



## OCCUPATION CERTIFICATE

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

<b>CERTIFICATE NO.:</b>	OC-23023
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	22 February 2023
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 111 DP 1262310 2 Aldington Road, Kemps Creek NSW 2178 (also known as 6 Cuprum Close)
<b>LOCAL GOVERNMENT AREA:</b>	Penrith City Council
<b>APPLICANT:</b> Name Company Address Phone / Fax / Email	Luke Ridley Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Mobile: 0413 435 020 Luke.ridley@goodman.com
<b>OWNER:</b> Name Address Phone / Fax / Email	BGMG 11 ATF BGMG 1 Oakdale West Trust 1-11 Hayes Road, Rosebery NSW 2018 Mobile: 0413 435 020 Luke.ridley@goodman.com
<b>DESCRIPTION OF DEVELOPMENT:</b>	Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
<b>WHOLE / PART:</b> <i>Description of part (where applicable):</i>	<b>Part OC2: Remaining Tenant Racking and Customer Signage only.</b> Part OC1: Base building and Racking Stage (Runs 1 to 3) only. <i>NOTE: Pursuant to clause 156A of the EP&amp;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>
<b>BCA CLASSIFICATION:</b>	Class 5 & 7b
<b>DEVELOPMENT CONSENT:</b> Development Application No. & Date of Determination	SSD-22191322 (29.10.2021) & SSD-22191322-MOD 1 (14.07.2022)
<b>CONSTRUCTION CERTIFICATE:</b> Construction Certificate No. & Date of Determination	CC-21179 (12.11.2021), CC-22059 (05.04.2022), CC-22052 (27.07.2022), CC-22205 (11.10.2022) & CC-22205/A (13.02.2023)
<b>STATUTORY CERTIFICATION:</b> <i>Blackett Maguire + Goldsmith 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 an <b>interim/part</b> 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>DETAILS OF CERTIFYING AUTHORITY:</b> Certifying Authority Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
<b>SIGNATURE:</b>	 Date: 22/02/2023
<b>SIGNED ON BEHALF OF BM+G:</b>	Dean Goldsmith Accreditation No. BDC 0141

**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



## 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
<b>OC-22148</b>			
1.	OC Portal Application Form	Goodman Property Services (Aust) PL	23.11.2022
2.	Fire Safety Certificate	Qanstruct (Aust) PL	18.11.2022
3.	OC Staging Plan	SBA Architects PL	05.10.2022
4.	S7.12 Receipt R000060531	Penrith City Council	10.11.2022
5.	Development Contributions Advice	Penrith City Council	31.10.2022
6.	Section 73 Compliance Certificate	Sydney Water Corporation	29.10.2021
7.	Alclad Glazing Certificate	Alclad Architectural PL	10.10.2022
8.	Lift Installation Certificate	Kleemann Elevators Australia	10.11.2021
9.	Lift Registration	NSW Government	17.10.2022
10.	Installation Certificate - FP1.4 Compliance	Glidevale Roofing PL	04.11.2022
11.	Roof Installation Certificate	Glidevale Roofing PL	04.11.2022
12.	Builders Statement	Qanstruct (Aust) PL	08.10.2022
13.	GLS Survey Report	LandPartners	24.10.2022
14.	Statement - Notification of Operation Commencement	Goodman Property Services (Aust) PL	23.09.2022
15.	Post Approval Form (Condition A8 – Notice of Commencement)	DPIE	30.11.2022
16.	External Wall System Disclosure Statement	Qanstruct (Aust) PL	07.10.2022
17.	DPE acknowledgement receipt of OEMP	DPE	02.11.2022
18.	Operational Environmental Management Plan	SLR Consulting Australia PL	26.08.2022
19.	Warehouse Stair Nosing Slip Test Report R8665	Classic Architectural Group	04.04.2016
20.	Racking System Installation Plan	Not Specified	Not Specified
21.	Builders Statement	Qanstruct (Aust) PL	12.11.2022
22.	Fire Alarm System Connection Notice	ADT Fire Monitoring	03.11.2022
23.	Installation Certificate – Schedule of Lightweight Fire Rated Construction	Auzoom Projects PL	12.10.2022
24.	Hydraulic Installation Certificate	J. M Cleary PL	14.11.2022
25.	Fire Doors Installation Certificate	Auzoom Projects PL	12.10.2022
26.	Statement – Section J	Sustainable Development Consultants	28.09.2022
27.	Statement – Section J	Qanstruct (Aust) PL	11.11.2022
28.	Survey Identification Report	LandPartners Surveyors and Planners	20.10.2022
29.	Installation Certificate – Waterproofing – Wet Areas	Tiling and Waterproofing Solutions	14.11.2022
30.	Statement – Building Products and Materials	Qanstruct (Aust) PL	12.11.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
31.	Installation Certificate – Schedule of Fire Hazard Properties	Qanstruct (Aust) PL	11.11.2022
32.	Group Number Classification Test Report No. FH13137-002	Branz	08.05.2018
33.	Test Report No. 19-001693 – Flooring and walling	AWTA Product Testing	17.06.2019
34.	Test Report No. 148276 – Flooring	APL	09.08.2014
35.	Group Number Assessment Test No. 19-003910 - panel	AWTA Product Testing	10.09.2019
36.	Test Report No. 21-001136 – wall wrap	AWTA Product Testing	15.03.2021
37.	Regulatory Information Report No. FAS 190236 – TBA firefly	Warringtonfire	01.09.2021
38.	Email confirming all kerb works have been completed	Qanstruct (Aust) PL	25.11.2022
39.	Installation Certificate – Schedule of Services Penetrations to Fire Rated Building Elements	Southstruct PL	16.11.2022
40.	Installation Certificate – Mechanical Services	Paramount Air Conditioning (Aust) Pty Ltd	28.10.2022
41.	Installation Certificate – Fire Safety Measures – Portable Fire Extinguishers	Force Fire & Safety PL	22.11.2022
42.	Installation Certificate - electrical	Modcol PL	22.11.2022
43.	Installation Certificate – Fire Safety Measures – Automatic Fire Suppression System, BOWS	FlameSafe Fire Protection PL	22.11.2022
44.	Email confirming receipt of S.7.12 levy	Penrith City Council	18.11.2022
45.	DAA6 Lettable Area Plan		
46.	Certificate of Practical Completion of Developer's Activities	NBN	26.09.2022
47.	Landscape Installation Certificate	Cabbagetree Landscape	02.06.2022
48.	Electrical Installation Certificate	Modcol PL	22.11.2022
49.	Statement - B21 - dangerous goods, B22 - chemicals, fuels, oils	Bevchain	23.11.2022
50.	Installation Certificate - schedule of slip resistance	Qanstruct (Aust) PL	23.11.2022
51.	Architectural Design Compliance Statement	SBA Architects PL	21.11.2022
52.	Hydraulic Installation Certification	J.M Cleary PL	22.11.2022
53.	Test Report No. 7-588322-AN - Carpet Tile	AWTA Product Testing	05.12.2012
54.	Sprinkler Flow Test Commissioning Report	Prime Pumps	26.10.2022
55.	Sprinkler Pump Commissioning Report	Prime Pumps	26.10.2022
56.	Sprinkler Pump Commissioning Report	Prime Pumps	26.10.2022
57.	Installation Certificate - Lightweight Fire Rated Construction	Auzoom Projects	12.10.2022
58.	Installation Certificate - External Walls	Glidevale Roofing PL	04.11.2022
59.	Test Report No. 22122F - Wet Pendulum Slip Resistance	Griptek Anti-Slip Solutions PL	22.11.2022
60.	Office Stair Nosing Slip Test Report R8664a	Clasic Architectural Group	04.04.2016



ITEM	DOCUMENTATION	PREPARED BY	DATE
61.	Traffic Consultant Certificate	Transport and Traffic Planning Associates	24.11.2022
62.	Certificate of Installation - Fencing	Amrod PL	24.11.2022
63.	Installation Certificate - external signage	Insight Sign Group	22.11.2022
64.	Installation Certificate - schedule of slip resistance	Qanstruct (Aust) PL	23.11.2022
65.	Subcontractor Contact List	Qanstruct (Aust) PL	25.11.2022
66.	Regulatory Information Report No. FAS190236- TBA Firefly	Warringtonfire	01.09.2021
67.	Fire Assessment Report No. FAS200037 - Promastop Unicollars	Warringtonfire	28.03.2022
68.	Penetration - Test Record Logbook	Southstruct PL	09.11.2022
69.	Email correspondence regarding DA-A15 - public infrastructure	Qanstruct (Aust) PL	22.11.2022
70.	Bushfire Final Compliance Certificate	Black Ash Bushfire Consulting	29.11.2022
71.	Fire Safety Engineering Inspection Report	Core Engineering Group	30.11.2022
72.	Structural Construction Certificate	Costin Roe Consulting PL	28.11.2022
73.	Structural Design Certificate	Costin Roe Consulting PL	24.05.2022
74.	Racking Installation Certificate	TWB Engineering Solutions PL	28.11.2022
75.	Balustrade Structural Engineering Certificate	Aghapy Building Certifiers & Approvals PL	29.11.2022
76.	FHR Commissioning Flow Test Data	Alpha Fire Pumps Services PL	29.11.2022
77.	Hydrant System Commissioning Flow Test	Aline Plumbing	24.11.2022
78.	Access Construction Compliance Statement	MGAC	30.11.2022
79.	Height Safety Practical Completion Report	Access Compliance Services	30.11.2022
80.	Letter/Report Out – Final Fire Safety Report Request	FRNSW	30.11.2022
81.	Works-as-Executed Drawings	AT&L	30.11.22
82.	Hardstand Works-as-Executed Drawings	LandPartners	30.11.22
83.	Interim Civil Installation Certificate	AT&L	30.11.22
84.	FRNSW Itemised Response Letter	Qanstruct (Aust) PL	30.11.22
<b>OC- OC-23023</b>			
85.	OC Portal Application Form	Goodman Property Services (Aust) PL	16.02.2023
86.	Fire Safety Certificate	Qanstruct (Aust) PL	06.02.2023
87.	Installation Certificate - Electrical	Modcol PL	16.12.2022
88.	Hydraulic Installation Certificate	J.M Cleary PL	15.02.2023
89.	Certificate of Compliance – Inspection - Structural	Dr Valdis Svavs	06.02.2023
90.	Architectural Design Compliance Statement	SBA Architects	14.12.2022
91.	Fire Safety Engineering Inspection Report	Core Engineering Group	15.12.2022
92.	Installation Certificate - signage	Signcraft PL	20.12.2022
93.	Installation Certificate – Fire Safety Measures – Automatic Fire Suppression System, BOWS	FlameSafe Fire Protection PL	14.12.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
94.	Subcontractor List	Not Specified	Not Specified
95.	Installation Certificate – Steel Pallet Racking Systems	TWB Engineering Solutions PL	12.01.2023
96.	Email confirming FFSR will not be provided	FRNSW	21.02.2023

**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:** 24.10.2022  
**REFERENCE NO. & VERSION:** F201648\_FER\_03b  
**NAME OF FIRE SAFETY ENGINEER:** Graham Morris  
**ACCREDITATION NO.:** 3200



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>OWNER:</b>	BGMG 11 ATF BGMG 1 Oakdale West Trust
<b>ADDRESS:</b>	2 Aldington Road, Kemps Creek
<b>DEVELOPMENT APPLICATION NO.:</b>	SSD-22191322 & MOD 1
<b>CONSTRUCTION CERTIFICATE NO.:</b>	CC-21179, CC-22059, CC-22052, CC-22205 & CC-22205/A
<b>OCCUPATION CERTIFICATE NO.:</b>	OC-23023

### SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	New
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.4, 6 –2012 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03b dated 24.10.2022	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, 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 Control Centres and Rooms	BCA Spec E1.8	✓
Fire Doors	BCA Clause C2.12, and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03b dated 24.10.2022	✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03b dated 24.10.2022	✓
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	EP&A Regulation Clause 186 & Fire Safety Engineering Report prepared by Core Engineering Group Report No F201648_FER Revision 03b dated 24.10.2022	✓
Perimeter Vehicular Access	BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03b dated 24.10.2022	✓
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. F201648_FER Revision 03b dated 24.10.2022	✓
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. F201648_FER Revision 03b dated 24.10.2022	✓
Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> <li>+ Perimeter Vehicular Access</li> <li>+ Extended Travel Distances and Smoke Hazard Management</li> <li>+ Hydrants Beneath Awnings &amp; Omission of Radiant Heat Shields</li> <li>+ Use of 50m Fire Hose Reels</li> <li>+ Sprinkler Booster Location</li> </ul>	BCA Performance Requirements CP9, DP4, EP2, EP1.3, EP1.1, EP1.4, EP1.5 and Fire Safety Engineering Report prepared by Core Engineering Group Report No. F201648_FER Revision 03b dated 24.10.2022	✓



### SCHEDULE 3

#### INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	01.12.2021	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	09.02.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	20.09.2022	Yes
▪ Progress Inspection	Dean Goldsmith (BDC0141)	11.11.2022	Yes
▪ Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.	Dean Goldsmith (BDC0141)	15.11.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	24.11.2022	Yes
▪ FRNSW s.50 Inspection & After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	30.11.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	23.01.2023	Yes



BLACKETT  
MAGUIRE+  
GOLDSMITH

22 February 2023

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-22191322  
2 ALDINGTON ROAD, KEMPS CREEK  
PART 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:	210239
Date Received:	16 February 2023
Date Determined:	22 February 2023

Please find undercover a copy of the Occupation Certificate No. OC-23023 for the completed Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking.

This Interim Occupation Certificate has been issued for:

+ Part OC2: Remaining Tenant Racking and Customer Signage 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 Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, 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  
Fax: 02 9211 7774  
Email: admin@bplusg.com.au





22 February 2023

The Director-General  
The Department of Planning & Environment  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir / Madam,

**REFERENCE: DA NO. SSD-22191322  
2 ALDINGTON ROAD, KEMPS CREEK  
PART 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:	210239
Date Received:	16 February 2023
Date Determined:	22 February 2023

Please find undercover a copy of the Occupation Certificate No. OC-23023 for the completed Oakdale West Estate Stage 5 construction, subdivision, fit-out, operation and use of Warehouse Building 4E, associated office space, internal roads and parking.

This Interim Occupation Certificate has been issued for:

+ Part OC2: Remaining Tenant Racking and Customer Signage only.

We have also submitted a copy of the documentation relied upon as indicated on the Occupation Certificate via the ePlanning Portal for The Department's record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, 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**