

LOT 114 DP 1278027

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-23027, CC-23119, CC-23119/A, CC-23192, CC-23230

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	

Proposed (New or Modified including section 84(6) of the Regulation)		
BUILDING 3C-1		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE DETECTION SYSTEM <i>NOTE: THIS ONLY APPLIES TO COMMS ROOMS FOR 3C2 & SWITCHROOM FOR 3C1</i>	BCA 2019 A1 SPEC E2.2A & AS1670.1-2018 & FIRE ENGINEERING REPORT BY AFFINITY FIRE ENGINEERING REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA2019 A1 SPEC. E1.5 & AS 2118.1 – 2017 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE	BCA2019 A1 SPEC. E1.5, CLAUSE 8 & AS 1670.1 – 2018, CLAUSE 3.22

	SPRINKLER SYSTEM	
5.	EMERGENCY LIGHTING	BCA2019 A1 CLAUSE E4.4 & AS 2293.1 – 2018
6.	EXIT SIGNS	BCA2019 A1 CLAUSES E4.5, E4.6, E4.8 & AS 2293.1 – 2018
7.	FIRE DOORS & ACCESS PANELS	BCA2019 A1 CLAUSES C2.12, C2.13, C3.13 & AS 1905.1 – 2015, AS1530.4-2014 & MANUFACTURER'S SPECIFICATIONS
8.	FIRE DAMPERS	BCA2019 A1 CLAUSE C3.15 & AS1668.1 – 2015, AS 1682.1 & 2 – 2015 & MANUFACTURERS SPECIFICATIONS
9.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA2019 A1 CLAUSE E1.4 & AS 2441 – 2005 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
10.	FIRE HYDRANT SYSTEMS	BCA2019 A1 CLAUSE E1.3 & AS 2419.1 – 2021 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
11.	FIRE SEALS	BCA2019 A1 BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 & MANUFACTURERS' SPECIFICATIONS
12.	LIGHTWEIGHT CONSTRUCTION	BCA2019 A1 CLAUSE C1.8, AS 1530.4 – 2014 & MANUFACTURER'S SPECIFICATIONS
13.	PATHS OF TRAVEL	EP&A (DC&FS) REG. 2021 SECTION 109 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
14.	PERIMETER VEHICULAR ACCESS	BCA2019 A1 CLAUSE C2.4 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
15.	PORTABLE FIRE EXTINGUISHERS	BCA2019 A1 CLAUSE E1.6 & AS 2444 – 2001
16.	WARNING & OPERATIONAL SIGNS	BCA 2019 A1 CLAUSE D3.6 & E3.3, AS 1905.1 – 2015 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 03 DATED 09.11.2023.
BUILDING 3C-2		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FIRE DETECTION SYSTEM NOTE: THIS ONLY APPLIES TO COMMS ROOMS FOR 3C2 & SWITCHROOM FOR 3C1	BCA2019 A1 SPEC. E2.2A & AS 1670.1 – 2018 & AS/NZS 1668.1 –2015 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA2019 A1 SPEC. E1.5, FM GLOBAL DATA SHEET 8-9 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA2019 A1 SPEC. E1.5, CLAUSE 8 & AS 1670.1 – 2018, CLAUSE 3.22
5.	EMERGENCY LIGHTING	BCA2019 A1 CLAUSE E4.4 & AS 2293.1 – 2018

6.	EXIT SIGNS	BCA2019 A1 CLAUSES E4.5, E4.6, E4.8 & AS 2293.1 – 2018
7.	FIRE DOORS & ACCESS PANELS	BCA2019 A1 CLAUSES C2.12, C2.13, C3.13 AS 1905.1 – 201, AS1530.4 – 2014 5 & MANUFACTURER’S SPECIFICATIONS
8.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA2019 A1 CLAUSE E1.4 & AS 2441 – 2005 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
9.	FIRE HYDRANT SYSTEMS	BCA2019 A1 CLAUSE E1.3 & AS 2419.1 – 2021 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
10.	FIRE SEALS	BCA2019 A1 BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 & MANUFACTURERS’ SPECIFICATIONS
11.	LIGHTWEIGHT CONSTRUCTION	BCA2019 A1 CLAUSE C1.8, AS 1530.4 – 2014 & MANUFACTURER’S SPECIFICATIONS
12.	PATHS OF TRAVEL	EP&A (DC&FS) REG. 2021 SECTION 109 & FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
13.	PERIMETER VEHICULAR ACCESS	BCA2019 A1 CLAUSE C2.4 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
14.	PORTABLE FIRE EXTINGUISHERS	BCA2019 A1 CLAUSE E1.6 & AS 2444 – 2001
15.	MANUAL SMOKE EXHAUST SYSTEMS (BUILDING 3C-2)	BCA PART E2, SPEC. E2.2B & AS/NZS 1668.1 – 2015 AND FIRE ENGINEERING REPORT PREPARED BY AFFINITY FIRE ENGINEERING, REPORT NO. 222133_FER_03 REV 3 DATED 09.11.2023
16.	WARNING & OPERATIONAL SIGNS	EP&A (DC&FS) REGULATION 2021 CLAUSE 108, BCA 2019 A1 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 AFFINITY FIRE ENGINEERING REPORT NO. 222133_FER_03 REVISION 03 DATED 09.11.2023.	CP9	BCA CLAUSE C.2.4 - PERIMETER VEHICLE ACCESS
	EP2.2, DP4	BCA CLAUSE D1.4, D1.5, E2.2 - WAREHOUSE EGRESS DISTANCE AND SMOKE HAZARD MANAGEMENT SYSTEM
	EP1.3	BCA CLAUSE E1.3 - FIRE HYDRANT DESIGN STANDARD AND CLASSIFICATION
	EP1.1	BCA CLAUSE E1.4 - FIRE HOSE REEL DESIGN (50M LENGTHS)
	EP1.4	BCA CLAUSE E1.5 & SPECIFICATION E1.5 - FIRE SPRINKLER INFRASTRUCTURE LOCATION

	EP1.4	BCA CLAUSE E1.5 & SPECIFICATION E1.5 - FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM)
	EP1.4	BCA CLAUSE E1.5 & SPECIFICATION E1.5 - OMISSION OF SPRINKLER PROTECTION FROM ELECTRICAL SWITCH ROOMS

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.	N/A	N/A

Proposed (New or Modified)		
1.	N/A	N/A

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
	N/A	N/A

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

23/01/2024

+ Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
<ul style="list-style-type: none"> After excavation for, and before the placement of, the first footing. 	Dean Goldsmith (BDC0141)	07.06.2023	Yes
<ul style="list-style-type: none"> Progress Inspection 	Dean Goldsmith (BDC0141)	16.11.2023 13.12.2023 19.12.2023	Yes
<ul style="list-style-type: none"> Before covering stormwater drainage connections. 	Dean Goldsmith (BDC0141)	13.12.2023	Yes
<ul style="list-style-type: none"> FRNSW inspection 	Dean Goldsmith (BDC0141)	19.12.2023	Yes
<ul style="list-style-type: none"> After the building work is completed and before an occupation certificate is issued for the building (the <i>final critical stage inspection</i>). 	Dean Goldsmith (BDC0141)	23.01.2024	Yes

23 January 2024

The General Manager
Penrith City Council
601 High Street
Penrith NSW 2750

Dear Sir/Madam

**Re: DA No. DA No. DA22/0550 – 18 Emporium Avenue, 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	18 Emporium Avenue, Kemps Creek
Project No.	220054
Date Received	20.12.2023
Date Determined	23.01.2024

Please find undercover a copy of the Whole / Part / Partial Occupation Certificate No. OC-24001 for the completed construction and Operation of a Warehouse and Distribution Centre Development including Signage, Office, Parking, Hardstands & Associated Site Works (3C-1 & 3C-2).

This Partial Occupation Certificate has been issued for:

- + Occupation Certificate No. 1 (Partial) – Base Building to Buildings 3C1 & 3C2 and Part Racking in 3C2 excluding AirConditioning to Warehouse 3C2 and Part Racking to 3C1.

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)