

CONSTRUCTION CERTIFICATE No. 220369/02

Issued under the Environmental Planning and Assessment Act 1979 Sections 6.4 and 6.7 & Part 3 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021

Owner

Name: Western Sydney Parklands Trust
Address: Level 7 10 Valentine Avenue, PARRAMATTA NSW 2150

Property details

Address: 141 Rooty Hill Road South, Eastern Creek NSW 2766
Lot/Portion No: Lot 12, Lot 1, Lot 101
Section:
DP No: DP 1245264, DP 1260111, DP 581882
Municipality: Blacktown City Council

Description and value of development

Description: Construction and operation of Phase A of the retail outlet centre in accordance with Concept Plan (SSD-10457), including:

- a single storey retail factory outlet centre with 101 tenancies
- extension of ECQ Social including a multi-purpose outdoor area with play spaces, passive recreation and alfresco dining;
- tree and vegetation clearing and associated landscaping works
- signage zones;
- 1,171 carparking spaces (at-grade and basement)
- external infrastructure upgrades, including the upgrade of the Rooty Hill Road South / Church Street intersection and an upgrade of Church Street.

Value of work: \$116,037,555.00

Building Code of Australia building classification

Part: Stage 01- Bulk Earthworks, Retaining Walls and Related Culverts
Use: Retail
BCA classification: 6
BCA Edition: 2022

Determination

Approved/Refused: Approved
Date of Determination: 10 July 2024

Plans and specifications approved

- <<MGC Approved Plans prepared by Henry & Hymas numbered: ECQ-C-C010[A], ECQ-C-301[A], ECQ-C-302[A], ECQ-C-310[A], ECQ-C-311[A], ECQ-C-315[A], ECQ-C-316[A], ECQ -C-701[B], ECQ -C-702[C], ECQ-C-750[A], ECQ-C-751[B], ECQ-C-752[B], ECQ-C-753[A], ECQ-C-754[A], ECQ-C-758[B], ECQ-C-801[C], ECQ-C-802[B], ECQ-C-BE01[B], ECQ-C-BE02[B], ECQ-C-BE50[B], ECQ-C-BE51[A], ECQ-C-BE52[B], ECQ_C_SE05[B].

Attachments

1. Conditions of approval
2. Notification of required inspections
3. Fire safety schedule.
4. Application form for Construction Certificate
5. Record of Site Inspection made by Registered Certifier in accordance with Section 16 of EP&A (Development Certification and Fire Safety) Regulation 2021 prior to issue of Construction Certificate.
6. Air Quality Management Plan Report no A101024.0214.00 Version v1f prepared by ADE Consulting Group dated 15.05.2024
7. Annual fire Safety Statement prepared by Frasers Property dated 14.03.2024



8. BPA Stamped Plans for Bulk Earthworks - Early Works Cut and Fills prepared by Henry and Hymas numbered: ECQ-C-BE01[B]
9. Building Plan Approval on Earth Works for Building Over Adjacent to a Sydney Water Asset prepared by RAR dated 17 April 2024
10. Certificate of Currency Covering Professional Indemnity prepared by LOCKTON dated 14 May 2024
11. Certificate of Currency for Primary Public and Products Liability prepared by XL Insurance dated 10 October 2023
12. Compliance Statement for Construction Environmental Plan adhering DA Condition C 17 prepared by N Moit & Sons dated 18 June 2024
13. Compliance Statement for Construction Environmental Plan adhering DA Condition C18 prepared by N Moit & Sons dated 18 June 2024
14. Construction Environmental Management Plan Ref No.24-002 Version 1 A prepared by N Moits and Sons dated 19 September
15. Construction Environmental Management Plan Ref. No 24-002 Version 1 prepared by N Moit & Sons dated 19 September
16. Construction Noise & Vibration Management Sub-Plan Ref. 20240425.1 Rev.1 prepared by Acoustic Logic dated 15.05.2024
17. Construction Soil and Water Management Sub Plan Report No E11250-1 Rev 3 prepared by ATLAS Geotechnical Services dated 29 May 2024
18. Credit Retire Report for Retire Biodiversity Credit prepared by Government NSW dated 16 May 2024
19. Credit Retire Report prepared by Bio Banking dated 06 May 2024
20. Demolition Work Statement for DA Condition C11 Demolition prepared by MOITS dated 20 May 2024
21. Design Review on the Geotechnical Aspects of the Civil and Structural Design for SSDA Condition B14 prepared by Douglass Partners dated 7 May 24
22. Design Statement for Civil Services Bulk Earth Works Retaining Walls & Stormwater prepared by H&H Consulting Engineers dated 19 June 2024
23. Design Statement for Structural works on Bulk earth Work, retaining walls and Stormwater prepared by Henry & Hymas dated 19 June 2024
24. Vegetation Management Plan prepared by Eco Logical Australia dated 23 April 2024
25. Email Correspondence regarding Remediation for Unexpected Finds Protocols DA condition 31 prepared by JBS& G dated 24 May 2024
26. Email Correspondence regarding Remediation for Unexpected Finds Protocols DA condition 31 prepared by JBS& G dated 24 May 2024
27. Email Correspondence regarding Confirmation of CNVMP comply with DA Consent Condition B3 prepared by NAWIC dated 24 May 2024
28. Email Correspondence regarding Demonstrated Compliance of All Tree Protection Measures On Site for SSD-10457 and SSD 31515622 prepared by N Moits dated 30.05.2024
29. Email Correspondence regarding Records attached addressing DA condition C19 prepared by N Moits dated 23 May 2024
30. Email Correspondence regarding Unexpected Finds Protocol Contamination Compliance with SSD-31515622 DA Condition C20
31. Endorsed Construction Traffic Management Plan - DA Condition 18 prepared by Site Security and Traffic Control Pty Ltd dated 06 June 2024
32. Endorsed Construction Traffic Management Plan - DA Condition B2 prepared by Site Security and Traffic Control Pty Ltd dated 06 June 2024
33. Unexpected Find Protocol Contamination Report no A101024.0214.00Version v1f prepared by ADE Consulting Group dated 15 May 2024
34. Inspection Payment Receipt for Landscape Works prepared by Blacktown City Council dated 09 May 2024
35. Letter Confirming the VMP was prepared in Response to condition B39 prepared by Ecological Australia dated 23 April 2024
36. Letter regarding Building Plan Assessment - Referred prepared by Sydney Water dated 17 April 2024
37. Long Service Levy Receipt prepared by Long Service Corporation dated 09 May 2024
38. Non-Friable Asbestos Removal Licence No AD211153 for Danny Challita, Michael Moit and Ricardo Fernandes
39. Post Approval Form regarding Construction Waste Management Plan for DA condition C23 prepared by Fraser Property Retail Holdings
40. Post Approval Form regarding Air Quality Management Sub Plan for DA Condition C-20 prepared by Fraser Property Retail Holdings
41. Post Approval Form regarding Construction Noise and Vibration for DA Condition C 19 prepared by Fraser Property Retail Holdings



Development Consent

Certificate no: SSD31515622 Date of Determination: 19.02.2024

Certificate / Registered Certifier

McKenzie Group Consulting (NSW) Pty Ltd, certify that the work, if completed in accordance with these plans and specifications will comply with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 as referred to in Section 6.8 of the Environmental Planning and Assessment Act 1979.

Signature 

Signed on behalf of the Company McKenzie Group Consulting (NSW) Pty Ltd (ACN 093 211 995)
Registered Body Corporate No. RBC 00006
Signed by: **Paul Curjak**
Registered Certifier Grade: Building Surveyor—Unrestricted
Registered Certifier No.: BDC 2773

Date of endorsement 10 July 2024
Certificate Number **220369/02**

Note: Prior to commencement of work section 6.6 of the Environmental Planning and Assessment Act 1979 must be satisfied.

ATTACHMENT 1 Conditions of Approval

Pursuant to Section 22 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Fire safety systems in class 2-9 buildings – the Act S6.33(1)

1. It is a condition of this construction certificate for building work involving the installation, modification or extension of the relevant fire safety system cannot commence unless:
 - a) plans have been submitted to the principal certifying authority that show:
 - i. in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
 - ii. in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of the relevant fire safety system, and
 - b) specifications have been submitted to the principal certifying authority that:
 - i. describe the basis for design, installation and construction of the relevant fire safety system, and
 - ii. identify the provisions of the Building Code of Australia upon which the design of the system is based, and
 - c) those plans and specifications:
 - i. are certified by a compliance certificate as complying with the relevant provisions of the Building Code of Australia, or
 - ii. are endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, and
 - d) if the plans and specifications were submitted before the construction certificate was issued—the are endorsed by a certifier with a statement that the certifier is satisfied that it correctly identifies relevant performance requirements and the deemed-to-satisfy provisions, and
 - e) if those plans and specifications were not submitted before the construction certificate was issued—each of them was endorsed by the principal certifier with a statement that the principal certifier is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.
2. Subsection (1)(c)(ii) does not apply to the extent of an exemption under section 74(4).



ATTACHMENT 2

Notification of Required Inspections

(Pursuant to Section 6.6(2)(b) of the Environmental Planning and Assessment Act 1979)

McKenzie Group Consulting are required to undertake inspections at the following stages of the development:

- (a) after excavation for, and before placement of, the first footing,
- (b) before covering stormwater drainage connections,
- (c) after the building work is completed and before an occupation certificate is issued for the building (the *final critical stage inspection*).

48 hours prior notice is required for each booking. Please ensure all works are completed and ready for inspection prior to an inspector reaching the site.

Note: *The builder is not to proceed beyond an inspection stage until written approval to proceed has been given by McKenzie Group Consulting.*

Note: *If inspections are missed McKenzie Group Consulting may not be able to issue an Occupation Certificate for your development.*

