



OCCUPATION CERTIFICATE

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

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| CERTIFICATE No.: | OC-23040 |
| DETERMINATION: | Approved |
| DATE OF DETERMINATION: | 08 May 2023 |
| SUBJECT LAND: Lot & DP Address | Lot 105 DP 1262310 2 Sepia Road, Kemps Creek NSW 2178 |
| LOCAL GOVERNMENT AREA: | Penrith City Council |
| APPLICANT: Name Company Address Phone / Fax / Email | Goodman Developments Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7432 Email: auplanningapprovals@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 |
| DESCRIPTION OF DEVELOPMENT: | Installation of Guardshed and Dock AC System to Longreach conveyors at Building 2A, Oakdale West Industrial Estate <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i> |
| WHOLE / PART: Description of | Whole |
| BCA CLASSIFICATION: | Class 10a (Guardhouse Shed), Class 7b (Warehouse) |
| DEVELOPMENT CONSENT: Complying Development Certificate & Date of Determination: | CDC-22049 dated 07 December 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 |
| DETAILS OF CERTIFYING AUTHORITY: Certifying Authority Accreditation No. | Blackett Maguire + Goldsmith Pty Ltd RBC00004 |
| SIGNATURE: |  Date: 08/05/2023 |
| SIGNED ON BEHALF OF BM+G: | Dean Goldsmith Accreditation No. BDC 0141 |
| AIBS PROFESSIONAL STANDARDS SCHEME: | Liability limited by a scheme approved under Professional Standards Legislation. |

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 | 29.03.2023 |
| 2. | Fire Safety Certificate | Mitchell Kay | 24.03.2023 |
| 3. | Builders CDC | Richard Crookes Constructions Pty Limited | 13.01.2023 |
| 4. | Installation Certificate – External Finishes P:4500058800 | ATCO Structures & Logistics Pty Ltd | Undated |
| 5. | Structural Inspection Certificate – Stairs Structural Steel Awning Frame | ABVD Design | 14.03.2023 |
| 6. | Structural Inspection Certificate | Northrop | 23.03.2023 |
| 7. | Installation Certificate - Electrical | Modcol Pty Ltd | 02.03.2023 |
| 8. | Installation Certificate - Glazing | ATCO Structures & Logistics Pty Ltd | Undated |
| 9. | Installation Certificate – Roofing | ATCO Structures & Logistics Pty Ltd | Undated |
| 10. | Installation Certificate – Essential fire Safety Measures – Fire Sprinkler System | Force Fire | 28.03.2023 |
| 11. | AC Location Plan | Mark Owen Williams (Registered Surveyor) | 04.05.2023 |
| 12. | Installation Certificate – Mechanical services | Paramount Air Conditioning (Aust) Pty Ltd | 12.04.2023 |
| 13. | Aus Post Schedule of Trades Status | Richard Crookes Constructions Pty Limited | 13.03.2023 |

SCHEDULE 2

FIRE SAFETY SCHEDULE

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

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|---|--------------------------|
| OWNER: | BGMG 11 Pty Ltd |
| ADDRESS: | 2Sepia Road, Kemps Creek |
| COMPLYING DEVELOPMENT CERTIFICATE No.: | CDC-22049 |
| OCCUPATION CERTIFICATE No.: | OC-23040 |

SCHEDULE

| Statutory Fire Safety Measure | Design / Installation Standard | Existing | 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 | Existing | New |
|--|--|----------|-----|
| Fire engineered Alternative Solutions relating to: <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 | 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 | ✓ | |

SCHEDULE 3

INSPECTION SCHEDULE

| Inspection Type | Inspection by | Date | Satisfactory |
|--|-----------------------------|------------|--------------|
| ▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building. | Dean Goldsmith (BDC0141) | 02.02.2023 | Yes |

08 May 2023

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

Dear Sir / Madam,

**REFERENCE: 2 SEPIA 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.

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|------------------|---|
| Applicant: | Goodman Property Services (Australia) Pty Ltd |
| Subject Address: | 2 Sepia Road, Kemps Creek |
| Project No: | 220280 |
| Date Received : | 29 March 2023 |
| Date Determined: | 08 May 2023 |

Please find undercover a copy of the Occupation Certificate No. OC-23040 for the completed Installation of Guardshed and Dock AC System to Longreach conveyors at Building 2A, Oakdale West Industrial Estate.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Occupation Certificate for Council's record.

Pursuant to Schedule 4 Part 9 of the Environmental Planning and Assessment Regulation 2021, a sum of \$41.00 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
Blackett Maguire + Goldsmith Pty Ltd

Liability limited by a scheme approved under Professional Standards Legislation.