

PARTIAL OCCUPATION CERTIFICATE 24/0085/01

Issued under Part 6 Sections 6.4(c) & 6.9 (1) of the Environmental Planning and Assessment Act 1979

APPLICANT DETAILS	
Applicant:	Catholic Schools Parramatta Diocese Limited
Address:	12 Victoria Street, Parramatta NSW 2150
Phone:	0497 198 168
OWNER DETAILS	
Name of the person having benefit of the development consent:	The Trustees of the Roman Catholic Church for the Diocese of Parramatta
Address:	12 Victoria Street, Parramatta NSW 2150
Phone:	0497 198 168
PARTIAL OCCUPATION CERTIFICATE DETERMINATION	
Determination:	Approved
Type of Occupation Certificate (Applies to):	Partial Occupation Certificate (Certificate relates to the completed GLA Building resulting in a partial completion of the full scope of work as approved in the SSDA as identified below)
Certificate Relates to:	The occupation of a new building
*Description of Partially Completed Building Works that this Occupation Certificate is to Include :	Redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising of: - Construction of a six-storey new primary school building including classrooms and learning spaces, recreation spaces, canteen, storage, amenities, rooftop open space and associated works ONLY
Description of Building Works that this Partial Occupation Certificate is to Exclude :	Remainder of approved SSDA works
Determination Date:	29/05/2026
List of Documents Used to Support Determination:	Refer Schedule 1: Appendix of Supporting Documents
Conditions:	Refer Schedule 2: Conditions imposed by the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
DEVELOPMENT CONSENTS AND DETAILS	
Address of Development:	Westmead Catholic Community Education Campus 2 Darcy Road, Westmead NSW 2145
Development Consent Number:	SSD 10383, SSD-10383-Mod-1, SSD-10383-Mod-2
Date Issued:	14/02/2022, 05/09/2023, 06/03/2025
Consent Authority / Local Government Area:	City of Parramatta Council
Development Consent Description:	Redevelopment and upgrades of the Westmead Catholic Community Education Campus comprising of: - Alterations to an existing school building (Mother Teresa Primary School) and change of use to provide an early learning centre for 120 places and 25 full time equivalent (FTE) staff; - Construction of a six-storey new primary school building including classrooms and learning spaces, recreation spaces, canteen, storage, amenities and rooftop open space; - Staged increase in student numbers accommodating a total of 1680 students (1260 additional) and 76 additional FTE staff; - Construction of a new parish church with 400 seats; - Upgrades and alterations to two existing driveways, retention of 212 existing car parking spaces and provision of 12 additional car parking spaces; and - Associated works including tree removal, pedestrian access, and landscaping.
Construction Certificate Number:	24/0085/01, 24/0085/02, 24/0085/03, 24/0085/04
Construction Certificate Issue Date:	11/12/2024, 18/12/2024, 19/03/2025, 22/07/2025
Building Classification:	Class 9b School Building
Lot & DP / SP:	Lot 1 DP1095407
DETAILS OF ANY NEW PERFORMANCE SOLUTION REPORT Pursuant to section 49 & 18 of the EP&A Regulations 2000	
Title of the report:	Fire Engineering Report
Date the report was made:	25/06/2025
Reference number and version number of the report:	Report No.: 1233616, Revision: 0
Name of the competent fire safety practitioner who prepared the report or on whose behalf the report was prepared	Mark Cooney of GHD
The accreditation number of that practitioner	BDC 2838
PRINCIPAL CERTIFIER	
Principal Certifier:	Scott Kitching
Accreditation Body:	NSW Fair Trading
Accreditation Number:	BDC 2160

I, Scott Kitching, as the Principal Certifier, state that:

- i. If the certificate is for a part of a new building or partially completed building—the health and safety of the occupants of the building have been considered, and

- ii. *A current development consent is in force for the building, and*
- iii. *If building work has been carried out—a current construction certificate, or a current complying development certificate, has been issued in relation to the building work plans and specifications,, and*
- iv. *The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and*
- v. *A fire safety certificate has been issued for the building (if a fire safety schedule is required under Part 10), and*
- vi. *A report from the Fire Commissioner has been considered (if required).*

Dated:

29 May, 2026

Signed:



Scott Kitching

SCHEDULE 1: DOCUMENTS SUPPORTING DETERMINATION OF PARTIAL OC APPLICATION

1. STATUTORY DOCUMENTS:	
Completed Occupation Certificate Application:	Date received via NSW ePlanning Portal: 30/04/2026
2. STRUCTURAL ENGINEERING CERTIFICATION (DA CONDITIONS SATISFIED: E20)	
Structural Certification for all works carried out:	Certification provided by: Kim Anh Vu of Interspan (NSW) Pty Ltd, dated: 05/03/2026 Inspection Certificate provided by: Trudy Myers of Northrop Consulting Engineers Pty Ltd, dated: 24/03/2026
Façade Certificate:	Certification provided by: Samuel Suarez of Northrop, dated: 13/04/2026
Balustrade and Barriers Certification:	Certification provided by: Ronny Ha of Alstain Group Pty Ltd, dated: 12/01/2026
3. TRAFFIC MOVEMENT, OFF-STREET PARKING, DRIVEWAYS AND BASEMENT LAYOUT AS BUILT (DA CONDITIONS SATISFIED: E22, E28, E29)	
Parking Certification:	Certification provided by: Mack Brinums of Ason Group, dated: 04/05/2026
4. STORMWATER AND DRAINAGE CERTIFICATION (DA CONDITIONS SATISFIED: E12, E27)	
Stormwater / On site detention and drainage Certification:	Certification provided by: Rhys Irvine of Excel Contracting, dated: 04/05/2026 Stormwater Operation and Maintenance Plan provided by: James.G of Northrop Consulting Engineers Pty Ltd, dated: 24/02/2026
Works-as-Executed Drawings:	WAE drawings provided by: TSS, dated: 26/06/2026
5. ACOUSTIC REQUIREMENTS	
Acoustic Certification:	Acoustic Certification provided by: JHA, Report No: 240433, Rev: A, dated: 08/04/2025
6. ACCESSIBILITY OF DEVELOPMENT	
Accessibility Certification:	Access Certification provided by: Jensen Huges, Ref: 121344, dated: 28/04/2026
7. FIRE SAFETY REQUIREMENTS	
Fire Safety Certificate:	Interim Fire Safety Certificate prepared by: Paul Calabro of Kane Constructions Pty Ltd, dated: 23/04/2026
Installation and commissioning certificates for all fire affected / altered safety measures (as listed in the Fire Safety Schedule):	
1. Automatic Fire Detection & Alarm Systems	Installation Certificate provided by: Robert Foti of Functional Fire Pty Ltd, dated: 11/04/2026
2. Automatic Fire Suppression (Sprinkler) System	Installation Certificate provided by: Dean Heart of Fusion Fire Protection, dated: 06/04/2026
3. Emergency Lighting and Exit Signage	Installation Certificate provided by: Timothy McCann of Sublime Electrical Pty Ltd, dated: 29/04/2026
4. Emergency Warning and Intercom Systems	Installation Certificate provided by: Robert Foti of Functional Fire Pty Ltd, dated: 11/04/2026
5. Fire Dampers (including Access Panels)	Installation Certificate provided by: Serhan Irmak of All Seasons Air, dated: 08/04/2026 Installation Certificate provided by: Patrick Napoletano of Durnco Group Pty Ltd, dated: 29/04/2026
6. Fire Doors	Installation Certificate provided by: Luke McConnell of Exodus Doors Pty Ltd, Dated: 22/04/2026 Door frame Installation Certificate provided by: Steve Azzopardi of Azza's Bricklaying, dated: 12/02/2026
7. Fire Hydrant Systems	Installation Certificate provided by: Michael Sposari of Encore Plumbing Services NSW, dated: 09/04/2026 Hydrant Flow Test provided, dated: 17/04/2026
8. Fire Seals & Stopping Elements	Electrical Penetrations Installation Certificate provided by: Linghui Li of MFP Group Pty Ltd, dated: 25/02/2026 Plumbing Penetrations Installation Certificate provided by: Joel Portelli of Australian Passive Fire, dated: 26/02/2026 Dry Fire Installation Certificate provided by: Robert Foti of Functional Fire Pty Ltd, dated: 08/04/2026

9. Portable Fire Extinguishers	Wet Fire Installation Certificate provided by: Dean Hart of Fusion Fire Protection, dated: 20/03/2026
10. Warning & Operational Signs	Installation Certificate provided by: Dean Hart of Fusion Fire Protection, dated: 06/04/2026
Passive Fire Compliance Report:	Installation Certificate provided by: Timothy McCann of Sublime Electrical Pty Ltd, dated: 29/04/2026
Fire Hazard Properties Certification:	Installation Certificate provided by: Mohammad Dabliz of Jensen Hughes Pty Limited, dated: 23/04/2026
FRL Certification for internal and external walls:	Certification and Test Reports provided.
Final Certification for the project Fire Engineer	Certification provided by: Patrick Napoletano of Durnco Group Pty Ltd, dated: 16/02/2026
Report of Fire Commissioner pursuant to Section 50 of the EP&A Regulations 2021	Certification letter provided by: Mmark Cooney and James Scognamiglio of GHD, dated: 25/05/2026
FRNSW Section 50 Report consideration:	FFSR Reference No. FRN17/168-2 - BFS26/3067 - 7000001634, issued by: Fire Safety Officer Daren Mellor, dated: 11/05/2026
	All items confirmed as satisfied via installation certification, photographic evidence and physical site inspection by PC.
8. MECHANICAL SERVICES	
Mechanical and Mechanical Ventilation Certification:	Certification letter provided by: Serhan Irmak of All Seasons Air Pty Ltd, dated: 30/04/2026
9. PLUMBING, WATER SUPPLY AND SEWER WORKS	
Plumbing Certification:	Certification letter provided by: Michael Sposari of Encore Plumbing Services NSW Pty Limited, dated: 30/04/2026
10. ELECTRICAL SERVICES	
Electrical Certification:	Certification letter provided by: Timothy McCann of Sublime Electrical, dated: 25/12/2026
11. WATERPROOFING AND DAMP PROOFING	
Waterproofing Certification:	Certification provided by: Stephen Deasy of FSG Pty Ltd, dated: 30/04/2026 Installation guide and Product Sheets Provided.
12. GLAZING	
External Glazing Certification for:	Certification letter provided by: Ronny Ha of Alstain Group dated: 12/01/2026
13. LIFT INSTALLATIONS	
Lift Certification:	Certification letter provided by: Mark Albertella of Erbas, dated: 13/04/2026
14. PEST CONTROL	
Termite Protection Certification:	Certification letter provided by: Ryan Walker of Pest Doctor Network NSW Pty Ltd, dated: 08/04/2026
15. LANDSCAPING (DA CONDITIONS SATISFIED: E32, E33)	
Landscaping Certification:	Certification letter provided by: Rob Loughman of Ground Ink Landscaping, dated: 08/05/2026 Operational Landscape Management Plan provided by: Ground Ink Landscaping
16. FINAL SURVEY	
Final Survey by Registered Surveyor:	Final Survey prepared by: GeoSurv , Drawing Reference: NP240096, dated: 06/05/2026
17. BCA AND STATUTE SIGNAGE	
Signage Certification:	Certification letter provided by: Wayne Croeser of Corporate Sign Industries, dated: 17/04/2026
18. EXTERNAL FINISHES AND MATERIALS – CONSISTENCY TO CONSENT	
Schedule of materials and finishes Certification:	Certification letter provided by: Charles Glanville of Alleanza Architecture, dated: 17/04/2026
19. COUNCIL INFRASTRUCTURE – PUBLIC DOMAIN AND INFRASTRUCTURE	
Council Certification for all Public Domain works:	Certification Email provided by: Matt Elvidge of City of Paramatta Council, dated: 11/05/2026
20. DOCUMENTS CONFIRMING COMPLIANCE WITH CONSENT CONDITIONS TO BE ADDRESSED	

Condition E4:	<i>This Condition is addressed via Certification letter provided by: Shiraz Ahmed, dated: 30/03/2026</i>
Condition E15:	<i>This Condition is addressed via Outdoor Lighting Certificate provided by: Timothy McCann of Sublime Electrical Pty Ltd, dated: 25/02/2026</i>
Condition E24:	<i>This Condition is addressed via Facilities Access Management Plan provided by: Colliers Urban Planning, Version: C, dated: 28/05/2026</i>
Condition E30:	<i>This Condition is addressed via Operational Waste Management Plan provided by: J Parker of Elephants Foot Consulting. Pty Ltd, Rev: H dated: 19/11/2025</i>
Condition E34:	<i>This Condition is addressed via Evidence of submission to Department, dated: 25/05/2026</i>

SCHEDULE 2: CONDITIONS IMPOSED BY THE ENVIRONMENTAL PLANNING AND ASSESSMENT (DEVELOPMENT CERTIFICATION AND FIRE SAFETY) REGULATION 2021

53 Occupation certificates for partially completed buildings – the Act, s 6.33(1)

It is a condition of an occupation certificate issued for the first completed stage of a partially completed building (the *partial occupation certificate*) that an occupation certificate must be obtained for the whole building within 5 years after the partial occupation certificate is issued.

You are also advised:

- This Occupation Certificate is issued pursuant to the Environmental Planning and Assessment Act, and its Regulations, and should not be construed as evidence of compliance with other legislation.
- This Occupation Certificate does not relieve any other party of their statutory, professional or contractual obligations.
- The Principal Certifier (PC) is not privy to sales contracts between developers and purchasers. A purchaser is responsible for ensuring such contractual obligations are met at the time of settlement.
- The critical stage inspections conducted by the PC, under the Regulations, cannot attest *quality of workmanship* by principal contractors and their sub-contractors, nor relieve others of their professional duties and obligations. Such inspections are non-destructive.
- In determining to approve the application made for the Occupation Certificate, the PC relied upon installation certificates from the paid professionals as evidence of suitability of that work. The PC that issued this certificate is **none** of the following:
 - *A licensed builder*
 - *A qualified and practising architect*
 - *A qualified and practising fire-engineer*
 - *A qualified and practising structural engineer*
 - *A qualified and practising drainage engineer*
 - *A qualified and practising traffic engineer*
 - *A qualified and practising mechanical services engineer*
 - *A qualified and practising fire services engineer*
 - *A licensed and practising electrician*
 - *A licensed and practising plumber*