



OCCUPATION CERTIFICATE

Pursuant to Part 4A of the Environmental Planning & Assessment Act 1979

CERTIFICATE NO.:	OC-20119
TYPE:	<input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final
DETERMINATION:	Approved
DATE OF DETERMINATION:	22 May 2020
SUBJECT LAND: Lot & DP	Lot 12 DP 1245992
Address	6 Aristida Close, Kemps Creek NSW 2175
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name	Ben McGilp
Company	Goodman Property Services (Aust) Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Email: camila.medina@goodman.com
OWNER: Name	BCAI 8 Pty Ltd
Address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Phone / Fax / Email	Phone: 02 9230 7400 Email: camila.medina@goodman.com
DESCRIPTION OF DEVELOPMENT:	Construction of a warehouse with ancillary office (Site 1D Oakdale South Estate). <i>Note 1: This Occupation Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</i> <i>Note 2: This Occupation Certificate excludes the racking, 'AutoStore' and solar panel installations which are subject the separate Complying Development Certificates.</i>
WHOLE / PART:	Whole
BCA CLASSIFICATION:	Class 5 & 7b
DEVELOPMENT CONSENT: Development Application No. & Date of Determination	SSD 6917 dated 18.12.2017 (as amended)
CONSTRUCTION CERTIFICATE: Construction Certificate No. & Date of Determination	CC-190034/01 (11.04.2019); CC-190034/02 (01.10.2019); CC-20086 (06.05.2020)
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; 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 ABC 4
SIGNATURE:	 Date: 22/05/2020
SIGNED ON BEHALF OF BM+G:	Dean Goldsmith Accreditation No. BPB 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
OC-20024			
1.	OC Application Form	Goodman Property Services (Aust) PL	18.11.2019
2.	Fire Safety Certificate	Shehryar Khan	12.12.2019
3.	VPA Contribution Discharge Certificate/Letter to Developer	Planning & Environment	20.07.2017
4.	Certificate of Completion – Landscaping	Site Image	06.11.2019
5.	Statement confirming completion of noise walls	Goodman	09.11.2018
6.	Statement confirming consultation with Transgrid	Goodman	09.11.2018
7.	Plan of Subdivision of Lot	Scott Peter Lindsay Lord	30.08.2018
8.	Bushfire Emergency Evacuation Plan	-	--010.2019
9.	Operational Environmental Management Plan	SLR	14.01.2020
10.	Design Compliance Stormwater Pits	Burton Contractors PL	28.08.2019
11.	Certificate of Completion – Landscaping	Site Image	06.11.2019
12.	Bushfire Protection Assessment	ABPP	22.09.2016
13.	Bushfire Letter	ABPP	30.04.2017
14.	Email confirming the works-in-kind contribution has been made to DP&E	Department of Planning & Environment	13.12.2017
15.	Installation Certificate – Automatic Fire Alarm Monitoring Communication Link	ADT Fire Monitoring	21.01.2020
16.	Fire Alarm System Connection Notice	ADT Fire Monitoring	16.12.2019
17.	Compliance Statement with Bush Fire Protection Regulations	Qanstruct	06.01.2020
18.	Builders Installation Statement – Fire safety measures	Qanstruct	21.01.2020
19.	Statement confirming easements are not required	Goodman	06.12.2019
20.	Section 73 Compliance Certificate	Sydney Water Corporation	10.05.2019
21.	Test Report No. 51527800.2	Exova Warringtonfire	22.06.2018
22.	Certificate of Test Report No. FNE12072	CSIRO	10.01.2018
23.	Statement for Construction of External Walls	Qanstruct	06.01.2020
24.	Certificate of Conformity – CM40108	Code Mark	29.08.2018
25.	Statement for Parking Numbers	Qanstruct	21.01.2020
26.	Civil WAE drawings	Morgan Shoebridge	10.01.2020
27.	Statement confirming sustainability measures have been implemented	Qanstruct	21.01.2020
28.	Dangerous Goods Letter	Linfox	25.11.2019



ITEM	DOCUMENTATION	PREPARED BY	DATE
29.	Dangerous Goods Letter	Goodman	11.12.2019
30.	Statement for External Façade Reflectivity	Qanstruct	21.01.2020
31.	Installation Certificate – Fire Hydrant System	D. Bennett Plumbing PL	13.01.2020
32.	Installation Certificate – Fire Hose Reel System	D. Bennett Plumbing PL	13.01.2020
33.	Statement - Fire Rating of Office 2 Comms Room	Qanstruct	28.01.2020
34.	Installation Certificate – Fire Safety Measures – Fire Services	Flame Safe Fire Protection PL	20.01.2020
35.	Installation Certificate – Hot Water System	D. Bennett Plumbing PL	13.01.2020
36.	Builders Certification	Qanstruct	21.01.2020
37.	Architectural Design Compliance Statement	SBA Architects	10.01.2020
38.	Test Report No. 7-573538-CV	AWTA	02.07.2010
39.	Installation Certificate – Schedule of Fire Hazard Properties	Qanstruct	21.01.2020
40.	Test Report No. 17-004111	AWTA	17.08.2017
41.	Test Report No. 18-006002	AWTA	30.01.2019
42.	Floor & Wall Covering Compliance Certificate	Plasterer	20.01.2020
43.	Aluminium Composite Panels Compliance Certificate	Plasterer	20.01.2020
44.	Fire Pump test	Aline	09.12.2019
45.	Hydrant Flow Test Results	Unified Fire Protection	19.12.2019
46.	Sprinkler Flow Test Results	FPA	25.11.2019
47.	Section J Statement	Qanstruct	21.01.2020
48.	Test Report No. R16538	Slip Check	15.06.2018
49.	Surveyor's Report	Real Serve	10.01.2020
50.	Installation Certificate – Mirrors	Al Briggs Glass & Glazing	21.01.2020
51.	Installation Certificate – Tiles	Prestige Tiling Australia PL	14.01.2020
52.	Certificate of Guarantee – Waterproofing	Prestige Tiling Australia PL	14.01.2020
53.	Statement – Water Penetration	Qanstruct	21.01.2020
54.	Test Report No. 5372.1s	CSIRO	08.06.2010
55.	Slip Ratings Technical Specifications	Skheme	23.01.2020
56.	Test Report No. 7128.6As	CSIRO	28.08.2014
57.	Test Report No. 190418B	GripTek Anti-Slip Solutions PL	19.04.2018
58.	Test Report No. R8331a	Slip Check	12.03.2015
59.	Installation Certificate – Schedule of Slip Resistance	Qanstruct	21.01.2020
60.	Test Report No. 240120	SlipStop Sydney PL	24.01.2020
61.	Slip Test Report No. STR111218/2	Visualstone	11.12.2018
62.	Statement for Window cleaning	Qanstruct	20.01.2020
63.	Certificate of Compliance – Roof Installation	Skyview Roofing Australia PL	09.01.2020
64.	Mechanical Services Certificate	Paramount Air-conditioning (Aust) PL	09.01.2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
65.	Approval of Operational Environmental Management Plan	Planning, Industry & Environment	20.01.2020
66.	Installation Certificate – Plumbing/Hydraulic System	D. Bennett Plumbing PL	13.01.2020
67.	Email regarding E76 – Bushfire Emergency Evacuation Plan	Department of Planning	24.01.2020
68.	Operational Traffic Management Plan	Ason Group	03.12.2019
69.	Statement of Compliance with GFA	Goodman	29.01.2020
70.	Structural Design Certificate	Costin Roe Consulting	29.08.2019
71.	Structural Construction Certificate	Costin Roe Consulting	20.01.2020
72.	Certificate of Civil Construction	AT&L	28.01.2020
73.	Statement for D3.4 Exemption	Goodman	28.01.2020
74.	Final OC Certification – Electrical	Modcol	28.01.2020
75.	Certification of Fire Engineering works	Innova Services	29.01.2020
76.	Glazing Certificate	AlClad Architecture PL	28.01.2020
77.	Installation Certificate – Vertical Transportation	Kleeman Australia	22.01.2020
78.	Assessment Report No. 24419	Warringtonfire	11.04.2019
79.	Assessment Report No. 45759.9	Exova Warringtonfire	20.09.2018
80.	Final Fire Safety Report/Letter Out	FRNSW	23.12.2019
81.	Certification of Installed System – Ladder with platform + Static Line	Proactive Safety	09.01.2019
82.	Balustrade Installation Certificate	ABVD Design	29.01.2020
83.	Smoke Detection Commissioning Report	FlameSafe	29.01.2020
84.	Compliance Statement – Storz Hose Couplings	Firequip	29.01.2019
85.	FRNSW Clause 152 FFSR Response Letter	Qanstruct	21.01.2020
86.	Lift Registration Applications	Goodman / Qanstruct	29.01.2020
87.	Lift Registration Application Submission Email	Qanstruct	29.01.2020
OC-20119			
88.	OC Application Form	Goodman Property Services (Aust) PL	13.05.2020
89.	Fire Safety Certificate	Qanstruct	14.05.2020
90.	Civil Certification	AT&L	28.01.2020
91.	Updated Post-approval Hazard Studies	Department of Planning, Industry & Environment	04.05.2020
92.	Builders Compliance Statement	Qanstruct	18.05.2020
93.	Electrical Installation Certificate	Modcol PL	19.05.2020
94.	Emergency Response Plan	Riskcon	03.03.2020
95.	FHA & FSS Compliance Certificate	Riskcon	13.05.2020
96.	Fire Engineering Inspection Certificate – Base Building	Innova Services	21.05.2020
97.	Fire Engineering Inspection Certificate – Fitout & DG Storage	Innova Services	21.05.2020
98.	Fire Services Installation Certificate	FlameSafe Fire Protection PL	20.05.2020
99.	Plumbing & Drainage Certificate Hot Water System Certificate	D.Bennett Plumbing PL	19.05.2020



ITEM	DOCUMENTATION	PREPARED BY	DATE
100.	Lift Registration Certificates	NSW Government Safe Work NSW	25.02.2020
101.	Statement – DG Storage Letter	Linfox	25.11.2019
102.	Mechanical Installation Certificate	Paramount Air-conditioning (NSW) PL	21.05.2020
103.	OEMP Approval Letter	Department of Planning, Industry and Environment	13.05.2020
104.	OEMP	SLR	21.04.2020
105.	PHA Compliance Certificate	Riskcon	13.05.2020
106.	Safety Management System	Linfox	24.01.2020
107.	Final Fire Safety Report	FRNSW	21.05.2020
108.	FRNSW Clause 152 FFSR Response Letter	Qanstruct	22.05.2020
109.	Compliance Statement – Storz Hose Couplings	Firequip	29.01.2019

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: 24.04.2020
REFERENCE NO. & VERSION: 19021-R01 Issue No. 6
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: BPB0801

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

TITLE OF REPORT: Fire Engineering Report
DATE OF REPORT: 11.03.2020
REFERENCE NO. & VERSION: 19021-R02 Issue No. 5
NAME OF FIRE SAFETY ENGINEER: Jason Powell
ACCREDITATION NO.: BPB0801



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 NSW 2178
DEVELOPMENT APPLICATION NO.:	SSD 6917 (as amended)
CONSTRUCTION CERTIFICATE NO.:	CC-190034/01, CC-190034/02 & CC-20086
OCCUPATION CERTIFICATE NO.:	OC-20119

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. 	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
<ul style="list-style-type: none">+ 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.			



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ After excavation for, and before the placement of, any footings	Dean Goldsmith (BPB0141)	27.05.2019	Yes
▪ Prior to covering any stormwater drainage connections.	Dean Goldsmith (BPB0141)	24.01.2020	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building – Pre-FRNSW.	Dean Goldsmith (BPB0141)	10.12.2019	Yes
▪ Clause 152 FRNSW Final Fire Safety Inspection	Dean Goldsmith (BPB0141)	20.12.2019	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building (IOC1).	Dean Goldsmith (BPB0141)	24.01.2020	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building (IOC2).	Dean Goldsmith (BPB0141)	19.05.2020	Yes



22 May 2020

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

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 6917
6 ARISTIDA CLOSE, KEMPS CREEK
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 NSW 2175
Project No:	190034
Date Received:	11 December 2019
Date Determined:	22 May 2020

Please find undercover a copy of the Interim Occupation Certificate No. OC-20119 for the completed construction of a warehouse with ancillary office (Site 1D Oakdale South Estate).

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 4A 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,

Tom Johnston
Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd



22 May 2020

The Director- General
The Department of Planning & Environment
GPO Box 39
SYDNEY NSW 201

Dear Sir / Madam,

**REFERENCE: DA NO. SSD 6917
6 ARISTIDA CLOSE, KEMPS CREEK
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Building Surveyor
Blackett Maguire + Goldsmith Pty Ltd