



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-22099
DETERMINATION:	Approved
DATE OF DETERMINATION:	09 August 2022
SUBJECT LAND:	
Lot & DP	Lot 26 DP 1269741
Address	Lot 3A, 2-24 Emporium Avenue, Kemps Creek NSW 2178 (Previously 2 Aldington Road)
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT:	
Name	Ben McGilp
Company	Goodman Property Services (Aust) Pty Ltd
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	Phone: 02 9230 7347 Mobile: 02 9230 7444
OWNER:	
Name	BGMG11 Pty Ltd ATF BGMG1 Oakdale West Trust
Address	1-11 Hayes Road, Rosebery NSW 2018
Phone / Fax / Email	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:	Part OC2: Xylem Warehouse Fit-Out Works and Tenant Signage only, excluding test tank platform structures and spray-painting booth only. 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. The first partial Occupation Certificate was issued for this development on the 19.07.2022.</i>
<i>Description of part (where applicable):</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>	
+ 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: 09/08/2022

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
OC1-22087			
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



ITEM	DOCUMENTATION	PREPARED BY	DATE
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
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. FI15828-01	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 location of fire rated wall	Qanstruct (Aust) PL	07.04.2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
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	29.06.2022
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 PL	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
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



ITEM	DOCUMENTATION	PREPARED BY	DATE
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	Not Dated
OC2-22099			
87.	OC Portal Application Form	Goodman Property Services (Aust) Pty Ltd	28.07.2022
88.	Fire Safety Certificate	BGMG11 PL	08.08.2022
89.	Plumbing Compliance Certificate	Onpoint Plumbing & Excavations	27.07.2022
90.	Statement – waste oil storage and chemical bundling	Xylem Water Solutions Australia Ltd	26.07.2022
91.	OC2 Staging Plan	Not Specified	Not Specified
92.	Schedule of Sub-Contractors	Not Specified	Not Specified
93.	Builder Certification	CJ Duncan	28.07.2022
94.	Electrical Installation Compliance Certification	DNK Electrical (NSW) PL	22.07.2022
95.	Statement – compressed air pipework reticulation	APS Industries PL	26.07.2022
96.	Design Statement – Drainage & Plumbing	Eclipse Environmental Australia PL	26.07.2022
97.	Installation Certificate – schedule of fire hazard properties	Eclipse Environmental Australia PL	03.08.2022
98.	Certificate of Conformity No. CM40189 – Bondor Panel	CodeMark	23.09.2021
99.	Fire Safety Engineering Inspection Report	Core Engineering Group	19.07.2022
100.	Fire Services Installation Certificate	Force Fire & Safety PL	26.07.2022
101.	Installation Certificate – schedule of fire hazard properties	Lomac Commercial Flooring PL	14.07.2022
102.	Installation Certificate – external building signage	Insight Sign Group	15.07.2022
103.	Letter/Report Out – Final Fire Safety Report	FRNSW	15.07.2022



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:	2-24 Emporium Avenue, Kemps Creek
DEVELOPMENT APPLICATION No.:	DA20/0843
CONSTRUCTION CERTIFICATE No.:	CC-21116, CC-21202, CC-22071 & CC-22102
OCCUPATION CERTIFICATE No.:	OC-22099

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	✓



Statutory Fire Safety Measure	Design / Installation Standard	New
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.	Dean Goldsmith (BDC0141)	12.07.2022	Yes
▪ Progress Inspection & FRNSW CI.50 Inspection	Dean Goldsmith (BDC0141)	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)	14.07.2022	Yes
▪ Progress Inspections	Dean Goldsmith (BDC0141)	19.07.2022	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building – OC2	Dean Goldsmith (BDC0141)	29.07.2022	Yes



BLACKETT
MAGUIRE+
GOLDSMITH

09 August 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. DA20/0843
2-24 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 Property Services (Aust) Pty Ltd
Subject Address:	2-24 Emporium Avenue, Kemps Creek
Project No:	200423
Date Received:	28 July 2022
Date Determined:	09 August 2022

Please find undercover a copy of the Occupation Certificate No. OC-22099 for the completed Xylem Building 3A Warehouse & Distribution Centre.

This Interim Occupation Certificate has been issued for:

+ Part OC2: Xylem Warehouse Fit-Out Works and Tenant Signage only, excluding test tank platform structures and spray-painting booth only.

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

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Ultimo NSW 2007

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Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
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