

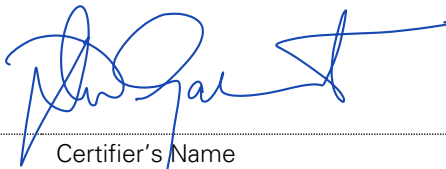
# Occupation Certificate

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

<b>Certificate No.</b>	OC-23206	
<b>Determination</b>	Approved	
<b>Date of Determination</b>	11/12/2023	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 106	DP 1262310
<b>Address</b>	13 Emporium Avenue, Kemps Creek NSW 2178 (also known as 2-18 Aldington Road)	
<b>Local Government Area</b>	Penrith City Council	
<b>+ Applicant</b>		
<b>Name</b>	Ben Milner	
<b>Company</b>	Goodman Property Services (Aust) Pty Ltd	
<b>Address</b>	Level 17, 60 Castlereagh Street, Sydney NSW 2178	
<b>Contact Details</b>	Phone: 02 9230 7120	Email: Ben.milner@goodman.com
<b>+ Owner</b>		
<b>Name</b>	BGMG 11 Pty Ltd	
<b>Address</b>	Level 17, 60 Castlereagh Street, Sydney NSW 2178	
<b>Contact Details</b>	Phone: 02 9230 7120	Email: Ben.milner@goodman.com
<b>+ Description of Development</b>		
<b>Description</b>	Stage 2 development including construction, fit-out, operation and use of a four-level automated warehouse, 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/Partial</b>	<b>Whole</b>	
<b>Description of part:</b>	<p><b>OC3:</b> Installation of Solar Panels on existing warehouse building (OC2) – Automation equipment and Robotics Field operation on Level P4 excluding PV Solar Installation on Roof.</p> <p><b>(OC1):</b> Four-Level Automated Warehouse, excluding the Level 3 (P4) automation equipment fitout and the operation of the P4 AR field.</p> <p><i>NOTE: Pursuant to Section 53 of the EP&amp;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 21.03.2023</i></p>	
<b>BCA Classification</b>	Class 5 & 7b	
<b>+ Development Consent</b>		
<b>Development Application No. &amp; Date of Determination</b>	SSD 10397 (09.04.2020), MOD 1 (23.09.2020) & MOD 2 (04.05.2021)	
<b>+ Construction Certificate</b>		
<b>Construction Certificate No. &amp; Date of Determination</b>	CC-20105 (28.05.2020), CC-20130 (30.06.2020), CC-20139 (14.07.2020), CC-20161 (16.10.2020), CC-21003 (02.02.2021), CC-21003/A (31.08.2021) & CC-21003/B (25.11.2021), CC-23070 (21.04.2023)	
<b>Statutory Certification</b>		
<i>BM+G 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 a part 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>		
<b>Certifying Authority</b>	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
OC1 – OC21139			
1.	OC Application Form	Goodman Property Services (Aust) PL	08.11.2021
2.	Final Fire Safety Certificate	Goodman Property Services (Aust) PL	18.12.2021
3.	Engineering Certificate of Inspection	Penrith City Council	26.06.2020
4.	Section 73 Compliance Certificate	Sydney Water Corporation	10.08.2021
5.	Certificate of Practical Completion	NBN	08.07.2021
6.	Fire Assessment Report No. FAS210098 – fire performance of steel beams and columns	Warringtonfire	29.07.2021
7.	Fire Safety Certification – Lightweight construction	Bowers	17.08.2021
8.	Global Assessment Report P104585-1072 – fire performance of steel air ducts	BRE	27.05.2021
9.	Fire Assessment Report No. FAS 190202 – fire resistance performance of various pipes and cables	Warringtonfire	14.02.2020
10.	Fire Assessment Report No. FAR 4236 – fire resistance of a steel stud beam	Branz	26.06.2014
11.	Fire Assessment Report No. 45821 – Promaseal A Acrylic sealant	Warringtonfire	03.04.2020
12.	Fire Assessment Report No. FAS 190145 – fire resistance performance of I-Section Steel Beams	Warringtonfire	02.08.2019
13.	Certification of Installed System – Certificate no. 3555 – height safety	Proactive Safety PL	05.10.2021
14.	Certificate of Test No. FNR12814C - CSIRO	CSIRO	28.09.2021
15.	Fire Testing Report No. FNR12814 – prefinished structural particle board	CSIRO	26.10.2021
16.	Secretary's Certificate – Satisfactory Arrangements – Public Infrastructure	Planning, Industry & Environment	16.08.2019
17.	Secretary's Certificate – Satisfactory Arrangements – Public Infrastructure	Planning, Industry & Environment	19.04.2020
18.	Secretary's Certificate – Satisfactory Arrangements – Public Infrastructure	Planning, Industry & Environment	09.04.2020
19.	Test Report No. M0930b – Slip resistance - pedestrian	Slip Check	08.07.2020

20.	Project Waratah Contact List	Not Specified	Not Dated
21.	Email correspondence regarding contributions (not payable)	Goodman Property Services (Aust) PL	26.07.2021
22.	Structural Engineering Certificate – Vanderlande Conveyor Supports	David Beneke Consulting	24.06.2021
23.	Structural Engineering Certificate – Vanderlande conveyor supports	David Beneke Consulting	22.11.2021
24.	Vanderlande ESA Fire Requirements Plan	Maxwell J McDonald	01.03.2021
25.	Installation Certificate – Outdoor lighting	New Edge Group PL	25.11.2021
26.	Email confirming receipt of post approval documentation – DA#A10b	NSW Government Planning, Industry & Environment	16.08.2021
27.	Compliance Monitoring Reporting Program Operations	SLR	21.09.2021
28.	Email confirming receipt of post approval documentation – DA#C14	NSW Government Planning, Industry & Environment	22.09.2021
29.	Design Certificate – Conveyor Support Platforms	Abbot Design (Aust) PL	01.03.2021
30.	Statement of Compliance – Conveyor Support Platforms and Balustrades	Abbot Design (Aust) PL	28.10.2021
31.	Initial Electrical Installation Certificate	Vanderlande	10.11.2021
32.	Amended Electrical Installation Certificate	Vanderlande	22.11.2021
33.	Certificate of Test No. FNR12815C – Mezzanine Antislip	CSIRO	30.09.2021
34.	Fire Testing Report No. FNR12815 – structural particle board	CSIRO	26.10.2021
35.	Architectural Design Compliance Statement	SBA Architects PL	26.11.2021
36.	Structural Construction Certificate	Costin Roe Consulting PL	22.09.2021
37.	Structural Construction Certificate	Costin Roe Consulting PL	22.09.2021
38.	Installation Certificate – Electrical	New Edge Group PL	25.11.2021
39.	Installation Certificate – Hydraulic	Central Plumbing Contracting PL	26.11.2021
40.	<ul style="list-style-type: none"> <li>+ Installation Certificate (schedule of fire hazard properties – carpet and vinyl)</li> <li>+ Certificate of Test No. FNR11455C</li> <li>+ Product Data Sheet</li> <li>+ Test Report No. 19-004615</li> <li>+ Homogeneous Vinyl Sheet</li> <li>+ Test Report No. 7-566333-AN</li> </ul> Building Blocks – loop pile	Sydney Bass Floor CSIRO Regupol AWTA Product Testing Armstrong Flooring Commercial AWTA Product Testing Interface	25.11.2021 13.08.2015 21.09.2015 25.10.2019 April 2017 13.05.2009 19.08.2021
41.	Certificate of Test No. FNC11629 – stone wool	CSIRO	04.02.2016

42.	Reaction-to-fire test report no. RTF190172 – low carbon steel	Warringtonfire	06.08.2019
43.	Statement – Glue to insulated panel	ASKIN Engineering	04.04.2018
44.	External Wall system Disclosure Certificate	Skyview Roofing	24.11.2021
45.	Test Report No. 16-002279 – colourbond steel	AWTA Product Testing	10.05.2016
46.	Fire Assessment Report No. FC11160-001 – duct and fire damper assembly	Branz	10.01.2019
47.	System Specifications – Steel Frame Internal Wall Systems	Not Specified	Not Specified
48.	Installation Certificate – Schedule of Lightweight Fire Rated Construction	Inner Part Interiors	03.12.2021
49.	Installation Certificate – Fire Seals	Australian Passive Fire	25.11.2021
50.	Architectural Performance Solution Report	SBA Architects PL	09.09.2021
51.	Installation Certificate – Warning & Operational signs	New Edge Group PL	25.11.2021
52.	Installation Certificate – Emergency Evacuation Lighting & Exits	New Edge Group PL	25.11.2021
53.	Installation Certificate – Required Exit Doors	New Edge Group PL	25.11.2021
54.	Installation Certificate – Mirrors	Badel Kitchens	26.08.2021
55.	Installation Certificate – Windows	Alclad Architectural PL	03.08.2021
56.	Installation Certificate – Internal glazing	Alclad Architectural PL	03.08.2021
57.	Builders Compliance Certification	Qanstruct (Aust) PL	10.12.2021
58.	Installation Certificate – Windows	Alclad Architectural PL	03.08.2021
59.	Proactive Safety Design Certificate	Proactive Safety PL	23.06.2021
60.	Letter of Compliance – Roofing Materials	Skyview Roofing Australia PL	24.11.2021
61.	GLA Survey Plan	Real Serve	15.11.2021
62.	Certificate of Installation - Fencing	Summit Fencing	07.12.2021
63.	Acoustic Compliance Testing	RWDI Australia PL	29.11.2021
64.	Operational Environmental Management Plan	NSW Government Planning, Industry & Environment	06.12.2021
65.	Final Certification – Conveyor Support Platforms	Abbot Design (Aust) PL	28.10.2021
66.	Statement of Compliance – Conveyor Support Platforms	APC	28.10.2021
67.	Slip Test Report TCC21007-S07 Green mile concrete	The Coatings Consultancy PL	05.12.2021
68.	Mechanical Statement of Installation Compliance	Fredon Air PL	26.11.2021
69.	Inspection Certificate – Stormwater Retention Tank	Kneebone, Beretta & Hall PL	03.05.2021
70.	Mechanical Statement of Installation Compliance (1)	Fredon Air PL	26.11.2021

71.	Fire Assessment Report No. FC11812-001 - Nullifire	Branz	04.06.2020
72.	Installation Certificate – Schedule of Lightweight Construction	Inner Part Interiors	26.08.2021
73.	Installation Certificate – Fire Hydrants & Fire Hose Reels	Central Plumbing	26.11.2021
74.	Installation Certificate – Fire Shutters	Thompsons Roller Shutter PL	26.11.2021
75.	Installation Certificate – Fire Services + Alarm Signalling Equipment + Automatic Fail Safe Devices + Automatic Fire Detection & Alarm System + Building Occupant Warning System activated by the Sprinkler System + Exit Signs (fire trip only) Portable Fire Extinguishers	Force Fire & Safety PL	01.12.2021
76.	Installation Certificate – Insulated Sandwich Panels	Skyview Roofing Aust PL	24.11.2021
77.	Fire Trip Witness Statement	Chubb Fire & Security PL	07.12.2021
78.	Installation Certificate – Fire Control Centre	Qanstruct (Aust) PL	06.12.2021
79.	Installation Certificate – Lift Slip Resistance	Prestige Tiling Australia PL	30.11.2021
80.	Lift Registration	NSW Government SafeWork BSW	06.12.2021
81.	Surveyors Report	Real Serve	02.12.2021
82.	Installation Certificate – Waterproofing	Prestige Tiling Australia PL	25.11.2021
83.	Slip Test Report TCC21007-S02 Bump-outs Polished Sealed Concrete	The Coatings Consultancy PL	05.12.2021
84.	Slip Test Report TCC21007-S03 Front Offices Polished Sealed Concrete	The Coatings Consultancy PL	05.12.2021
85.	Slip Test Report TCC21007-S04 Front Offices Exterior Concrete	The Coatings Consultancy PL	05.12.2021
86.	Builder Compliance Certification	Qanstruct (Aust) PL	30.11.2021
87.	Installation Certificate – Access for people with disabilities	Walmay Architectural Products PL	23.07.2021
88.	Fire Doorset Installation Certificate + Schedule	Inner Part Interiors	25.11.2021
89.	Builder Installation Statement – New façade and roof works	Qanstruct (Aust) PL	30.11.2021
90.	Slip Test Report TCC21007-S05 Front Offices Exterior Pavers	The Coatings Consultancy PL	05.12.2021
91.	Slip Test Report TCC21007-S06 Mezzanines	The Coatings Consultancy PL	05.12.2021
92.	Landscape Completion Certificate	Scape Design	15.12.2021
93.	Operational Environmental Management Plan	SLR Consulting Australia PL	30.11.2021

94.	Mezzanine Fire Hazard Properties	APC Storage Solutions	03.05.2021
95.	Slip Resistance Schedule (Mezzanine Flooring)	APC Storage Solutions	03.05.2021
96.	Slip Test Report MEX96A Interpon Griptex Yellow	Slipcheck	Not Specified
97.	Design Certification – Conveyor Support Platforms/Balustrades	Abbot Design (Aust) PL	07.12.2021
98.	Electrical Installation Certificate	Vanderlande	10.12.2021
99.	Contractor Contact List/Schedule (Fit-out)	Not Specified	Not Specified
100.	Regulatory Information report No. RIR 28418-03-metal pipe	Exova Warringtonfire	30.07.2018
101.	Landscape Implementation Certificate	Cabbagetree Landscape	16.12.2021
102.	Acoustic Certification	RWDI Australia PL	09.12.2021
103.	Section J Confirmation Letter	Sustainable Development Consultants	15.12.2021
104.	Installation Certificate - Lifts	Kleeman Elevators Australia	13.12.2021
105.	Letter - Waterproofing	Qanstruct (Aust) PL	16.12.2021
106.	Schedule of Floor Finishes: + Warranty/Installation + Stone Initiatives Test No. SI-AWT-2018 + Test Report No. 7482 Slip Resistance	Sydney Bass Floor Regupol Australia PL CSIRO Armstrong	21.09.2021 29.08.2019 31.08.2015 31.08.2015
107.	Letter/Report Out – Final Fire Safety Report	FRNSW	17.12.2021
108.	Civil WAE Plans	CitiSurv PL	14.12.2021
109.	Structural Certification	Costin Roe Consulting	22.09.2021
110.	Fire Alarm Connection Notice	ADT Fire Monitoring	14.12.2021
111.	Commissioning Test Sheet - Diesel Sprinkler Tank (2)	Prime Pumps	29.10.2021
112.	Commissioning Test Sheet - Diesel Sprinkler Tank	Prime Pumps	10.12.2021
113.	Fire Resistant Doorset Schedule & Commissioning	Inner Part Interiors	02.12.2021
114.	Hose Reel Flow Test Sheet	City Pump Services Australia PL	03.12.2021
115.	Hydrant Flow Test Sheet	City Pump Services Australia PL	03.12.2021
116.	Sprinkler Flow Test Results	FPA Australia	10.12.2021
117.	Fire Assessment Report No. FC10266-001 - Fyrebox	Branz	04.08.2020
118.	Penetration Register-2D	Australian Passive Fire	03.09.2020
119.	Penetration Register-2D-Part-4	Australian Passive Fire	03.09.2020
120.	Penetration Register-Part-1	Australian Passive Fire	15.12.2021
121.	Penetration Register-Part-3 Electrical	Australian Passive Fire	05.11.2021

122.	Penetration Register-Part-5 Mechanical	Australian Passive Fire	11.06.2021
123.	Penetration Register-Part-6-2D	Australian Passive Fire	03.09.2020
124.	Penetration Register-Part-7 Plumbing	Australian Passive Fire	09.06.2021
125.	Penetration Register-Part-8-2D	Australian Passive Fire	03.09.2020
126.	Regulatory Information Report No. 27912900 - Hilti Fire stop	Warringtonfire	25.02.2020
127.	Regulatory Information Report No. FAS190248 - Firestop Block CFR_BL	Warringtonfire	09.10.2019
128.	OC Staging Plan	SBA Architects PL	13.03.2021
129.	Builders Compliance Certification	Qanstruct (Aust) PL	17.12.2021
130.	Fire Alarm System Commissioning	Force Fire	30.07.2021
131.	Regulatory Information Report RIR 25948-07 - Promaseal	Exova Warringtonfire	10.08.2017
132.	Fire Assessment Report No. FC12454-001 – Cable Transits	Branz	14.12.2020
133.	Regulatory Information Report No. FAS190234 – TBA Firefly	Warringtonfire	18.09.2020
134.	Regulatory Information Report No. FAS190235 – TBA Firefly	Warringtonfire	18.09.2020
135.	Assessment Report 29592300 – Promat Fire collars	Warringtonfire	21.06.2019
136.	Regulatory Information Report RIR C191611a.2 - UniCollars	Exova Warringtonfire	22.06.2020
137.	Fire Resistance Test Report No. WFRA F91754 – Cable penetrations	Warrington Fire Research	01.04.1999
138.	Technical Data Sheet - BOSS Cable Transits	Boss Passive Fire	April 2020
139.	Regulatory Information Report FAS190236 RIR1.0 – TBA Firefly	Warringtonfire	18.09.2020
140.	Assessment Report No. FCO-1579-Fyreflex sealant	CSIRO	04.06.2020
141.	System Certificate No. 1103 – FC Retrofit Collars	Promat Australia PL	Not Dated
142.	Technical Data Sheet -3-4 Hour Penetration Systems	Trafalgar Fire	Not Dated
143.	Installation Certificate – Emergency Management Plan	Pre-Empt PL	16.12.2021
144.	Installation Certificate Insulated Sandwich Panels	Skyview Roofing Australia PL	24.11.2021
145.	Installation Certificate Insulated Sandwich Panels	Askin Performance Panels PL	15.12.2021
146.	Accessibility Occupancy Certification	Morris Goding Access Consulting	17.12.2021
147.	Design Certification – Height Safety Fall Protection Systems	Sayfa Systems	17.12.2021
148.	Height Safety Practical Completion Report	Access Compliance Services	17.12.2021



149.	Inspection and Test Record Pipework Pressure Test Reports	Force Fire PL	05.07.2021
150.	Installation Certificate – Civil & Stormwater	AT&L	20.12.2021
151.	Installation Certificate – Civil, Traffic, Carpark	AT&L	20.12.2021
152.	Balustrades and Facade Gates Certificate	Costin Roe Consulting	20.12.2021
153.	Builders Compliance Certificate – Blockwork Wall (Northern LV Room)	Qanstruct (Aust) PL	20.12.2021
154.	Fire Damper Register + Test Reports	Fredon	17.12.2021
155.	Certification of Performance Based Design Works	Innova Services	20.12.2021
156.	Supplementary Certification for Balustrades	Qanstruct (Aust) PL	20.12.2021
157.	FFSR Response Letter + Assoc. Commissioning Reports	Qanstruct (Aust) PL	18.12.2021
158.	Balustrades and Façade Gates Certification	Costin Roe Consulting	20.12.2021
<b>OC2-22018</b>			
159.	Portal OC Application Form	Goodman Property Services (Aust) PL	26.02.2022
160.	Fire Safety Certificate	BGMG 11 Pty Ltd ATF BGMG 1 Oakdale West Trust	25.02.2022
161.	Project Contact List	Not Specified	Not Specified
162.	Staged OC Letter	Goodman Property Services (Aust) PL	03.04.2020
163.	Builder Compliance Certification	Qanstruct (Aust) PL	10.02.2022
164.	Final Certification - Structural	Abbot Design (Aust) PL	10.01.2022
165.	Electrical Installation Certification	Vanderlande	10.12.2021
166.	Certification – Emergency lighting, exit signs and exit doors	New Edge Group	25.11.2021
167.	Installation Certificate – FHR and FH	Central Plumbing	26.11.2021
168.	Fire Trip Witness Statement	Chubb Fire & Security PL	07.12.2021
169.	Installation Certificate – Fire shutters	Thompson's Roller Shutter PL	26.11.2021
170.	Installation Certificate – fire safety measures – automatic fire detection and alarm system, fire suppression systems, BOWS, exit signs & fire extinguishers	Force Fire & Safety	01.12.2021
171.	Statement of Installation Compliance – mechanical services	Fredon Air PL	26.11.2021
172.	Installation Certificate – Fire Seals	Australian Passive Fire	25.11.2021
173.	Certification of Performance Based Design Works	Innova Services	14.03.2022
174.	Base Building Fire Safety Certificate	Goodman Property Services	16.12.2021

175.	Letter/Report Out – Final Fire Safety Report	FRNSW	02.03.2022
<b>OC3-23206</b>			
176.	Portal OC Application Form	Goodman Property Services (Aust) PL	27.11.2023
177.	Fire Safety Certificate	Patrick Konza	19.10.2023
178.	Architectural Design Compliance Statement	SBA Architects PL	19.10.2023
179.	Annual Fire Safety Statement	Force Fire & Safety PL	01.08.2023
180.	Builders Certifier Statement	Qanstruct (Aust) PL	26.10.2023
181.	Work Completion Certificate – steel metal deck	Energy Aware	30.11.2023
182.	Work Completion Certificate – steel metal deck	Energy Aware	30.11.2023
183.	Assessment of Solar Racking for New Solar Panel	Partridge	02.11.2023
184.	Annual Fire Safety Statement	Fredon Air Service PL	13.11.2023
185.	Project Waratah Contact List	-	-
186.	Fire Safety Statement	Qanstruct	14.12.2022
187.	Structural Construction Certificate – Louvre Screen Steel Frame	Costin Roe Consulting Pty Ltd	29.11.2023
188.	Email Correspondence: FFSR Not Provided	Fire and Rescue	08.12.2023
189.	Installation Certificate: Automatic Fire Suppression Systems	Force Fire & Safety Pty Ltd	06.12.2023
190.	Work Completion Certificate – Steel Metal Deck	Energy Aware Pty Ltd	30.11.2023

## 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
<b>Fire Safety Requirement</b>					
PS-1.	Fire Engineering Report	19378-R01 Rev 8	Innova Services	Jason Powell (BDC0801)	30.07.2021
PS-2.	Performance Solution – Mezzanine Stair	19378-R02 Rev 2	Innova Services	Jason Powell (BDC0801)	19.08.2021
<b>Other BCA Requirement</b>					
PS-3.	FP1.4 Performance Solution	N/A	SBA Architects	Antony Salvarinas (Reg.6523)	08.10.2020

## + 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)

13 EMPORIUM AVENUE, KEMPS CREEK NSW 2178

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

LOT 106 DP1262310

### 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-20105, CC-20130, CC-20139, CC-20161, CC-21003, CC-21003/A & CC-21003/B

### 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
<b>Current (Existing)</b>		
1.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
2.	AUTOMATIC FAIL SAFE DEVICES	BCA CLAUSE D2.21
3.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA SPEC. E2.2A & AS 1670.1 – 2018 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
5.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5, CLAUSE 8 AND CLAUSE 3.22 OF AS 1670.1 – 2018
6.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 & AS 2293.1 – 2018
7.	EMERGENCY MANAGEMENT PLAN	AS 3745-2010 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO. 19378-R01, REPORT NO 19378-R01,

		REVISION 8, DATED 30.07.2021
8.	EXIT SIGNS (INCLUDING DYNAMIC EXIT SIGNS)	BCA CLAUSES E4.5, E4.6 & E4.8; AND AS 2293.1 – 2018 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
9.	FIRE CONTROL CENTRE	BCA SPEC E1.8
10.	FIRE DOORS	BCA CLAUSE C2.12, C2.13, C3.5, C3.8; AND AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION, AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
11.	FIRE HOSE REELS	BCA CLAUSE E1.4 & AS 2441 – 2005 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
12.	FIRE HYDRANT SYSTEMS	CLAUSE E1.3 & AS 2419.1 – 2005 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
13.	FIRE SEALS	BCA CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 AND MANUFACTURER'S SPECIFICATION
14.	FIRE SHUTTERS	AS 1905.1-2005 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, 19378-R01, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
15.	INSULATED SANDWICH PANELS	IPCA CODE OF PRACTICE 2017 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
16.	MECHANICAL AIR HANDLING SYSTEMS	BCA CLAUSE E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
17.	PATHS OF TRAVEL	EP&A REGULATION CLAUSE 186 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
18.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
19.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001
20.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA CLAUSE D2.19(B)
21.	SMOKE HAZARD MANAGEMENT SYSTEMS – SMOKE EXHAUST	BCA PART E2, SPEC. E2.2B& AS/NZS 1668.1 –2015 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
22.	WARNING & OPERATIONAL SIGNS	SECTION 183 OF THE EP&A REGULATION 2000, AS 1905.1 – 2015, BCA CLAUSE D2.23, D3.6, E3.3 AND FIRE SAFETY ENGINEERING REPORT

		PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021
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Proposed (New or Modified including section 84(6) of the Regulation)		
1.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017 AND FIRE SAFETY ENGINEERING REPORT PREPARED BY INNOVA SERVICES, REPORT NO 19378-R01, REVISION 8, DATED 30.07.2021

### 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 11 DECEMBER 2020 JASON POWELL BDC0801 19378-R01-08 VERSION 8	CP9	CLAUSE C2.3 AND C2.4 - PERIMETER ACCESS
	CP1 AND CP2	CLAUSE C1.1, SPEC C1.1, CLAUSE 3.1(A) FIRE RESISTANCE LEVELS- TENSILE MEMBRANE ACTION
	CP1 AND CP2	CLAUSE C1.1, SPEC C1.1, TABLE 3 - FIRE RESISTANCE -OMISSION OF FIRE RATING TO GROUND FLOOR OFFICE AND MEZZANINE
	CP2 AND CP8	CLAUSE C1.1 SPEC C1.1, CLAUSE C3.13 - VERTICAL SEPARATION OF SHAFTS
	CP1 AND CP2	CLAUSE C1.1, SPEC C1.1, CLAUSE 2.2 - FIRE RESISTING CONSTRUCTION – SUPPORT OF ANOTHER PART
	CP1 AND CP2	CLAUSE C1.1, SPEC C1.1, TABLE 3 FIRE RESISTANCE LEVELS – RATIONALISATION OF FIRE RESISTANCE TO SANITARY FACILITIES/BREAK ROOMS
	CP1, CP2 AND CP8	CLAUSE C3.3 - EXPOSURE BETWEEN FIRE COMPARTMENTS
	DP6	CLAUSE D1.6 - WIDTH OF TRAVEL PATH
	DP4, DP5 AND EP2.2	CLAUSE D1.7 - DISCHARGE FROM FIRE ISOLATED STAIRS
	DP4, DP5 AND EP2,2	CLAUSE D1.4, CLAUSE D1.5, CLAUSE D1.9 AND CLAUSE E2.2 - EGRESS AND SMOKE HAZARD MANAGEMENT
	EP1.3, EP1.4	CLAUSE E1.3, CLAUSE E1.5 - FIRE HYDRANT SYSTEM & SPRINKLER BOOSTER
	EP1.1	CLAUSE E1.4 - FIRE HOSE REELS
	EP4.2	CLAUSE E4.6 - DIRECTIONAL EMERGENCY EXIT SIGNAGE
	CP2, CP4	CLAUSE C1.14 – ANCILLARY ELEMENTS - RAPID ROLLER DOORS
CP2, CP8	CLAUSE C3.15 & C3.16 – SERVICES PENETRATIONS AND CONSTRUCTION JOINTS	

	CP2, CP4	CLAUSE C1.14 – ANCILLARY ELEMENTS - SIGNAGE
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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
<b>Current (Existing)</b>		
1.	NOT APPLICABLE	

<b>Proposed (New or Modified)</b>		
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	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	
8/12/2023	

## + Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
• After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	29.06.2020	Yes
• Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	29.06.2020	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	19.01.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	12.03.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	24.03.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	07.04.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	28.04.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	16.06.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	04.08.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	08.09.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	22.09.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	29.09.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	06.10.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	13.10.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	27.10.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	03.11.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	10.11.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	17.11.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	24.11.2021	Yes
• Progress Inspection & Fire Systems Testing	Dean Goldsmith (BDC0141)	01.12.2021	Yes
• Progress Inspection & Witness Testing (Level 1)	Dean Goldsmith (BDC0141)	08.12.2021	Yes
• Progress Inspection & Witness Testing (Level 2)	Dean Goldsmith (BDC0141)	15.12.2021	Yes
• Progress Inspection and FRNSW Cl.152 FFSR Inspection	Dean Goldsmith (BDC0141)	16.12.2021	Yes
• After the building work has been completed and prior to any occupation certificate being issued in relation to the building (OC1).	Dean Goldsmith (BDC0141)	20.12.2021	Yes
• Progress Inspection and FRNSW Cl.152 FFSR Inspection	Dean Goldsmith (BDC0141)	01.03.2022	Yes
• Witness Testing & Final Inspection after the building work has been completed and prior to any occupation certificate being issued in relation to the building (OC2).	Dean Goldsmith (BDC0141)	17.03.2022	Yes

<ul style="list-style-type: none"><li>Final Inspection after the building work has been completed and prior to any occupation certificate being issued in relation to the building (OC3).</li></ul>	Dean Goldsmith (BDC0141)	28.11.2023	Yes
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11 December 2023

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

Dear Sir/Madam

**Re: DA No. SSD 10397 & SSD 7348**  
**13 Emporium Avenue, Kemps Creek (Oakdale West Estate)**  
**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.

<b>Applicant</b>	Goodman Property Services (Aust) PL
<b>Subject Address</b>	13 Emporium Avenue, Kemps Creek
<b>Project No.</b>	200139
<b>Date Received</b>	27 November 2023
<b>Date Determined</b>	11 December 2023

Please find undercover a copy of the Part Occupation Certificate No. OC-23206 for the completed installation of Solar Panels on existing warehouse building

This Occupation Certificate has been issued for:

- + Installation of Solar Panels on existing warehouse building

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)

11 December 2023

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

Dear Sir/Madam

**Re: DA No. SSD 10397 & SSD 7348**  
**13 Emporium Avenue, Kemps Creek (Oakdale West Estate)**  
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Dean Goldsmith  
Director

**BM+G**

Building Surveyor-Unrestricted (NSW)