



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-21036
TYPE:	<input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final
DETERMINATION:	Approved
DATE OF DETERMINATION:	19 March 2021
SUBJECT LAND: Lot & DP	Lot 20 DP 1266034
Address	6 Aristida Close, Kemps Creek NSW 2178 (also known as Building 1D – Oakdale South Estate)
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 7000 Email: mack.bowman@goodman.com
OWNER: Name	BGAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Email: mack.bowman@goodman.com
DESCRIPTION OF DEVELOPMENT:	Construction of the hardstand portion of the CHEP 1D-1 tenancy. <i>Note: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i>
WHOLE / PART:	Whole
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-21005 (22.01.2021)
STATUTORY CERTIFICATION: <i>Blackett Maguire + Goldsmith certify that:</i>	
	<ul style="list-style-type: none">+ The health and safety of the occupants of the building have been taken into consideration where an interim 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	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	ABC 4
SIGNATURE:	 Date: 19/03/2021
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	16.03.2021
2.	Builders Statement	Qanstruct	16.03.2021
3.	Certification of Fire Engineering Works	Innova Services PL	12.03.2021
4.	Electrical Installation Certificate	Modcol Pty Ltd	17.03.2021
5.	Easement Statement	Goodman Property services (Aust) Pty Ltd	06.12.2019
6.	VPA Statement	Department of Planning, Environment	20.07.2017
7.	Car Parking Statement	Qanstruct	16.03.2021
8.	Operational Traffic Management Plan	Ason Group	24.04.2020
9.	Approval of Operational Environmental Management Plan	Department of Planning, Industry & Environment	13.05.2020
10.	Certificate of Civil Construction	AT&L	15.03.2021
11.	Operational Environmental Management Plan	SLR	21.04.2020
12.	Certificate of Completion – Landscape	Site Image Landscape Architects	17.03.2021
13.	Council approval of Bushfire Emergency Evacuation Plan as part of the OEMP	Penrith City Council	24.01.2020
14.	Bushfire Emergency Evacuation Plan	Goodman Property services (Aust) Pty Ltd	October 2019
15.	Fire Safety Certificate	Joshua Horan	17.03.2021
16.	Installation Certificate – Fire Hydrant System	D.Bennett Plumbing PL	16.03.2021
17.	Statement confirming implementation of OEMP	Goodman Property services (Aust) Pty Ltd	19.03.2021
18.	Final Fire Safety Report & Cover Letter	FRNSW	21.05.2020
19.	Final Fire Safety Report Response Letter	Qanstruct	22.05.2020
20.	Stormwater WAE Drawings	Landpartners PL	18.03.2021
21.	Structural Construction Certification	Costin Roe Consulting	16.03.2021



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-21036

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	✓	
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	✓	



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New / Modified
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': <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. 	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	✓	✓



Statutory Fire Safety Measure	Design / Installation Standard	Existing	New / Modified
+ The exit stair from the eastern AutoStore platform is reduced to 1900mm in height at the mid landing.			



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



19 March 2021

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)
INTERIM 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 – Oakdale South Estate)
Project No:	200415
Date Received:	17 March 2021
Date Determined:	19 March 2021

Please find undercover a copy of the Interim Occupation Certificate No. OC-21036 for the completed construction of the hardstand portion of the CHEP 1D-1 tenancy.

This Interim Occupation Certificate has been issued for:

+ Hardstand portion 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 \$36.00 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