



OCCUPATION CERTIFICATE

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

CERTIFICATE NO.:	OC-21168
DETERMINATION:	Approved
DATE OF DETERMINATION:	29 October 2021
SUBJECT LAND: Lot & DP Address	Lot 20 DP 1266034 Tenancy 1C-1, 1 Ottelia Road, Kemps Creek NSW 2178
LOCAL GOVERNMENT AREA:	Penrith City Council
APPLICANT: Name Company Address Phone / Fax	Matthew Sobey Yusen Logistics 3 Davis Road, Wetherill Park NSW 2164 Phone: 02 9612 2100 Email: Matthew.sobey@au.yusen.logistics.com
OWNER: Name Address Phone / Fax	BGAI 8 Pty Ltd ATF BGAI1 Oakdale South Trust 1-11 Hayes Road, Rosebery NSW 2018 Phone: 02 9230 7400
DESCRIPTION OF DEVELOPMENT:	Main Office and Dock Office fit-out works to Tenancy 1C-1. <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: Complying Development Certificate & Date of Determination:	CDC-21073 (06.09.2021)
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/part 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 Accreditation No.	Blackett Maguire + Goldsmith Pty Ltd RBC00004
SIGNATURE:	 Date: 29/10/2021
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) PL	24.09.2021
2.	Fire Safety Certificate	BGA18 PL	29.10.2021
3.	Fire Engineering Statement of Suitability	Core Engineering Group	01.09.2021
4.	Installation Certificate / Builders Compliance Statement (building plans)	Currenti Constructions	25.10.2021
5.	Installation Certificate – Mechanical System	New Edge Group PL	20.10.2021
6.	Installation Certificate - Electrical	JT Mifsud Electrical & Communications Contractors PL	25.10.2021
7.	Installation Certificate – Carpet Tiles	Choices Flooring	30.09.2021
8.	Installation Certificates: Suppression System Portable Fire Extinguishers Occupant Warning System	Flamesafe Fire Protection PL	25.10.2021
9.	Installation Certificate / Builders Compliance Statement (all building works)	Currenti Constructions	25.10.2021
10.	Fire Safety Certificate for base building	BGA18 PL	08.10.2021



SCHEDULE 2

FIRE SAFETY SCHEDULE

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

OWNER:	BGAI 8 Pty Ltd ATF BGAI1 Oakdale South Trust
ADDRESS:	Tenancy 1C-1, 1 Ottelia Road, Kemps Creek
COMPLYING DEVELOPMENT CERTIFICATE No.:	CDC-21073
OCCUPATION CERTIFICATE No.:	OC-21168

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Existing	New
Alarm Signalling Equipment	AS 1670.3 – 2018	✓	
Automatic Fail Safe Devices	BCA Clause D2.21	✓	
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 2017 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8, Spec E2.2a Clause 6 and Clause 3.22 of AS 1670.1 – 2018	✓	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018	✓	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓	✓
Fire Control Centre	BCA Spec E1.8	✓	
Fire Doors	BCA Clause C2.12, C2.13, and AS 1905.1 – 2015 and manufacturer's specification	✓	
Fire Hose Reels (Warehouse Only)	BCA Clause E1.4 & AS 2441 – 2005	✓	
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓	
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓	
Paths of Travel	EP&A Regulation Clause 186 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	
Perimeter Vehicular Access	BCA Clause C2.4 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓	✓
Manually Operated Smoke Clearance System	BCA Clause E2.2, & AS/NZS 1668.1 –2015 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015 and Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	
Fire engineered Alternative Solutions relating to: + Perimeter Vehicular Access + Extended Travel Distances + External Hydrants Beneath Awnings	BCA Performance Requirements CP9, DP4 & EP2.2, Fire Safety Engineering Report prepared by Core Engineering Group, Report No. F201465 Revision 2 dated 20.04.2021	✓	



SCHEDULE 3

INSPECTION SCHEDULE

Inspection Type	Inspection by	Date	Satisfactory
▪ Pre CDC Inspection	Dean Goldsmith (BDC0141)	23.08.2021	Yes
▪ After the building work has been completed and prior to any occupation certificate being issued in relation to the building.	Dean Goldsmith (BDC0141)	27.10.2021	Yes



29 October 2021

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

Dear Sir / Madam,

**REFERENCE: YUSEN TENANCY 1C-1 – 1 OTELLIA ROAD, KEMPS CREEK
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:	Yusen Logistics
Subject Address:	1 Ottelia Road, Kemps Creek
Date Received:	29.10.2021
Date Determined:	29.10.2021
Project:	200414

Please find undercover a copy of the Occupation Certificate No. OC-21168 for the completed Main Office and Dock office fit-out works to Tenancy 1C-1.

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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