



OCCUPATION CERTIFICATE

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

| | |
|--|--|
| CERTIFICATE NO.: | OC-22087 |
| DETERMINATION: | Approved |
| DATE OF DETERMINATION: | 19 July 2022 |
| SUBJECT LAND: Lot & DP Address | Lot 26 DP 1269741 Lot 3A, 2 Aldington Road, Kemps Creek NSW 2178 |
| LOCAL GOVERNMENT AREA: | Penrith City Council |
| APPLICANT: Name Company Address Phone / Fax / Email | Ben McGilp Goodman Property Services (Aust) Pty Ltd 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7347 Mobile: 02 9230 7444 |
| OWNER: Name Address Phone / Fax / Email | BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7347 Mobile: 02 9230 7444 |
| DESCRIPTION OF DEVELOPMENT: | Xylem Building 3A Warehouse & Distribution Centre <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i> |
| WHOLE / PART: <i>Description of part (where applicable):</i> | Part OC1: Base Building and Tenant Racking only excluding Xylem Tenancy Warehouse Fit-Out Works and Signage. <i>NOTE: Pursuant to clause 156A of the EP&A regulation 2000, an Occupation Certificate must be obtained for the whole of the building within 5 years after the date of issue of the first partial Occupation Certificate.</i> |
| BCA CLASSIFICATION: | Class 5 & 7b |
| DEVELOPMENT CONSENT: Development Application No. & Date of Determination | DA20/0843 (15.04.2021), DA20/0843.02 (15.04.2021), DA20/0843.03 (15.04.2021) & Mod22/0057 (01.04.2022) |
| CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination | CC-21116 (13.08.2021), CC-21202 (18.01.2022), CC-22071 (23.05.2022) & CC-22102 (16.06.2022) |
| STATUTORY CERTIFICATION: <i>Blackett Maguire + Goldsmith 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 an interim/part 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>+ <i>The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia; and</i>+ <i>A fire safety certificate has been issued for the building (if required); and</i>+ <i>A report from the Fire Commissioner has been considered (if required).</i> |
| DOCUMENTATION RELIED UPON: | As listed in Schedule 1 |
| DETAILS OF CERTIFYING AUTHORITY: Certifying Authority Accreditation No. | Blackett Maguire + Goldsmith Pty Ltd RBC00004 |
| SIGNATURE: |  Date: 19/07/2022 |
| SIGNED ON BEHALF OF BM+G: | Dean Goldsmith Accreditation No. BDC 0141 |



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 Application Form | Goodman Property Services (Aust) Pty Ltd | 30.05.2022 |
| 2. | Fire Safety Certificate | Qanstruct (Aust) PL | 15.07.2022 |
| 3. | Electrical Compliance Certificate | DNK Electrical (NSW) Pty Ltd | 08.06.2022 |
| 4. | Subdivision Plan | John Peter Casey | 10.10.2021 |
| 5. | Email confirming satisfaction of DA12 - signage plans | Penrith City Council | 23.05.2022 |
| 6. | Practical Completion of Developers Activities | NBN | 16.02.2022 |
| 7. | Slip Report Report No. R8665 - Nosings GKR030 | Classic Architectural Group | 04.04.2016 |
| 8. | Structural Certificate | Costin Roe Consulting PL | 08.06.2022 |
| 9. | Structural Design Statement | Costin Roe Consulting PL | 08.06.2022 |
| 10. | Hot Water Installation Certificate | Dannik Plumbing PL | 12.05.2022 |
| 11. | Flow Test Result Sheet - Pump 1 | Prime Pumps | 15.06.2022 |
| 12. | Installation Certificate - Lift 1 | Kleeman | 02.06.2022 |
| 13. | Glazing Certificate | Boka Windows PL | 02.05.2022 |
| 14. | Certificate of Compliance - sheet metal roofing and cladding | Skyview Roofing Australia PL | 08.06.2022 |
| 15. | Installation Certificate - Tiles | Prestige Tiling Australia PL | 21.03.2022 |
| 16. | Slip Report No. R8664a - Nosings INB033 | Classic Architectural Group | 04.04.2016 |
| 17. | Test Report No. 270622A - Lunch Room | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 18. | Test Report No. 270622B - Internal Warehouse Floor | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 19. | Test Report No. 270622C - Main Office | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 20. | Test Report No. 270622D - Toilets & Cleaners Room | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 21. | Test Report No. 270622E - Office Balcony | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 22. | Test Report No. 270622G - Comms Room | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 23. | Test Report No. 270622H - External Pathway | Griptek Anti-Slip Solutions PL | 27.06.2022 |
| 24. | Height Safety Inspection & Certification | Sky5 PL | 03.06.2022 |
| 25. | Height Safety Practical Completion Report | Access Compliance Services Independent Consulting | 23.06.2022 |
| 26. | Subcontractor Contact List | Not Specified | Not Specified |
| 27. | Installation Certificate - External building signage | Insight Sign Group | 13.07.2022 |
| 28. | Compliance Testing and Acoustic Certification | RWDI Australia Pty Ltd | 04.07.2022 |
| 29. | Certificate of Compliance - Linemarking and directional signage | Safe-T-Pro (NSW) PL | 13.07.2022 |



| ITEM | DOCUMENTATION | PREPARED BY | DATE |
|------|--|---|------------|
| 30. | Architectural Statement | SBA Architects PL | 11.07.2022 |
| 31. | Structural Balustrade Compliance Certificate | Aghapy Building Certifiers & Approvals PL | 13.07.2022 |
| 32. | WAE Plans – Asphalt Works as Executed Levels | United Surveyors | 30.06.2022 |
| 33. | Stormwater WAE Plans | United Surveyors | 30.06.2022 |
| 34. | Installation Certificate - Hydraulic | Dannik Plumbing PL | 12.05.2022 |
| 35. | Test Report No. 19-001698 - flooring | AWTA Product Testing | 26.06.2019 |
| 36. | Test Report No. 7-599149-CV - carpet | AWTA Product Testing | 23.09.2014 |
| 37. | Fire Group Number Classification No. F115828-01 | Branz | 16.02.2022 |
| 38. | Test Report No. 7-593112-AN - carpet | AWTA Product Testing | 23.08.2013 |
| 39. | Fire Alarm System Connection Notice | ADT Fire Monitoring | 05.07.2022 |
| 40. | Fire Hose Reel Flow Test Results | Paramount Fire Consultants | 29.06.2022 |
| 41. | Installation Certificate – schedule of lightweight fire rated construction | Inner Part Interiors | 18.05.2022 |
| 42. | Installation Certificate – FHR & FH | Dannik Plumbing PL | 05.05.2022 |
| 43. | Installation Certificate – fire safety measures | Force Fire & Safety PL | 11.07.2022 |
| 44. | Letter/Report Out – Final Fire Safety Report | FRNSW | 15.07.2022 |
| 45. | Installation Certificate – waterproofing – wet areas | Prestige Tiling Australia PL | 15.03.2022 |
| 46. | Installation Certificate – waterproofing – external areas | Prestige Tiling Australia PL | 15.03.2022 |
| 47. | Installation Certificate – schedule of slip resistance | Qanstruct (Aust) PL | 13.07.2022 |
| 48. | Contractor Declaration Statement | Qanstruct (Aust) PL | 07.07.2022 |
| 49. | Structural Engineering Compliance Certificate – Structural Adequacy of Racking | Geotron Engineering PL | 12.07.2022 |
| 50. | Structural Design Certificate – Selective Pallet Racking | Dexion (Australia) PL | 01.06.2022 |
| 51. | Email regarding Fire Rated Construction | Qanstruct (Aust) PL | 07.04.2022 |
| 52. | Email confirming receipt of Section 7.12 contribution payment | Penrith City Council | 14.07.2022 |
| 53. | Section 73 Compliance Certificate | Sydney Water Corporation | 15.04.2021 |
| 54. | Landscape Implementation Compliance Certificate | Direct Landscape Services | 15.07.2022 |
| 55. | Landscape Completion Certificate | Direct Landscape Services | 15.07.2022 |
| 56. | Installation Certificate - Balustrade | Welding Group PL | 18.06.2022 |
| 57. | Builders Compliance Certificate | Qanstruct (Aust) PL | 15.07.2022 |
| 58. | Structural Declaration | Qanstruct (Aust) PL | 15.07.2022 |
| 59. | Mechanical Air Handling Systems – Installation Certificate | Eastwood Air Conditioning P | 29.06.2022 |
| 60. | Electrical Compliance Certificate | DNK Electrical PL | 15.07.2022 |
| 61. | Fire Assessment Report no. FAS210127 - Laminex | Warringtonfire | 26.07.2021 |
| 62. | Group Number Classification No. FH13137-001 | Branz | 25.08.2020 |



| ITEM | DOCUMENTATION | PREPARED BY | DATE |
|------|--|--------------------------------------|------------|
| 63. | Group Number Assessment 19-002991 | AWTA Product Testing | 12.08.2019 |
| 64. | Group Number Classification No. FH112432-001 | Branz | 23.12.2019 |
| 65. | Group Number Assessment 19-003910 | AWTA Product Testing | 10.09.2019 |
| 66. | Group Number Assessment 19-001334 | AWTA Product Testing | 09.05.2019 |
| 67. | Bushfire Final Compliance Certificate | Blackash Bushfire Consulting | 13.07.2022 |
| 68. | Part J Compliance Certificate | Qanstruct (Aust) PL | 15.07.2022 |
| 69. | OC Staging Plan | SBA Architects PL | 01.06.2022 |
| 70. | Final Concrete Construction Inspection Certificate | Penrith City Council | 18.07.2022 |
| 71. | Fire Engineering Statement of Suitability | Core Engineering Group | 18.07.2022 |
| 72. | Hardstand WAE Plans | Land Partners Surveyors and Planners | 18.07.2022 |
| 73. | Group Number Classification No. FI6328-TT | Branz | 14.03.2018 |
| 74. | Flow Test Result Sheet – Pump 1 | Prime Pumps | 12.07.2022 |
| 75. | Flow Test Result Sheet – Pump 1 | Prime Pumps | 15.06.2022 |
| 76. | Fire Sprinkler System Commissioning HandOver Checklist | Force Fire | 14.07.2022 |
| 77. | Fire Alarm System Commissioning | Force Fire | 19.07.2022 |
| 78. | Inspection and Test Record Pipework Pressure Test | Force Fire | 14.07.2022 |
| 79. | Fire Safety Engineering Inspection Report | Core Engineering Group | 19.07.2022 |
| 80. | Accessibility Occupancy Certificate | MGAC | 19.07.2022 |
| 81. | GLA Survey Report | Land Partners Surveyors and Planners | 18.07.2022 |
| 82. | Identification Survey | Land Partners Surveyors and Planners | 18.07.2022 |
| 83. | Email regarding plant registration | Kleemann Elevators Australia | 15.06.2022 |
| 84. | Email regarding stormwater maintenance management plan | AT&L | 19.07.2022 |
| 85. | Civil Certificate | AT&L | 19.07.2022 |
| 86. | SPEL Stormsack Operations and Maintenance Manual | Spel Environmental | undated |

EP&A (DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021 (s49(1)(i))

Documentation relied upon as required by the Environment Planning & Assessment (Development Certification & Fire Safety) Regulation 2021:

- + Proposed Alternative Solution Reports in respect of a fire safety requirement:

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 17.12.2021
REFERENCE NO. & VERSION: F201588_FER_02
NAME OF FIRE SAFETY ENGINEER: Graham Morris
ACCREDITATION NO.: 3200



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

| | |
|--------------------------------------|---|
| OWNER: | BGMG11 Pty Ltd AFT BGMG1 Oakdale West Trust |
| ADDRESS: | 2 Aldington Road, Kemps Creek |
| DEVELOPMENT APPLICATION No.: | DA20/0843 |
| CONSTRUCTION CERTIFICATE No.: | CC-21116, CC-21202, CC-22071 & CC-22102 |
| OCCUPATION CERTIFICATE No.: | OC-22087 |

SCHEDULE

| Statutory Fire Safety Measure | Design / Installation Standard | New |
|--|--|-----|
| Alarm Signalling Equipment | AS 1670.3 – 2018 | ✓ |
| Automatic Fire Suppression Systems | BCA Spec. E1.5 & AS 2118.1 – 2017 or AS 2118.4, 6 – 2012 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021. | ✓ |
| 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 | ✓ |
| 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 Doors | BCA Clause C2.12 and AS 1905.1 – 2015 and manufacturer's specification | ✓ |
| Fire Hose Reels | BCA Clause E1.4 & AS 2441 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021 | ✓ |
| Fire Hydrant Systems | Clause E1.3 & AS 2419.1 – 2005 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021 | ✓ |
| Fire Seals | BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification | ✓ |
| Lightweight Construction | BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification | ✓ |
| Paths of Travel | EP&A Regulation Clause 186 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021 | ✓ |
| Perimeter Vehicular Access | BCA Clause C2.4 & Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021 | ✓ |
| 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. F201588_FER_02 Revision 02, dated 17.12.2021 | ✓ |
| Warning & Operational Signs | Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6 & E3.3 | ✓ |
| Fire engineered Alternative Solutions relating to: <ul style="list-style-type: none"> + Perimeter Vehicular Access + Extended Travel Distances & Smoke Hazard Management + Hydrants Beneath the Awning + Use of 50m Fire Hose Reels + Sprinkler Booster Location | BCA Performance Requirements CP9, DP4, EP1.1, EP1.3, EP1.4 & EP2.2, Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201588_FER_02 Revision 02, dated 17.12.2021 | ✓ |



SCHEDULE 3

INSPECTION SCHEDULE

| Inspection Type | Inspection by | Date | Satisfactory |
|--|-----------------------------|------------|--------------|
| ▪ After excavation for, and before the placement of, any footings | Dean Goldsmith (BDC0141) | 10.09.2021 | Yes |
| ▪ Prior to covering any stormwater drainage connections. | Dean Goldsmith (BDC0141) | 13.10.2021 | Yes |
| ▪ Progress Inspections | Dean Goldsmith (BDC0141) | 23.05.2022 | Yes |
| ▪ Progress Inspections | Dean Goldsmith (BDC0141) | 27.06.2022 | Yes |
| ▪ Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works. | Brian Maguire (BDC0241) | 12.07.2022 | Yes |
| ▪ Progress Inspection & FRNSW Cl.50 Inspection | Brian Maguire (BDC0241) | 14.07.2022 | 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) | 19.07.2022 | Yes |



BLACKETT
MAGUIRE+
GOLDSMITH

19 July 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA20/0843
2 ALDINGTON 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.

| | |
|------------------|--|
| Applicant: | Goodman Property Services (Aust) Pty Ltd |
| Subject Address: | 2 Aldington Road, Kemps Creek |
| Project No: | 200423 |
| Date Received: | 30 May 2022 |
| Date Determined: | 19 July 2022 |

Please find undercover a copy of the Occupation Certificate No. OC-22087 for the completed Xylem Building 3A Warehouse & Distribution Centre.

This Interim Occupation Certificate has been issued for:

+ Part OC1: Base Building and Tenant Racking only excluding Xylem Tenancy Warehouse Fit-Out Works and Signage.

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

Pursuant to Clause 263(2) Environmental Planning and Assessment Regulation 2000, please find enclosed a cheque to the sum of \$41.00 for the submission of this Part 6 Certificate and request that a receipt for which is forwarded to our office.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

Yours sincerely,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bplusg.com.au