



Occupation Certificate

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

Certificate No.	OC-24053
Determination	Approved
Date of Determination	05/06/2024
+ Subject Land	
Lot + DP	Lot 1 DP 663937 Lot 2 DP 1215268 Lot 6 DP 229784 Lot 2 DP 84578 Lot 3 DP 85393 Lot 11 DP 1178389
Address	2 Aldington Road, Kemps Creek NSW 2178 (currently known as Lot 101 DP 1262308 – 1 Emporium Avenue)
Local Government Area	Penrith City Council
+ Applicant	
Name	Goodman Developments
Company	Goodman Property Services (Aust) Pty Ltd
Address	1 -11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7432 Email: auplanningapprovals@goodman.com
+ Owner	
Name	BGMG 11 ATF BGMG 1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Contact Details	Phone: 02 9230 7120 Email: ben.milner@goodman.com
+ Description of Development	
Description	Construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
Whole/Part/Partial	Whole
Description of part:	OC2: Warehouse & Coles Fit-out + Automation Equipment. OC1: Office + External Works/Outbuildings only, excluding Warehouse and Tenant Fit-Out. <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 29.09.2023</i>
BCA Classification	Class 5, 7b, 8 & 10b
+ Development Consent	
Development Application No. & Date of Determination	SSD7348 (13.09.2019), MOD-2 (21.04.2020), MOD-3 (03.04.2020), MOD-4 (24.03.2020), MOD-5 (05.11.2020), MOD-6 (10.03.2021), MOD-7 (07.10.2021), MOD-8 (10.09.2021), MOD-9 (08.12.2021), MOD-10 (17.08.2022), MOD-11 (16.12.2022) & MOD-12 (06.04.2023)
+ Construction Certificate	
Construction Certificate No. & Date of Determination	CC-20109 (07.07.2020), CC-20208 (28.01.2021), CC-21052 (22.06.2021), CC-22024 (24.05.2022), CC-22231 (15.08.2023), CC-22024/A (30.04.2024).
Statutory Certification	
<i>BM+G certify that:</i>	
<ul style="list-style-type: none">+ <i>The health and safety of the occupants of the building have been taken into consideration where a whole Occupation Certificate is being issued; and</i>+ <i>A current Development Consent or Complying Development Certificate is in force for the building; and</i>+ <i>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</i>	



- + *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
OC1 – OC-22151			
1.	OC Application Form	Goodman Property Services PL	29.08.2023
2.	Fire Safety Certificate	Richard Crookes Constructions	25.08.2023
3.	VPA Works in Kind Discharge Certificate	DPIE	24.08.2021
4.	Section 73 Compliance Certificate	Sydney Water Corporation	03.04.2020
5.	Certificate of Practical Completion of Developers Activities	NBN	24.12.2020
6.	NBN Pit and Pipe Infrastructure Plans – DA28	NBN	08.07.2020
7.	Landscape Completion Certificate	Scape Design	10.09.2020
8.	Council Sign off of Completion of Subdivision Works	Penrith City Council	25.06.2021
9.	Statement - Noise Barrier Sign Off	ErSed	30.10.2020
10.	Section 88B Instrument – DA#85	Penrith City Council / BGMG 11 PL	17.09.2021
11.	Administration Sheet – DA#85	Penrith City Council / LTS Lockley	19.07.2021
12.	Subdivision Plan – DA#85	Penrith City Council	26.02.2021
13.	Council Signed Admin Sheets – DA#85	Penrith City Council / LTS Lockley	17.09.2021
14.	Council Stamped Subdivision Plan – DA#85	Penrith City Council	10.03.2021
15.	Covering Letter - Subdivision Certificate – DA#85	Penrith City Council	20.09.2021
16.	Covering Letter - Subdivision Certificate – DA#85	Penrith City Council	21.07.2021
17.	Statement - Biodiversity Offsets	Goodman	31.08.2020
18.	Statement - Offsets for WNSLR	Ecologique	12.10.2021
19.	Performance Solution DG Store bunding	SBA Architects PL	13.10.2020
20.	Test Report No. 19-007307 - Flooring	AWTA Product Testing	03.02.2022
21.	Lift Plant Registration Certificate	SafeWork NSW	14.10.2022
22.	Lift Plant Registration Certificate	SafeWork NSW	14.10.2022
23.	Lift Plant Registration Certificate	SafeWork NSW	14.10.2022
24.	Final Identification Report + Survey Plan	Geosurv	10.06.2022

25.	Slip Resistance Test Report No. 201022C	Griptek Anti-Slip Solutions PL	20.10.2022
26.	Completion of Subdivision Works	Penrith City Council	18.12.2020
27.	Construction of New Traffic Signal and Road Works	Transport for NSW	18.02.2021
28.	Approval letter – operational environmental management plan	Department of Planning & Environment	11.11.2022
29.	Operational Environmental Management Plan	SLR	26.09.2022
30.	Architectural Design Compliance Statement	SBA Architects PL	02.11.2022
31.	GLA Survey Plan	Real Serve	13.09.2022
32.	Notice of Commencement of Operation	Goodman Property Services (Aust) Pty Ltd	03.11.2022
33.	Post Approval – notice of operation commencement	NSW Government	Not Dated
34.	Approval letter – Signage Strategy	Department of Planning & Environment	03.06.2020
35.	Certification Letter – Identification report and sketch	Geosurv	09.11.2022
36.	Glazing Certificate	South West Aluminium Pty Ltd	08.11.2022
37.	Installation Certificate – Waterproofing – wet areas	Nash Group PL	03.11.2022
38.	OC Staging Plan	Richard Crookes Constructions	09.09.2021
39.	Builders Compliance Statement	Richard Crookes Constructions	18.11.2022
40.	Installation Certificate – Plumbing and Drainage	Clarke McKay PL	15.11.2022
41.	Installation Certificate - Electrical	Modcol PL	01.12.2022
42.	Schedule of Subcontractors	Not Specified	29.11.2022
43.	Installation Certificate – Hot Water System	Clarke McKay PL	25.11.2022
44.	Installation Certificate - Hydraulic	Clarke McKay PL	25.11.2022
45.	Installation Certificate – Rainwater Non Potable Reuse System	Clarke McKay PL	25.11.2022
46.	Installation Certificate – fire safety measures – fire detection and alarm system	Microfibre Systems Fire Protection Specialists	21.08.2023
47.	Installation Certificate – fire safety measures – automatic fire suppression systems	Select Fire Systems NSW PL	22.08.2023
48.	Installation Certificate - FHR	Clarke McKay PL	24.08.2022
49.	Installation Certificate - FH	Clarke McKay PL	24.08.2023
50.	Installation Certificate – fire seals	Clarke McKay PL	25.11.2022
51.	Statement – Section J	Richard Crookes Constructions	28.11.2022

52.	Installation Certificate – waterproofing – external areas	Titan Waterproofing PL	20.10.2022
53.	Statement – FP1.4 Compliance	Richard Crookes Constructions	30.11.2022
54.	Test Report No. 201022G – pedestrian surfaces	Griptek Anti-Slip Solutions PL	20.10.2022
55.	Statement – compliance building products and materials	Richard Crookes Constructions	29.11.2022
56.	Installation Certificate – fire safety measures – electrical fire penetrations	Modcol PL	01.12.2022
57.	Structural Design Certificate	Costin Roe Consulting PL	30.11.2022
58.	External Wall System Disclosure Certificate	Richard Crookes Constructions	01.12.2022
59.	WAE Survey Plan	Geosurv	02.12.2022
60.	Structural Certificate – galvanised and features balustrades	ABDV Design	13.12.2022
61.	Statement – storz couplings	Clarke McKay PL	14.10.2022
62.	Installation Certificate – fire hazard properties	Richard Crookes Constructions	10.11.2022
63.	Sprinkler Pump Commission Results	Not Specified	29.11.2021
64.	System Designers Statement – AMPAC	Microfibre Systems PL	22.11.2022
65.	Installation Certificate - FHR	Clarke McKay PL	13.12.2022
66.	Installation Certificate - FH	Clarke McKay PL	13.12.2022
67.	Installation Certificate - FHR	Clarke McKay PL	06.12.2022
68.	Fire Resistance Report FAR 2358 – CSR steel stud ceiling systems	Branz	23.08.2004
69.	Installation Certificate – lightweight fire rated construction	Richard Crookes Constructions	10.11.2022
70.	Fire Alarm Monitoring Compliance Certificate	Romteck Grid	17.08.2023
71.	Installation Certificate – fire safety measures - BOWS	Microfire Systems	21.08.2023
72.	Installation Certificate – portable fire extinguishers	Sydney Extinguishers	11.08.2023
73.	Installation Certificate – fire safety measures -access control locking devices	PMT Security Systems	15.08.2023
74.	Installation Certificate – fire and smoke doors/shutters/access panels	Kompass Group Australia	17.08.2023
75.	Test Report RH14104-01-1 – fibre ceiling panels	Branz	12.05.2022
76.	Statement – no power operated exit doors	Richard Crookes Constructions	07.12.2022
77.	Fire Safety Certificate – fire doors	Thompsons Roller Shutter PL	17.08.2023
78.	Installation Certificate – door smoke seals	Kompass Group Australia	17.08.2023
79.	Landscape Certificate	Fresh Landscapes Group	07.12.2022

80.	Installation Certificate - Lifts	Kone Elevators PL	01.12.2022
81.	Installation Certificate – schedule of slip resistance Test Report No. 201022G Test Report No. 201022C Test Report No. 201022E Test Report No. 201022I Test Report No. 201022H Test Report No. 201022D Test Report No. 201022B Test Report No. 201022A Test Report No. 201022C	Richard Crookes Constructions Griptek Anti-Slip Solutions PL	10.11.2022 20.10.2022 & 17.11.2022
82.	Statement – cleaning methods	Richard Crookes Constructions	13.12.2022
83.	Landscape Certificate	Scape Design	14.12.2022
84.	Structural Design Certificate	Costin Roe Consulting PL	09.12.2022
85.	Fire Assessment Report No. FAS 190252 – CSR Gyprock	Warringtonfire	11.08.2020
86.	Installation Certificate – Hydrant System	Clarke McKay PL	06.12.2021
87.	Installation Certificate – Fire Hose Reels	Clarke McKay PL	06.12.2021
88.	Fire Seal Schedule Report	Modcol PL	16.12.2022
89.	Installation Certificate – fire safety measures – Passive Fire Rectification Works	Mysons Group PL	20.12.2022
90.	Installation Certificate – Roof and Wall	Ideal Roofing	15.12.2022
91.	Installation Certificate – Roof and Wall	Ideal Roofing	15.12.2022
92.	Installation Certificate – Roof and Wall	Ideal Roofing	15.12.2022
93.	Installation Certificate – Roof and Wall	Ideal Roofing	15.12.2022
94.	Letter - works completed – structural items	Richard Crookes Constructions	14.12.2022
95.	Civil Construction Certificate	Costin Roe Consulting	21.12.2022
96.	Letter - Stormwater/Civil Items	Richard Crookes Constructions	21.12.2022
97.	Mechanical Systems Installation	Paramount Airconditioning (Aust) PL	13.12.2022
98.	Regulatory Information Report No. FAS 190234 – tba firefly	Warringtonfire	30.09.2021
99.	Regulatory Information Report No. FAS 190235 – TBA firefly	Warringtonfire	11.08.2021
100.	Regulatory Information Report No. FAS 190236 – TBA firefly	Warringtonfire	17.12.2021
101.	Regulatory Information Report No. FAS 190202 – bulkhead sealer systems	Warringtonfire	05.09.2022
102.	Statement of Compliance – service penetrations and control joints	Mysons Group PL	20.12.2022
103.	Passive Fire report	Mysons Group PL	29.11.2022
104.	Passive Fire report	Norec	16.09.2022

105.	Passive Fire report	Norec	15.07.2022
106.	Mechanical Air Handling systems Installation Certificate	Paramount Airconditioning (Aust) PL	23.08.2023
107.	Accessibility Occupancy Certificate	MGAC	21.12.2022
108.	Access Certificate of Compliance	Access Compliance Services	Dec 2022
109.	Stormwater WAE plans	Geosurv	28.10.2022
110.	Civil Construction Certificate	Costin Roe Consulting PL	23.12.2022
111.	Installation Certificate – Lightweight construction	Kompass Group Australia	23.11.2022
112.	Report/Letter Out – Final Fire Safety Report	FRNSW	06.09.2023
113.	Construction Management Plan	Core Engineering Group	01.08.2023
114.	Fire Safety Engineering Inspection Report	Core Engineering Group	04.09.2023
115.	FRNSW Inspection Response Letter + Appendices	Richard Crookes Construction PL	28.09.2023
116.	Structural Certificate/Installation Certificate – Stair 12	ABVD Design	25.07.2023
117.	Installation Certificate - coldroom	Complete Coolroom Services	26.09.2023
118.	Statement of Compliance – service penetrations, seals and control joints	Norec Services PL	21.12.2022
OC2 — OC-24053			
119.	OC2 Application Form	Goodman Developments	13.05.2024
120.	Schedule of Subcontractors	Richard Crookes Construction PL	19.12.2023
121.	Schedule of Subcontractors – Witron	Richard Crookes Construction PL	19.12.2023
122.	Builder’s Certification	Richard Crookes Construction PL	14.02.2024
123.	Builder’s Certification	Witron Australia Pty Ltd	19.04.2024
124.	Installation Certificate - Essential Fire Safety Measures – Smoke and Fire Systems	Paramount Airconditioning (Aust) Pty Ltd	04.04.2024
125.	Electrical Design Certificate	Modcol PL	24.04.2024
126.	Installation Certificate – Electrical	Nilsen NSW Pty Ltd	16.04.2024
127.	Installation Certificate – Electrical	Modcol PL	16.04.2024
128.	Schedule of Fire Hazard Properties – Vinyl, Carpet, Plasterboard and Acoustic Tile	Richard Crookes Construction PL	22.01.2024
129.	Schedule of Fire Hazard Properties - Chipboard	Witron Australia PL	23.01.2024
130.	Schedule of Lightweight Fire Rated Construction	Richard Crookes Construction PL	22.01.2024
131.	Installation Certificate - Essential Fire Safety Measures – Fire Seals – Electrical, Data and Security Cabling	Modcol PL	24.04.2024

132.	Installation Certificate - Essential Fire Safety Measures – Mechanical Air Handling Systems	Paramount Airconditioning (Aust) Pty Ltd	24.04.2024
133.	Installation Certificate - Essential Fire Safety Measures – Automatic Fire Detection & Alarm System	Microfire Systems PL	20.02.2024
134.	Installation Certificate - Essential Fire Safety Measures – Building Occupant Warning System	Microfire Systems PL	20.02.2024
135.	Installation Certificate - Essential Fire Safety Measures – Emergency Lighting	Modcol PL	24.04.2024
136.	Installation Certificate - Essential Fire Safety Measures – Exit Signs	Modcol PL	24.04.2024
137.	Installation Certificate - Essential Fire Safety Measures: + Fire-Rated Doors + Fire & Smoke Doors & Door Frames	DMS Interiors NSW PL	14.03.2024
138.	Installation Certificate - Essential Fire Safety Measures – Fire Hose Reels	Clarke Mckay PL	16.02.2024
139.	Installation Certificate - Essential Fire Safety Measures – Fire Hydrant Systems	Clarke Mckay PL	16.02.2024
140.	Installation Certificate - Essential Fire Safety Measures – Fire Seals	SFP Passive Services PL	26.04.2024
141.	Installation Certificate - Essential Fire Safety Measures – Insulated Sandwich Panels	Ideal Metal Roofing	23.04.2024
142.	Installation Certificate - Essential Fire Safety Measures – Lightweight Construction	Kompass Group Australia	22.04.2024
143.	Installation Certificate - Essential Fire Safety Measures – Portable Fire Extinguishers	Select Fire Systems NSW PL	16.02.2024
144.	Installation Certificate - Essential Fire Safety Measures – Smoke Hazard Management Systems	Paramount Airconditioning (Aust) PL	24.04.2024
145.	Installation Certificate - Essential Fire Safety Measures – Automatic Fire Suppression Systems	Select Fire Systems NSW PL	01.03.2024
146.	Installation Certificate - Essential Fire Safety Measures – Warning & Operational Signs	PC Signage Group	05.03.2024
147.	Fire Statement – General	Witron Australia PL	10.04.2024
148.	Installation Certificate - Essential Fire Safety Measures – Paths of Travel	Witron Australia PL	19.04.2024
149.	Installation Certificate – Energy Efficiency	Richard Crookes Construction PL	28.11.2022
150.	Certificate of Compliance – Complete Coolroom Services	Insulated Panel Council Australasia Ltd	09.10.2023

151.	Slip Testing Report No. 300124A – New Pedestrian Surfaces – Laminated Chipboard	Griptek Anti-Slip Solutions PL	30.01.2024
152.	Letter of Conformance for Building Products	Richard Crookes Construction PL	19.02.2024
153.	External Wall Disclosure Statement	Richard Crookes Construction PL	12.02.2024
154.	Letter: Linemarking	Coles Group Property Developments Ltd	02.04.2024
155.	Post Approval Form: Safety Management System	Goodman Property Services PL	Not dated
156.	Post Approval Form: Emergency Response Plan	Goodman Property Services PL	Not dated
157.	Design Compliance Statement	SBA Architects PL	08.05.2024
158.	Structural Design Certificate – Structural Dock Steel Stairs	ABVD Design	02.02.2024
159.	Emergency Response Plan	Coles Supermarkets PL	28.03.2024
160.	Installation Certificate - Essential Fire Safety Measures - Access Control locking devices	PMT Security Systems	01.05.2024
161.	Installation Certificate - Essential Fire Safety Measures – Alarm Signalling Equipment	Microfire Systems	03.05.2024
162.	Installation Certificate - Essential Fire Safety Measures – Fire Control Centre	Richard Crookes Construction PL	03.05.2024
163.	Installation Certificate - Essential Fire Safety Measures – Perimeter Vehicular Access	Richard Crookes Construction PL	01.05.2024
164.	Letter: Confirmation of No Power Operated Exit Doors	Richard Crookes Construction PL	29.04.2024
165.	Installation Certificate - Essential Fire Safety Measures – Smoke Separation / Doors	DMS Interiors (NSW) PL	03.05.2024
166.	Fire Safety Certificate	Richard Crookes Construction PL	07.05.2024
167.	Structural Engineering Verification – AIO, OPM, LFS High Bay Racking	David Beneke Consulting PL	07.05.2024
168.	Structural Engineering Verification – Waste Conveyor Support Structures	David Beneke Consulting PL	07.05.2024
169.	Structural Engineering Verification – Pallet Conveyor Support Structures	David Beneke Consulting PL	07.05.2024
170.	Structural Engineering Verification – Tray Conveyor Support Structures	David Beneke Consulting PL	07.05.2024
171.	Structural Engineering Verification – Mezzanine Floor	David Beneke Consulting PL	06.05.2024
172.	Structural Engineering Verification – High Bay Pallet Racking	David Beneke Consulting PL	06.05.2024
173.	Slip Testing Report No. 130324A – New Pedestrian Surfaces – Galvanised Steel with Perforations	Griptek Anti-Slip Solutions PL	13.03.2024

174.	Slip Testing Report No. 300124B -New Pedestrian Surfaces – Laminated Chipboard Berghoef	Griptek Anti-Slip Solutions PL	30.01.2024
175.	Inspection Certificate – Additional Egress Stairs	David Beneke Consulting PL	06.05.2024
176.	Structural Engineering Verification – Mezzanine Structures	David Beneke Consulting PL	06.05.2024
177.	Fire Hose Reels Flow Test Report	Fire Compliance & Maintenance PL	06.04.2024
178.	Fire Hydrants Test Report	Fire Compliance & Maintenance PL	06.04.2024
179.	Inspection Certificate – OPM, AIO and LFS racking	David Beneke Consulting PL	24.05.2024
180.	Inspection Certificate – Conveyor Support Structures	David Beneke Consulting PL	03.06.2024
181.	Inspection Certificate – Additional Egress Stairs Revision 2	David Beneke Consulting PL	30.05.2024
182.	Inspection Certificate – Mezzanine Structures Revision 3	David Beneke Consulting PL	30.05.2024
183.	Inspection Certificate – High Bay Pallet Racking	David Beneke Consulting PL	22.05.2024
184.	Installation Certificate – High Bay Pallet Racking	Aus-Rack Australia	26.04.2024
185.	Installation Certificate – Structural – Conveyor Support Structures	Witron Australia PL	30.05.2024
186.	Fire Safety Engineering Inspection Report	Core Engineering Group	04.06.2024
187.	Installation Certificate – AIO / OPM / LFS Racking	Voss Sp. z.o.o.	24.05.2024
188.	Builder’s certification – Internal Automation Fitout and associated structures	Witron Australia PL	19.04.2024
189.	Installation Certificate - Essential Fire Safety Measures – Insulated Sandwich Panels	Ideal Metal Roofing	23.04.2024
190.	Statement of Compliance – Service Penetrations and Control Joints	Norec Services PL	21.12.2022
191.	Architect Statement – Completed Building and External Finishes	SBA Architects PL	17.05.2024
192.	Structural Construction Certification	Costin Roe Consulting	24.05.2024
193.	Structural Inspection Certificate	ABVD Design	21.05.2024
194.	Installation Certificate – Mechanical Systems	Paramount Airconditioning (Aust) PL	04.04.2024
195.	Service Report – Fire Seals	Secure Fire Protection	25.03.2024
196.	Passive Fire Report	Norec Services PL	16.09.2022
197.	Fire Seal Schedule Report	Modcol PL	01.05.2024
198.	Fire Testing Report No. FAS190202 – Various Pipes and Cables Penetrating Promaseal Bulkhead Sealer Systems	Warringtonfire	05.09.2022
199.	Passive Fire Report	Norec Services PL	15.07.2022

200.	Statement of Compliance – Service Penetrations and Control Joints	Mysons Group PL	20.12.2022
201.	Passive Fire Report	Mysons Group PL	29.11.2022
202.	Fire Testing Report No. FAS190234 – TBA Firefly Intubatt blank and linear gap seal systems	Warringtonfire	30.09.2021
203.	Fire Testing Report No. FAS190235 – Service Penetrations through TBA Firefly Intubatt Systems	Warringtonfire	11.08.2021
204.	Installation Certificate – Stair 12	ABVD Design	25.07.2023
205.	Fire Safety Certificate – Fire Rated Roller Shutters	Thompson’s Roller Shutters PL	03.05.2024
206.	Schedule of Slip Resistance	Richard Crookes Construction PL	23.05.2024
207.	Schedule of Slip Resistance	Witron Australia PL	09.05.2024
208.	Letter: Final Fire Safety Report	Fire and Rescue NSW	24.05.2024
209.	Final Fire Safety Report	Fire and Rescue NSW	24.05.2024
210.	FFSR Response Letter	Richard Crookes Construction PL	04.06.2024
211.	Installation Certificate - Pallet Conveyors, Tote Conveyors and Waste Belts	NH Installations Australia Pty Ltd	04.06.2024

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	F201080_FER_05	Core Engineering Group	Sandro Razzi (BPB0501)	09.02.2024

+ 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)

1 EMPORIUM AVENUE, KEMPS CREEK NSW 2178

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

LOT 101 DP 1262308

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-22024/A

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)		
MAIN WAREHOUSE BUILDING (OFFICE AND WAREHOUSE)		
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 FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
4.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA SPEC. E1.5 & AS 2118.1 – 2017 & AS4214-2018, AS1940-2017, FM GLOBAL DATA SHEETS 8-1, 8-9, 8-34,3-26, 7-11, 7-29 & 7-31 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024

5.	AUTOMATED RACKING SYSTEM	FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
6.	BUILDING OCCUPANT WARNING SYSTEM ACTIVATED BY THE SPRINKLER SYSTEM	BCA SPEC. E1.5, CLAUSE 8 AND / OR CLAUSE 3.22 OF AS 1670.1 – 2018 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
7.	EMERGENCY MANAGEMENT PLAN AND BUILDING MANAGEMENT PROCEDURES (INCLUDING SKYBRIDGE STERILE AREA) AND BLOCK PLANS	FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
8.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 & AS 2293.1 – 2018 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
9.	EXIT SIGNS	BCA CLAUSES E4.5, E4.6 & E4.8; AND AS 2293.1 – 2018 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
10.	FIRE CONTROL CENTRE	BCA SPEC E1.8
11.	FIRE HOSE REELS	BCA CLAUSE E1.4 & AS 2441 – 2005 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
12.	FIRE HYDRANT SYSTEMS	CLAUSE E1.3 & AS 2419.1 – 2005 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
13.	INSULATED SANDWICH PANELS	FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024 & IPCA LTD CODE OF PRACTICE VERSION 4.3, AS ISO 9705-2003, FM 4881 – 2016
14.	MECHANICAL AIR HANDLING SYSTEMS	BCA CLAUSE E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
15.	PATHS OF TRAVEL	EP&A REGULATION CLAUSE 186 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
16.	PERIMETER VEHICULAR ACCESS	BCA CLAUSE C2.4 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
17.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
18.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA CLAUSE D2.19(B)
19.	SMOKE HAZARD MANAGEMENT SYSTEMS	BCA PART E2 & AS/NZS 1668.1 – 2015 FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024

20.	SMOKE SEPARATION/DOORS	BCA SPEC. C3.4 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
21.	WARNING & OPERATIONAL SIGNS	BCA PERFORMANCE REQUIREMENTS CP1, CP2, CP9, DP2, DP4, DP6, EP1.1, EP1.3, EP1.4, EP2.2, EP4.1 & EP4.2 FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
OUT-BUILDINGS (including Trailer Wash, Trailer Workshop, Energy Complex 1 & Gatehouse)		
1.	EMERGENCY LIGHTING	BCA CLAUSE E4.4 & AS 2293.1 – 2018
2.	EXIT SIGNS	BCA CLAUSES E4.5, E4.6 & E4.8; AND AS 2293.1 – 2018
3.	FIRE HOSE REELS	BCA CLAUSE E1.4 & AS 2441 – 2005
4.	FIRE HYDRANT SYSTEMS	CLAUSE E1.3 & AS 2419.1 – 2005 & FIRE ENGINEERING REPORT PREPARED BY CORE ENGINEERING NUMBERED F201080_FER_05 REVISION 05 DATED 09.02.2024
5.	PORTABLE FIRE EXTINGUISHERS	BCA CLAUSE E1.6 & AS 2444 – 2001

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
F201080_FER_05 / FIRE ENGINEERING REPORT / SANDRO RAZZI (BPB0501) OF CORE ENGINEERING GROUP / 09.02.2024	CP9	BCA CLAUSE C2.4: PERIMETER VEHICULAR ACCESS
	CP1	BCA CLAUSE C1.1, SPEC C1.1, E1.10, E2.3: OMISSION OF FRLs to SKYBRIDGE STRUCTURE
	CP2	BCA CLAUSE C1.1, C1.14, SPEC C1.1: WAREHOUSE RATIONALISATION TO TYPE C CONSTRUCTION
	CP2	BCA CLAUSE C3.3, SPEC C1.1, E1.10, E2.3 REDUCED FRLs TO FIRE WALL SEPARATING MAIN OFFICE
	CP1	SPECIFICATION C1.1, BCA CLAUSE E1.10, E2.3: REDUCED FRLs TO MEZZANINE STRUCTURE
	CP2	BCA CLAUSE C1.14 PRESENCE OF EXTERNAL ILLUMINATED SIGNAGE
	DP4 & EP2.2	BCA CLAUSE D1.4, D1.5, D1.9, E2.2, E1.10, E2.3 EXTENDED TRAVEL DISTANCES & RATIONALISED SMOKE HAZARD MANAGEMENT
	DP4 & EP2.2	BCA CLAUSE D1.4 EXTENDED TRAVEL TO A POINT OF CHOICE – ASRS SHUTTLE AISLES
	DP4 & EP2.2	BCA CLAUSE D1.4, E2.2 EXTENDED TRAVEL DISTANCE – MAIN OFFICE LEVEL 2
	DP6	BCA CLAUSE D1.6 HOLISTIC DESIGN TO EN/ISO14122
DP2	PROVISION D2.15: THRESHOLDS DG STORE – EXIT DOOR HOBS	

EP1.3	BCA CLAUSE E1.3, E1.10, E2.3 OMISSION OF RADIANT HEAT PROTECTION TO EXTERNAL HYDRANTS
EP1.1, EP1.3, EP4.1 & EP4.2	BCA CLAUSE E1.3, E1.4, E4.2, E4.6, E4.8, E1.10, E2.3 HYDRANT COVERAGE, HOSE REEL COVERAGE, EMERGENCY LIGHTING & EXIT SIGNAGE TO AUTOMATED RACKING SYSTEMS
EP1.1 & EP1.3	BCA CLAUSE E1.3 & E1.4 AIO AISLES – RATIONALISED HYDRANT & HOSE REEL COVERAGE
CP2 & EP1.4	BCA CLAUSE C2.12 ALTERNATIVE SUPPRESSION SYSTEM PROVIDED TO COMMS ROOMS
DP4 & EP2.2	BCA CLAUSE E2.2 FIRE-ISOLATED UNDERGROUND TUNNEL – RATIONALISED FAN CAPACITY

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

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

5/06/2024

+ Schedule 3 – Inspection Schedule

Inspection Type	Inspection by	Date	Satisfactory
• After excavation for, and before the placement of, any footings	Dean Goldsmith (BDC0141)	25.03.2020	Yes
• Prior to covering any stormwater drainage connections.	Dean Goldsmith (BDC0141)	18.03.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	01.12.2021	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	09.02.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	16.03.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	10.05.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	23.05.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	27.06.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	06.09.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	18.10.2022	Yes
• Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.	Dean Goldsmith (BDC0141)	03.11.2022	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	24.11.2022	Yes
• Progress Inspection After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	08.12.2022	Yes
• FRNSW S.50 FFSR Inspection	Dean Goldsmith (BDC0141)	05.09.2023	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	06.02.2024	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	12.02.2024	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	01.03.2024	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	19.03.2024	Yes
• Progress Inspection	Dean Goldsmith (BDC0141)	28.03.2024	Yes

<ul style="list-style-type: none">• Progress Inspection & FRNSW S.50 FFSR Inspection	Dean Goldsmith (BDC0141)	23.05.2024	Yes
<ul style="list-style-type: none">• After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	03.06.2024	Yes

5 June 2024

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

Dear Sir/Madam

**Re: SSD734 – 2 Aldington Road / 1 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 Developments
Subject Address	2 Aldington Road / 1 Emporium Avenue, Kemps Creek
Project No.	190119
Date Received	13.05.2024
Date Determined	05.06.2024

Please find undercover a copy of the Whole / Part / Partial Occupation Certificate No. OC-24053 for the completed Base Building Fit-out, Fire Services Installation Works associated with the Fire Safety Study, External Works, all Out-buildings, and landscaping, associated with the construction of Warehouse 1A in Precinct 1 of the Oakdale West Stage 1 Development

This Part / Partial Occupation Certificate has been issued for:

+ Warehouse & Coles Fit-out + Automation Equipment

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)

5 June 2024

The Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

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