

Occupation Certificate

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

Certificate No.	OC-24157
Determination	Approved
Date of Determination	12/12/2024
+ Subject Land	
Lot + DP	Lot 120 DP 1289995 <i>(Previously known as: Lot 119 / DP 1281374)</i>
Address	9-11 Cuprum Close, Kemps Creek NSW 2178 <i>(Previously Known as 119 Cuprum Close, KEMPS CREEK NSW 2178)</i>
Local Government Area	Penrith City Council
+ Applicant	
Name	Goodman Developments
Company	Goodman Property Services (Aust) Pty Ltd
Address	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018
Contact Details	Phone: (02) 9230 7432 E-mail: Auplanningapprovals@goodman.com
+ Owner	
Name	Goodman Property Services (Aust) Pty Ltd
Address	The Hayesbery, 1-11 Hayes Road, ROSEBERY NSW 2018
Contact Details	Phone: (02) 9230 7432 Email: Auplanningapprovals@goodman.com
+ Description of Development	
Description	Construction and use of two warehouse buildings (Lot 4C & 4D) at Oakdale West Estate for warehouse and distribution facility and ancillary 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:	OC#1: Whole warehouse development (Building 4c) excluding vertical transport (lifts) for offices, consumer mains and partial racking. OC#2: Warehouse development (building 4c) racking installation only. OC#3: Whole warehouse development (building 4d) excluding permanent consumer mains. <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 13 September 2024.</i>
BCA Classification	Class 5 & 7b
+ Development Consent	
Development Application No. & Date of Determination	DA23/0053 dated 02 June 2023 MOD24/0021 dated 03 May 2024
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-23137 dated 14 July 2023 CC-23182 dated 11 December 2023 CC-24023 dated 04 March 2024 CC-24081 dated 10 July 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

Fire Safety Schedule As listed in Schedule 2

Inspection Schedule As listed in Schedule 3

+ Details of Certifying Authority

Certifying Authority BM PLUS G PTY LTD

Accreditation Number RBC00037

Signature



Signed on Behalf of BM+G

Certifier's Name

Dean Goldsmith

Registration Number:

BDC: 0141

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
OC1 – OC-24133			
1.	OC Application Form	Goodman Developments	13 September 2024
2.	Fire Safety Certificate	NSW Department of Planning and Environment	1 September 2022
3.	Builder Statement	Qanstruct (Aust) Pty Ltd	21 August 2024
4.	Architect Statement	SBA Architects Pty Ltd	6 September 2024
5.	Installation Certificate – Racking General	Dexion Victoria Pty Ltd	Undated
6.	Inspection Certificate – Selective Pallet Racking	Dexion Australia Pty Ltd	5 September 2024
7.	Installation Certificate – Handrail and Balustrade	LeBLANC Pty Ltd	07 August 2024
8.	Penrith City Council Development Consent Conditions – Conditions 11, 12, 13 and 14	Sky Engineering And Project Management Pty Ltd	30 August 2024
9.	Installation Certificate – Hydraulic Services	Clarke McKay Pty Ltd	06 August 2024
10.	Fire Hazard Properties - Floors	AWTA Product Testing	24 September 2020
11.	Fire Hazard Properties - Walls & Ceilings	AWTA Product Testing	Undated
12.	Certification & Schedule of Fire Hazard Properties	Infinity Lifts	05 May 2024
13.	Fire Hazard Properties - Duct, Lift, Sarking and Insulation	AWTA Product Testing	Undated
14.	Compliance Certificate - Ecowool Insulation Batts	Ignis Solutions Pty Ltd	08 November 2019
15.	Test Report - Solitex Extasana Blue Membrane (Batch 1032349)	AWTA Product Testing	16 March 2021
16.	Dry Fire Services – As Built	Force Fire Pty Ltd	30 August 2024
17.	Hydraulic Services – As Built	SBA Architects Pty Ltd	16 January 2024
18.	Connection Notice - Fire Alarm System	Johnson Controls	04 September 2024
19.	Installation Certificate – Mechanical Air Handling Systems	Eastwood Air Conditioning Pty Ltd	27 August 2024
20.	Installation Certificate – Essential Fire Safety Measures	Force Fire Pty Ltd	27 August 2024
21.	Installation Certificate – Landscape Works	Urban Grounds and Garden Pty Ltd	01 July 2024
22.	Installation Certificate – Section J – Insulation and Glazing	Sustainable Development Consultants Pty Ltd	26 June 2024

23.	Installation Certificate – Section J - Roof	Ideal Roofing Pty Ltd	08 July 2024
24.	Installation Certificate – Section J – Aluminium Glazing	Alclad Architectural Pty Ltd	11 July 2024
25.	Installation Certificate – Section J – Windows	Alclad Architectural Pty Ltd	11 July 2024
26.	Installation Certificate – Section J – Energy Efficiency	Inner Part Interiors Pty Ltd	10 July 2024
27.	Installation Certificate – Windows	Alclad Architectural Pty Ltd	11 July 2024
28.	Installation Certificate – Section J - Roof	Ideal Roofing Pty Ltd	08 July 2024
29.	Disclosure certificate – External Wall System	Qanstruct (Aust) Pty Ltd	06 September 2024
30.	Safety Certification - Anchorage Point & Roof Access Systems 4C	Sky5 Pty Ltd	15 July 2024
31.	Safety Certification - Anchorage Point & Roof Access Systems 4D	Sky5 Pty Ltd	15 July 2024
32.	Waterproof Certification	LT Tiles and Stone Pty Ltd	18 June 2024
33.	Final Identification Survey	TSS Total Surveying Solutions Pty Ltd	03 June 2024
34.	Slip Testing Certification	Qanstruct (Aust) Pty Ltd	05 September 2024
35.	Installation Certificate – Gas	Qanstruct (Aust) Pty Ltd	24 June 2024
36.	FIP Operation Confirmation	Force Fire Pty Ltd	07 August 2024
37.	Acoustic Certification	Marshall Day Acoustics Pty Ltd	23 July 2024
38.	Slip Resistance Test - Pedestrian Surfaces	Griptek Anti-Slip Solutions Pty Ltd	24 July 2024
39.	Installation Certificate – Electrical	Modcol Pty Ltd	05 September 2024
40.	DA Item 9 – SSD 7348 Obligations	Qanstruct (Aust) Pty Ltd	24 June 2024
41.	Installation Certificate - Wayfinding & Identification Signage Requirements	WARG Pty Ltd trading as Insight Sign Group	11 July 2024
42.	Subdivider/Developer Compliance Certificate	Sydney Water Corporation	2 June 2023
43.	Installation Certificate - Telecommunications Infrastructure	NBN Pty Ltd	28 May 2024
44.	Installation Certificate - Telecommunications Infrastructure	NBN Pty Ltd	24 May 2024
45.	Installation Certificate – Rainwater Non-Potable Reuse System	Clarke McKay Pty Ltd	06 August 2024
46.	Installation Certificate – Drainage, Earthworks and Pavement	MG Earthworks Pty Ltd t/a MG Civil Australia	25 June 2024
47.	Civil Siteworks & Stormwater Drainage Plan	Sky Engineering and Project Management Pty Ltd	09 September 2023
48.	Stormwater Engineer Certification	Sky Engineering and Project Management Pty Ltd	30 August
49.	Implementation Report - Landscape	Scape Design Pty Ltd	12 August 2024

50.	Acknowledgement Certificate	Goodman Property Services (Aust.) Pty Ltd	22 July 2024
51.	Deposited Plan Administration Sheet	Westpac Administration Pty Ltd	Undated
52.	Lodgement Summary - NSW LRS Connect	NSW Land Registry Services	02 August 2024
53.	Instrument Document – Signed	Penrith Council	29 July 2024
54.	E-mail Correspondence regarding condition 57 – OTMP Submission	Penrith Council	28 August 2024
55.	Help and Contact Details	MG Earthworks Pty Ltd	Undated
56.	Operation & Maintenance Manual - Vortceptor	Atlan Stormwater Pty Ltd	Undated
57.	Installation Manual - Vortceptor	Atlan Stormwater Pty Ltd	Undated
58.	Trench Grate and Frame Plan	NEPEAN Building & Infrastructure	25 January 2016
59.	Certificate of Approval – Access Covers and Grates	Civilcast Pty Ltd	30 August 2023
60.	Test Assessment - Civilcast Class D Galvanised Mild Steel	ACJ Consulting	6 August 2021
61.	Engineering Certification – Ecowool Insulation Batts	Ignis Solution Pty Ltd	8 November 2019
62.	Builder Statement – Section J	Qanstruct (Aust) Pty Ltd	25 June 2024
63.	Test Report - Solitex Extasana Blue Membrane	AWTA Product Testing	16 March 2021
64.	Test Report - Surestep/Safestep	AWTA Product Testing	15 January 2016
65.	Test Report - Quattra Base	AWTA Product Testing	24 September 2020
66.	Fire Assessment Report – CSR Gyprock Plasterboard and CSR Cemintel Fibre	Warrington Fire Pty Ltd	26 May 2022
67.	Racking Layout Stages	Dexion Victoria	27 August 2024
68.	IOC Exclusion Mark-Up	SBA Architects	29 May 2024
69.	Test Report – Polyair Performa 8.8 XHD	AWTA Product Testing	12 May 2021
70.	Test Report – Polyair Performa 8.8 XHD	AWTA Product Testing	12 May 2021
71.	Test Certificate – BlueScope COLORBOND Steel	CSIRO Infrastructure Technologies	11 February 2016
72.	Review of Heka Hoods - Bracket-less Awning System	Sotera Pty Ltd	22 November 2022
73.	Certificate of Conformity - Thermakraft® Watergate Plus Wall Wrap	BRANZ Limited	26 June 2024
74.	Fire Sprinkler Services	Force Fire Pty Ltd	09 August 2024
75.	Remittance Advice	Goodman Property Services (Aust) Pty Ltd	28 June 2023
76.	Mechanical Services Plan	Rightserve Pty Ltd	23 August 2024
77.	Certificate of Conformity - Cemintel Surround Wall Cladding System	SAI Global Services	26 June 2024

78.	Subdivider/Developer Compliance Certificate	Sydney Corporation	Water	4 September 2024
79.	Commissioning Test Sheet - Diesel	Prime Pumps		06 August 2024
80.	Commissioning Test Sheet - Diesel	Prime Pumps		06 August 2024
81.	Flow Test Result Sheet – Diesel 1	Prime Pumps		06 August 2024
82.	Mechanical Air Handling Systems Installation Certificate - Smoke Hazard Management System	Eastwood Conditioning Pty Ltd	Air	27 August 2024
83.	Mechanical Air Handling Systems Installation Certificate: <ul style="list-style-type: none"> • Mechanical Air Handling Systems • Energy Efficiency (Air Conditioning & Ventilation Systems) • Ductwork • Seismic restraint measures Smoke Hazard Management System	Eastwood Conditioning Pty Ltd	Air	10 September 2024
84.	Commissioning Test - Warehouse – Smoke Clearance Fans	Eastwood Conditioning Pty Ltd	Air	29 August 2024
85.	Acoustic Certification	RWDI Australia Pty Ltd (RWDI)		11 September 2024
86.	Email regarding S138 Roads Act Approval	Penrith City Council		11 September 2024
87.	Fire Sprinkler System Commissioning/Hand-Over Checklists	Force Fire		29 August 2024
88.	Racking Certificate	Dexion (Australia) Pty Ltd		05 September 2024
89.	Structural Certificate from the builder	Qanstruct (Aust.) Pty Ltd		11 September 2024
90.	Structural Certificate	Costin Roe Consulting Pty Ltd		11 September 2024
91.	Racking Hand Over Stages	Dexion Victoria		01 March 2024
92.	Fire Engineering Inspection Report	Affinity Fire Engineering		11 September 2024
93.	FRNSW Final Fire Safety Report – Builder Close Out	Qanstruct (Aust.) Pty Ltd		12 September 2024
94.	Seismic Certification (Dry & Wet Fire, Mechanical Fire)	Eastwood Conditioning Pty Ltd	Air	02 June 2023
95.	Compliance Certificate – Evacuation Diagrams	Adair Evacuation Consultants Pty Ltd		30 August 2024
96.	Access Consultant Certification	STAC Consulting (NSW) Pty Ltd		11 September 2024
97.	Façade Engineer Installation Certification	Metal Roofing Pty Ltd		10 May 2024
98.	Installation Certificate: <ul style="list-style-type: none"> • Alarm Signalling Equipment • Automatic Fail-Safe Devices • Automatic Fire Suppression systems • Building Occupant Warning System activated by the Sprinkler System • Fire Control Centre (FDCIE & Dry Fire Interface Only) 	Force Fire & Safety		29 August 2024

	<ul style="list-style-type: none"> • Smoke Control System (Interface Only) • Fire Seals (Fire Services only) • Portable Fire Extinguishers 		
	Seismic Restraints		
99.	Design Compliance Statement	SBA Architects Pty Ltd	29 August 2024
100.	Installation Certificate for: Operational and Warning Signs	Qanstruct (Aust.) Pty Ltd	29 August 2024
101.	Generator Management Plan	Qanstruct (Aust.) Pty Ltd	12 September 2024
102.	Fire Safety Certificate	Modcol Pty Limited	26 August 2024
103.	Fire Hose Reels Installation Certificate	Clarke McKay Pty Ltd	26 August 2024
104.	Fire Hydrant System Installation Certificate	Clarke McKay Pty Ltd	26 August 2024
105.	Fire Alarm System Commissioning Report	Force Fire	16 August 2024
106.	D4D5 Exemption Letter	Bevchain P/L	29 August 2024
107.	Final Fire Safety Report	Fire Rescue NSW	11 September 2024
OC2 – OC-24150			
108.	OC Application Form	Property Services (Aust) Pty Ltd	20 September 2024
109.	Plan Registration Information Notice	NSW Registry Services	05 September 2024
110.	Plans – Easements Affecting Site	NSW Registry Services	05 September 2024
111.	Installation Certificate – Selective Pallet Racking Structure	Dexion (Australia) Pty Ltd	18 September 2024
112.	Interim Fire Safety Certificate	Qanstruct (Aust.) Pty Ltd	26 September 2024
113.	Email – Final Fire Safety Report Will Not Be Provided	Fire and Rescue NSW	03 October 2024
114.	Builders Statement	Qanstruct (Aust.) Pty Ltd	26 September 2024
OC3 – OC-24157			
115.	Occupation Certificate Application Form	Goodman Developments Pty Ltd	12 December 2024
116.	Statement of Non-contravention of SSD	Qanstruct (Aust) Pty Ltd	05 November 2024
117.	Builders Statement of Compliance	Qanstruct (Aust) Pty Ltd	05 November 2024
118.	Architectural Design Statement	SBA Architects Pty Ltd	06 September 2024
119.	Mechanical Air Handling Systems Installation Certificate	Eastwood Air Conditioning Pty Ltd	19 November 2024
120.	Hot Water Systems Installation Certificate	Clarke McKay Pty Ltd	04 September 2024
121.	Plumbing and Drainage Systems Installation Certificate	Clarke McKay Pty Ltd	06 August 2024
122.	Mechanical Ventilation System Commissioning Report	Eastwood Air Conditioning Pty Ltd	20 November 2024
123.	Dry Fire As-Built Plans	Force Fire & Safety	29 August 2024
124.	Fire Sprinkler System As-Built Plans	Force Fire & Safety	29 August 2024
125.	Hydrant and Hose Reel Systems As-Built Plans	Force Fire & Safety	September 2024

126.	Essential Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> + Alarm Signalling Equipment + Automatic Fail-Safe Devices + Automatic Fire Suppression Systems + Building Occupant Warning Systems Activated by the Sprinkler System + Fire Control Centre (FDCIE & Dry Fire Interface Only) + Fire Seals (Fire Services Only) + Portable Fire Extinguishers + Seismic Restraints 	Force Fire & Safety	20 November 2024
127.	Essential Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> + Fire Hose Reels + Fire Engineering Report 	Clarke McKay Pty Ltd	26 August 2024
128.	Architectural Design Compliance Statement	SBA Architects Pty Ltd	29 August 2024
129.	Essential Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> + Fire Hydrant System + Fire Engineering Report 	Clarke McKay Pty Ltd	26 August 2024
130.	Final Identification Survey	TSS Total Surveying Solutions Pty Ltd	03 June 2024
131.	Essential Fire Safety Measures Installation Certificate	Adair Evacuation Consultants Pty Ltd	21 November 2024
132.	Roof Access Compliance Statement	Access Compliance Services	July 2024
133.	Email confirming FFSR will not be provided	FRNSW	06 December 2024
134.	Fire Engineering Inspection Report – Warehouse 4D	Affinity Fire Engineering	21 November 2024
135.	Essential Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> + Evacuation Diagrams 	Adair Evacuation Consultants Pty Ltd	30 August 2024
136.	Interim Fire Safety Certificate	Qanstruct (Aust) Pty Ltd	22 November 2024
137.	Lift Installation Certificate	Infinity Lifts Pty Ltd	06 December 2024
138.	Lift Registration Application - PDLIF7001437/24	-	-
139.	Access Completion Statement	STAC Consulting (NSW) Pty Ltd	06 December 2024
140.	Acoustic Certificate of Compliance	RWDI Australia Pty Ltd	22 November 2024
141.	Essential Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> + Operational & Warning Signs 	Qanstruct (Aust) Pty Ltd	09 December 2024
142.	Essential Fire Safety Measures Installation & Electrical Installation Certificate: <ul style="list-style-type: none"> + Emergency Lighting + Exit signs 	Modcol Pty Ltd	10.12.2024

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	222132_F ER_05	Affinity Fire Engineering	Thomas Newton (BDC3149)	19.04.2024
Other BCA Requirement					
PS-2.	Performance Solution Report	Revision 2	STAC Consulting (NSW) Pty Ltd	Tom Johnston (ACAA 0812)	29.01.2024
PS-3.	Weather Proofing Performance Solution	-	SBA Architects	Anthony Salvarinas	-

+ 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)

9-11 CUPRUM CLOSE, KEMPS CREEK

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 120	DP 1289995	OWE BLD 4D

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)
DEVELOPMENT CONSENT	DA23/0053 (AS MODIFIED)

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	
2.		

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL-SAFE DEVICES	BCA CLAUSE D3D26
3.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. 17 AS 2118.1 – 2017 FM GLOBAL DESIGN STANDARD DATASHEET 2-0 & 8-9 FIRE ENGINEERING REPORT NO. 222132_FER_05, PREPARED BY AFFINITY FIRE ENGINEERING DATED 19.04.2024
4.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. 17 CLAUSE S17C8 AND CLAUSE 3.22 OF AS 1670.1 – 2018
5.	EMERGENCY EVACUATION PLAN	AS 3745 - 2010

6.	EXIT SIGNS	BCA CLAUSES E4D5 AS 2293.1 – 2018
7.	FIRE CONTROL CENTRE	BCA 2022 SPEC 19
8.	FIRE HOSE REELS (CLASS 7B PARTS ONLY)	BCA CLAUSE E1D3 AS 2441 – 2005 FIRE ENGINEERING REPORT NO. 222132_FER_05, PREPARED BY AFFINITY FIRE ENGINEERING DATED 19.04.2024
9.	FIRE HYDRANT SYSTEMS	BCA CLAUSE E1D3 AS 2419.1 – 2021 FIRE ENGINEERING REPORT NO. 222132_FER_05, PREPARED BY AFFINITY FIRE ENGINEERING DATED 19.04.2024
10.	FIRE SEALS	BCA CLAUSE C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2018 MANUFACTURER'S SPECIFICATION
11.	LIGHTWEIGHT CONSTRUCTION	BCA CLAUSE C2D9 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION
12.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C3D5 FIRE ENGINEERING REPORT NO. 222132_FER_05, PREPARED BY AFFINITY FIRE ENGINEERING DATED 19.04.2024
13.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1D14 AS 2444 – 2001
14.	WARNING & OPERATIONAL SIGNS	BCA CLAUSE D4D7 & E3D4

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 ENGINEERING REPORT NO. 222132_FER_05, PREPARED BY AFFINITY FIRE ENGINEERING DATED 19.04.2024	C1P9	<p>BCA CLAUSE C3D5 - PERIMETER VEHICULAR ACCESS</p> <p>THE VEHICULAR ACCESS ROADWAY NAVIGATES MORE THAN 18M FROM THE BUILDINGS:</p> <ul style="list-style-type: none"> + UP TO 35M ALONG THE PUBLIC ROAD FROM BUILDING 4C & 4D. + UP TO 27M PAST RECESSED DOCS OF BUILDING 4C & 4D. + UP TO 25M PAST BUILDING 4C NORTHERN CARPARKING. <p>THE VEHICULAR ACCESS ROADWAY REDUCES TO</p>

		<p>LESS THAN 6M WIDTH TO 4.0M AT THE NORTH-EASTERN CORNER PAST THE BUILDING 4C AWNING OVERHANG.</p>
	<p>D1P4, E2P2 & C1P7</p>	<p>BCA CLAUSES C3D14, D2D5, D2D6 & E2D10 - WAREHOUSE TRAVEL DISTANCES & RATIONALISED SMOKE HAZARD MANAGEMENT</p> <p>WAREHOUSE TRAVEL DISTANCES TRAVEL DISTANCES EXCEED THE DTS PRESCRIPTIVE REQUIREMENTS IN THE FOLLOWIGN LOCATIONS:</p> <p><u>WAREHOUSE 4C</u></p> <ul style="list-style-type: none"> + UP TO 80M TO AN EXIT IN LIEU OF 40M ACROSS THE WAREHOUSE 4C FLOORPLATE: AND + UP TO 160M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M ACROSS THE WAREHOUSE 4D FLOORPLATE. <p><u>MANUAL SMOKE EXHAUST SYSTEM DESIGN</u></p> <p>A SMOKE EXHAUST SYSTEM SHALL BE PROVIDED TO THE WAREHOUSE PARTS OF BUILDIGN 4C IN ACCORDANCE WITH THE DTS PROVISIONS AND AS1668.1:2015 WITH EXCEPTION OF THE FOLLOWING:</p> <ul style="list-style-type: none"> + THE SMOKE EXHAUST CAPACITY IN THE WAREHOUSE AREA OF BUILDIGN 4C SHALL ACHIEVE ONE VOLUME AIR CHANGE PER HOUR IN LIEU OF BCA SPEC 21 REQUIREMENTS. <ul style="list-style-type: none"> o 12 FANS OPERATING AT 9271 L/S EACH. + THE SMOKE

		<p>EXHAUST SYSTEM SERVING THE WAREHOUSE WILL NOT AUTOMATICALLY INITIATE ON FIRE DETECTION. THE SYSTEM SHALL INSTEAD BY MANUALLY OPERATED VIA CONTROLS AT THE MAIN-FDCIE.</p> <ul style="list-style-type: none"> + NO SMOKE DETECTION SHALL BE INSTALLED TO THE BUILDINGS. + THE WAREHOUSE ENCLOSURE SHALL FORM A SMOKE RESERVOIR EXCEEDING 2.000M² WITH NO SMOKE BAFFLE. <p>NO AUTOMATIC SMOKE EXHAUST SHALL BE PROVIDED TO THE ANCILLARY AREAS SUCH AS THE ADMINISTRATION OFFICES, OR WAREHOUSE AMENITIES.</p>
	E1P3	<p>BCA CLAUSE E1D2 - FIRE HYDRANT SYSTEM DESIGN</p> <p>THE FIRE HYDRANT SYSTEM SHALL BE COMPLIANT TO AS2419.1:2021 WITH THE FOLLOWING EXCEPTIONS PERMITTED;</p> <p><u>HYDRANTS UNDER AWNINGS</u></p> <p>EXTERNAL HYDRANTS ARE LOCATED BENEATH THE LOADING DOCK DISPATCH AWNINGS (WHICH EACH HAVE A DEPTH OF 20M) AND SHALL BE CLASSIFIED AS EXTERNAL HYDRANTS IN LIEU OF BEING INTERNAL HYDRANTS; HENCE FOR THE PURPOSES OF SYSTEM COVERAGE THEY WILL MAINTAIN 70M COVERAGE.</p>
	E1P1	<p>BCA CLAUSE E1D3 - 50M FIRE HOSE REELS</p> <p>FIRE HOSE REEL COVERAGE THROUGHOUT</p>

		<p>THE WAREHOUSE AREAS OF BUILDING 4C AND 4D ARE PERMITTED TO INCORPORATE HOSE REELS WITH A HOSE LENGTH OF 50M IN LIEU OF 36M.</p>
	<p>E1P4</p>	<p>BCA CLAUSE E1D4, SPECIFICATION 17 - FIRE SPRINKLER SYSTEM DESIGN</p> <p>THE FIRE SPRINKLER BOOSTER ASSEMBLY IS NOT COMPLIANT WITH AS24189.1:2021 CLAUSE 7.3.1(C)(II) DUE TO IT BEING:</p> <ul style="list-style-type: none"> + NOT WITHIN SIGHT OF THE PRINCIPAL PEDESTRIAN ENTRANCES OF BOTH BUILDING 4C AND 4D; AND <p>MORE THAN 20M FROM THE MAIN PEDESTRIAN ENTRANCES OF BOTH BUILDING 4C AND 4D.</p>
	<p>E1P4</p>	<p>BCA CLAUSE E1D4, SPECIFICATION 17 - FM GLOBAL DESIGN STANDARD (FIRE SPRINKLER SYSTEM)</p> <p>THE FIRE SPRINKLER SYSTEM FOR THE BUILDINGS SHALL BE DESIGNED TO AS2118:2017 WITH THE FOLLOWING EXCEPTIONS:</p> <ul style="list-style-type: none"> + WAREHOUSE ROOF LEVEL AUTOMATIC FIRE SPRINKLER SYSTEMS OF BOTH BUILDINGS SHALL BE COMPLIANT WITH FM GLOBAL DATASHEET 2-0 & 8-9; <p>WHERE AN FM DATASHEET IS USED, THAT STANDARD WILL BE RELIED UPON FOR</p> <ul style="list-style-type: none"> + SPRINKLER HEAD TYPE BASED ON THE STORAGE ARRANGEMENT, RACKING EQUIPMENT AND

		STORAGE COMMODITY; + SPRINKLER HEAD SPACE INCLUSIVE OF OBSTRUCTIONS AVOIDANCE; + DESIGN PRESSURE AND FLOW AT EACH SPRINKLER HEAD; AND DURATION OF WATER SUPPLY AND TANK SIZING.
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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	

Proposed (New or Modified)		
1.	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	

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

Name	Organisation (Business name)
DEAN GOLDSMITH	BM PLUS G 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)	
RBC00037 (BDC0141)	
Date of Issue	
12/12/2024	

+ Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC 0141)	01.11.2023	Yes
Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC 0141)	11.07.2024	Yes
Progress Inspection	Dean Goldsmith (BDC 0141)	11.07.2024	Yes
Progress Inspection	Dean Goldsmith (BDC 0141)	01.08.2024	Yes
Fire Safety Systems Witness Inspection	Dean Goldsmith (BDC 0141)	28.08.2024	Yes
FRNSW Inspection	Dean Goldsmith (BDC 0141)	10.09.2024	Yes
After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC 0141)	12.09.2024	Yes
After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC 0141)	26.09.2024	Yes
After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC 0141)	18.11.2024	Yes



12 December 2024

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

Dear Sir/Madam

**Re: DA No. DA23/0053 – 119 Cuprum 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	9-11 Cuprum Close, Kemps Creek NSW 2178 (Previously Known as 119 Cuprum Close, KEMPS CREEK NSW 2178)
Project No.	220412
Date Received	12.12.2024
Date Determined	12.12.2024

Please find undercover a copy of the Partial Occupation Certificate No. OC-24157 for the completed construction and use of two warehouse buildings (Lot 4C & 4D) at Oakdale West Estate for warehouse and distribution facility and ancillary works.

This Partial Occupation Certificate has been issued for: **OC#3: Whole warehouse development (building 4d) excluding permanent consumer mains.**

Note: Refer to the documents relied upon (items 91 and 68) for details on the areas excluded under OC1.

The approved documentation and other documentation relied upon as indicated on the Occupation Certificate has also been uploaded to the NSW Planning Portal for Council's record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, a sum of \$45.00 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,

James McNeill
Building Surveyor
BM+G