




OCCUPATION CERTIFICATE

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

| | |
|--|---|
| CERTIFICATE NO.: | OC-21127 |
| TYPE: | <input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final |
| DETERMINATION: | Approved |
| DATE OF DETERMINATION: | 05 May 2022 |
| SUBJECT LAND: Lot & DP | Lot 20 DP 1266034 |
| Address | 6 Aristida Close, Kemp's Creek NSW 2178 (also known as Building 1D – Oakdale South Estate) |
| 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 7000 Email: mack.bowman@goodman.com |
| OWNER: Name Address Phone / Fax / Email | BGAI 8 Pty Ltd Level 17, 60 Castlereagh Street, Sydney NSW 2000 Phone: 02 9230 7400 Email: mack.bowman@goodman.com |
| DESCRIPTION OF DEVELOPMENT: | OC1: Fitout Lines 1 & 2 of the CHEP 1D-1 Tenancy <u>only</u> , associated with the CHEP Tenancy fit-out works including installation of conveyor lines and equipment for use in Warehouse 1D-1. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i> |
| WHOLE / PART: | Part <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. This is the first partial Occupation Certificate was issued for this development on the 03.11.2021.</i> |
| BCA CLASSIFICATION: | Class 5 & 7b |
| DEVELOPMENT CONSENT: Development Application No. & Date of Determination | SSD-6917 (26.10.2016), MOD 1 (21.04.2017), MOD 3 (05.10.2017), MOD 4 (18.12.2017), MOD 5 (23.11.2017), MOD 6 (15.06.2018), MOD 7 (11.12.2018), MOD 8 (17.12.2018), MOD 9 (21.02.2019), MOD 10 (05.08.2019), MOD 11 (28.10.2019) & MOD 12 (03.12.2020). |
| CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination | CC-21046 (28.04.2021) |
| STATUTORY CERTIFICATION: <i>Blackett Maguire + Goldsmith certify that:</i> + <i>The health and safety of the occupants of the building have been taken into consideration where an interim 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: 05/05/2022 |
| 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 | 23.08.2021 |
| 2. | Fire Safety Certificate | BGAI 8 Pty Ltd | 29.10.2021 |
| 3. | Installation Certificate – Builders Compliance Statement | CHEP | 09.08.2021 |
| 4. | Installation Certificate – Builders Compliance Statement | CHEP | 09.08.2021 |
| 5. | Installation Certificate – Electrical | A.M Electrical Rydalmere | 04.08.2021 |
| 6. | Installation Certificate – Hydraulic | Water Care Plumbing PL | Not Dated |
| 7. | Installation Certificate – Fire Safety Measures – FHR & FH | FlameSafe Fire Protection PL | 06.07.2021 |
| 8. | Installation Certificate – Electrical | Modcol PL | 06.06.2021 |
| 9. | Installation Certificate – schedule of slip resistance | Avnir Group | 06.08.2021 |
| 10. | Test Report No. R24272a – Aluminium Qxide | SlipCheck | 05.08.2021 |
| 11. | Section 73 Compliance Certificate | Sydney Water Corporation | 03.12.2020 |
| 12. | Statement – DA Conditions | Goodman Property services (Aust) Pty Ltd | 05.07.201 |
| 13. | Fire Safety Study | FRNSW | 20.08.2021 |
| 14. | Updated Operational Environmental Management plan | NSW Planning, Industry & Environment | 27.08.2021 |
| 15. | Sustainability Management Plan | SLR | 02.06.2021 |
| 16. | Emergency Response Plan | Riskcon Engineering | 10.06.2021 |
| 17. | Emergency Services Information Package | CHEP | 27.05.2021 |
| 18. | Email submission of ESIP to Council | Goodman Property services (Aust) Pty Ltd | 30.08.2021 |
| 19. | Installation Certificate – Automatic fire suppression system | Precision Fire Protection Services | 03.11.2021 |
| 20. | Certification of Fire Engineering Works | Innova Fire Safety Specialists | 04.11.2021 |
| 21. | Letter/Report Out – Final Fire Safety Report | FRNSW | 11.11.2021 |
| 22. | Certificate of Design and Installation – Trench and Pit | Van Der Meer | 19.04.2022 |
| 23. | Structural Compliance Certificate | Avnir Group | 01.04.2022 |



EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017 (cl. 155(1)(f))

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

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

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 30.03.2021
REFERENCE NO. & VERSION: 19021-R03 Issue 2
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: BDC0801

SCHEDULE 2

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

OWNER: BGAI 8 Pty Ltd
ADDRESS: 6 Aristida Close, Kemps Creek (Building 1D, Oakdale South Estate)
DEVELOPMENT APPLICATION NO.: SSD 6917 (As Amended)
CONSTRUCTION CERTIFICATE NO.: CC-21005
OCCUPATION CERTIFICATE NO.: OC-21127

SCHEDULE

| Statutory Fire Safety Measure | Design / Installation Standard | Existing | New / Modified |
|--|--|----------|----------------|
| Alarm Signalling Equipment | AS 1670.3 – 2004 | ✓ | |
| Aspirated Smoke Detection System (Above AutoStore in Warehouse 2) | AS1670.1-2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Automatic Fire Suppression Systems | BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Building Occupant Warning System activated by the Sprinkler System | BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2015 | ✓ | |
| Emergency Lighting | BCA Clause E4.4 & AS 2293.1 – 2005 | ✓ | |
| Emergency management Plan | AS3745-2010 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Emergency Stop Controls (AutoStore in Warehouse 2) | Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 4 dated 25.09.2019 | ✓ | |
| Exit Signs | BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005 | | ✓ |
| Fire Control Centre | BCA Spec E1.8 | ✓ | |
| Fire Hose Reels | BCA Clause E1.4 & AS 2441 – 2005 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | | ✓ |



| Statutory Fire Safety Measure | Design / Installation Standard | Existing | New / Modified |
|---|--|----------|----------------|
| Fire Hydrant Systems | BCA Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | | ✓ |
| Paths of Travel | EP&A Regulation Clause 186, Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Perimeter Vehicular Access | BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 | ✓ | |
| Portable Fire Extinguishers | BCA Clause E1.6 & AS 2444 – 2001, Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Required Exit Doors (power operated) | BCA Clause D2.19(b) | ✓ | |
| Manual Call Points (AutoStore Work Platforms in Warehouse 2) | Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Manual Smoke Clearance System | BCA Part E2, AS/NZS 1668.1–2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 | ✓ | |
| Automatic Smoke Exhaust System (Above AutoStore in Warehouse 2) | BCA Part E2, AS/NZS 1668.1–2015 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Warning & Operational Signs | BCA Clause D3.6 & E3.3 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020 | ✓ | |
| Fire engineered Alternative Solutions relating to 'Speculative Warehouse & Distribution Centre': <ul style="list-style-type: none"> + Perimeter Access is greater than 18m from the western external wall of each main office. + The distance to the nearest exit is up to 85m in the warehouse and the distance between alternative exits in the warehouse is up to 175m. + Provision of a single reservoir manual smoke clearance system. + The fire hydrant booster is not located within site of the main entry to Warehouse 1; fire hydrants located under the external awnings are treated as external hydrants; and external hydrants (including those under the awnings) are not provided with a radiant heat shield. + The sprinkler booster is not located within site of the main entry to Warehouse 1. + 50m fire hose reels (54m coverage) are used to achieve coverage. | BCA Performance Requirements CP9, DP4 & EP1.1, EP1.3, EP1.4 & EP2.2 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 6 dated 24.04.2020 | ✓ | ✓ |
| Fire engineered Alternative Solutions relating to 'COTY Warehouse & Distribution Centre': | | ✓ | |



| Statutory Fire Safety Measure | Design / Installation Standard | Existing | New / Modified |
|--|--|----------|----------------|
| <ul style="list-style-type: none"> + The distance to the nearest exit is up to 85m in the warehouse and the distance between alternative exits in the warehouse is up to 175m. + Provision of a single reservoir manual smoke clearance system. + Fire hydrant coverage is not provided to the confines of the AutoStore. + Firehose reel coverage is not provided to the confines of the AutoStore. + The sprinkler system relies on reference to property loss prevention data sheets prepared by FM Global Pty Ltd. + An Automatic Smoke Exhaust System is provided above the AutoStore. + The egress path behind the AutoStore is reduced to 920mm in width. + The exit stair from the eastern AutoStore platform is reduced to 1900mm in height at the mid landing. | <p>BCA Performance Requirements CP2, CP9, DP4, DP6, EP1.1, EP1.3, EP1.4, EP2.2 & FP1.3 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R02 Revision 5 dated 11.03.2020</p> | | |
| <p>Fire engineered Alternative Solutions relating to 'CHEP Fit-Out':</p> <ul style="list-style-type: none"> + The distance to the nearest exit is up to 95m and the point of choice between alternative exits is up to 32m in Warehouse 1. + The distance between alternative exits in Warehouse 1 is up to 190m. + A single reservoir, manual smoke clearance system providing one (1) air change per hour is provided to Warehouse 1. + Clear Width of Travel Paths is less than 1m and will comply with AS 1657. | <p>BCA Performance Requirements EP2.2, DP4 & DP6, Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R03 Revision 2 dated 30.03.2021</p> | | ✓ |



SCHEDULE 3

INSPECTION SCHEDULE

| Inspection Type | Inspection by | Date | Satisfactory |
|---|-----------------------------|------------|--------------|
| ▪ Pre CC Inspection | Dean Goldsmith (BDC0141) | 18.01.2021 | Yes |
| ▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building. | Dean Goldsmith (BDC0141) | 18.03.2021 | Yes |
| ▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building – FRNSW FFSR. | Dean Goldsmith (BDC0141) | 10.11.2021 | Yes |



BLACKETT
MAGUIRE+
GOLDSMITH

05 May 2022

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 6917 (AS AMENDED)
6 ARISTIDA CLOSE, KEMPS CREEK (BUILDING 1D – OAKDALE SOUTH ESTATE)
PART OCCUPATION CERTIFICATE**

As required by Clause 151(2) of the EP&A Regulation 2000 (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: | 6 Aristida Close, Kemps Creek (Building 1D – OSE) |
| Project No: | 200415 |
| Date Received: | 05 November 2021 |
| Date Determined: | 05 May 2022 |

Please find undercover a copy of the Occupation Certificate No. OC-21127 for the completed construction of the hardstand portion of the CHEP 1D-1 tenancy.

This Occupation Certificate has been issued for:

+ OC1: Fitout Lines 1 & 2 of the CHEP 1D-1 Tenancy

We have also enclosed a copy of the documentation relied upon as indicated on the Occupation Certificate 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.

If we have provided the approved documentation to you electronically on a USB storage device, we would like to advise you that this device is for transmittal purposes only and is not designed for long term storage, please transfer all documentation to a purpose designed form of storage media.

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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22-36 Mountain St
Ultimo NSW 2007

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Broadway NSW 2007
ABN | 18 408 985 851

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