



OCCUPATION CERTIFICATE

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

| | |
|---|--|
| CERTIFICATE NO.: | OC-20024 |
| TYPE: | <input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final |
| DETERMINATION: | Approved |
| DATE OF DETERMINATION: | 29 January 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 | Stephen Foster |
| Company | Goodman Property Services (Aust) Pty Ltd |
| Address | Level 17, 60 Castlereagh Street, Sydney NSW 2000 |
| Phone / Fax / Email | Phone: 02 9230 7400 Email: Stephen.Foster@goodman.com |
| OWNER: | |
| Name | BCAI 8 Pty Ltd |
| Address | Level 17, 60 Castlereagh Street, Sydney NSW 2000 |
| Phone / Fax / Email | Phone: 02 9230 7400 Fax: 02 9230 7444 |
| 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: | Part – Base building excluding works associated with the storage of dangerous goods. |
| 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 (1.10.2019) |
| 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 | Blackett Maguire + Goldsmith Pty Ltd |
| Accreditation No. | ABO 4 |
| SIGNATURE: |  Date: 29/01/2020 |
| 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 |
|------|---|--------------------------------------|------------|
| 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 |
| 29. | Dangerous Goods Letter | Goodman | 11.12.2019 |



| ITEM | DOCUMENTATION | PREPARED BY | DATE |
|------|---|--------------------------------------|------------|
| 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 | AIClad 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 |

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: 20.08.2019
REFERENCE NO. & VERSION: 19021-R01 Issue No. 3
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 |
| OCCUPATION CERTIFICATE NO.: | OC-20024 |

SCHEDULE

| Statutory Fire Safety Measure | Design / Installation Standard | New |
|--|--|------------|
| Alarm Signalling Equipment | AS 1670.3 – 2004 | ✓ |
| Automatic Fire Suppression Systems | BCA Spec. E1.5 & AS 2118.1 – 2017 | ✓ |
| 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 | ✓ |
| 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 3 dated 20.08.2019 | ✓ |
| 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 3 dated 20.08.2019 | ✓ |
| Paths of Travel | EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019 | ✓ |
| Perimeter Vehicular Access | BCA Clause C2.4 and Fire Safety Engineering Report prepared by Innova Services Report No. 19021-R01 Revision 3 dated 20.08.2019 | ✓ |
| Portable Fire Extinguishers | BCA Clause E1.6 & AS 2444 – 2001 | ✓ |
| Required Exit Doors (power operated) | BCA Clause D2.19(b) | ✓ |
| 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 3 dated 20.08.2019 | ✓ |
| Warning & Operational Signs | BCA Clause D3.6 & E3.3 | ✓ |



| Statutory Fire Safety Measure | Design / Installation Standard | New |
|--|--|--------------------------------------|
| <p>Fire engineered Alternative Solutions relating to 'Speculative Warehouse & Distribution Centre':</p> <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. | <p>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 3 dated 20.08.2019</p> | <p style="text-align: center;">✓</p> |



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 |



BLACKETT
MAGUIRE+
GOLDSMITH

29 January 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: | 29 January 2020 |

Please find undercover a copy of the Interim Occupation Certificate No. OC-20024 for the completed construction of a warehouse with ancillary office (Site 1D Oakdale South Estate).

This Interim Occupation Certificate has been issued for:

- + Base building excluding works associated with the storage of dangerous goods.

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,

Dean Goldsmith
Director
Blackett Maguire + Goldsmith Pty Ltd

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bplusg.com.au



BLACKETT
MAGUIRE+
GOLDSMITH

29 January 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
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.

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Dean Goldsmith
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