

CONSTRUCTION CERTIFICATE No. 220369/03

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
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 3 - In-ground services and footings/piles, and retaining walls/shoring.
Use: Retail
BCA classification: 6, 7a
BCA Edition: NCC 2022

Determination

Approved/Refused: Approved
Date of Determination: 09 September 2024

Plans and specifications approved

- MGC Approved Plans prepared by Hames Sharley numbered: 100 [F], 120 [G], 200 [L], 210 [M]

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. Certificate of Conformity No. 20242 for Dintel Walls dated 16 June 2023
7. Certificate of Registration for Royston William Lowe
8. Classification Report No. ASCRRTF180310 prepared by Warrington Fire dated 5 April 2019
9. Design Certificate for Hydraulic works prepared by Sparks & Partners dated 27 August 2024
10. Design Statement for Structural works prepared by Henry & Hymas dated 26 August 2024
11. Letter regarding Hydraulic conductivity prepared by Optimal Stormwater dated 11 April 2024
12. Letter regarding Northern Bio-Filtration Basin Certification prepared by Optimal Stormwater dated 11 April 2024
13. Plans for Electrical works prepared by IGS numbered: ECQ3-E-100 [05], ECQ3-E-101 [05]
14. Plans for Hydraulic works prepared by Penrith Lakes Plumbing numbered: H-100 Site [1], H-101 Base [1], H-102 Grou [1], H-104 Base [1], H-105 Grou [1], H-201 Base [1], H-202 Base [1], H-203 Base [1], H-204 Base [1], H-210 Grou [1], H-211 Grou [1], H-212 Grou [1], H-213 Grou [1], H-214 Grou [1], H-215 Grou [1], H-232 Base [1], H-233 Base [1], H-234 Base [1], H-240 Grou [1], H-241 Grou [1], H-242



- Grou [1], H-243 Grou [1], H-244 Grou [1], H-245 Grou [1], H-701 Base [1], H-702 Grou [1], H-703 Deta [1]
15. Plans for Structural works prepared by Henry & Hymas numbered: ECQ3-S-001 [F], ECQ3-S-002 [F], ECQ3-S-201 [F], ECQ3-S-202 [F], ECQ3-S-203 [F], ECQ3-S-204 [F], ECQ3-S-205 [F], ECQ3-S-206 [F], ECQ3-S-207 [F], ECQ3-S-208 [F], ECQ3-S-209 [F], ECQ3-S-210 [E], ECQ3-S-215 [F], ECQ3-S-290 [E], ECQ3-S-430 [E], ECQ3-S-590 [E], ECQ3-S-601 [F], ECQ3-S-611 [G], ECQ3-S-691 [E]
 16. Design Statement for Architectural Services prepared by Hamas Sharley dated 30 August 2024
 17. Design Statement for Electrical Services prepared by Integrated Group Services dated 27 August 2024
 18. Design Statement for Wet Fire Services prepared by Hycadia dated 22 August 2024
 19. Plans for Fire Sprinkler Layout prepared by Precision Fire Protection Services numbered: ECQ3-F-PFP-105
 20. Plans for Civil works prepared by Henry & Hymas: ECQ-C-000 [D], ECQ-C-010 [D], ECQ-C-200 [D], ECQ-C-203 [F], ECQ-C-204 [E], ECQ-C-205 [E], ECQ-C-206 [F], ECQ-C-207 [E], ECQ-C-208 [E], ECQ-C-209 [F], ECQ-C-209a [E], ECQ-C-210 [A], ECQ-C-220 [A], ECQ-C-301 [E], ECQ-C-302 [F], ECQ-C-310 [C], ECQ-C-311 [C], ECQ-C-315 [C], ECQ-C-316 [C], ECQ-C-319 [C], ECQ-C-320 [C], ECQ-C-340 [C], ECQ-C-510 [D], ECQ-C-521 [D], ECQ-C-529 [F], ECQ-C-611 [E], ECQ-C-612 [E], ECQ-C-613 [E], ECQ-C-614 [D], ECQ-C-620 [D], ECQ-C-621 [D], ECQ-C-622 [B], ECQ-C-701 [D], ECQ-C-702 [E], ECQ-C-710 [D], ECQ-C-711 [E], ECQ-C-750 [C], ECQ-C-751 [D], ECQ-C-752 [D], ECQ-C-753 [C], ECQ-C-754 [C], ECQ-C-755 [B], ECQ-C-756 [B], ECQ-C-757 [B], ECQ-C-758 [D], ECQ-C-759 [B], ECQ-C-760 [B], ECQ-C-761 [B], ECQ-C-762 [A], ECQ-C-763 [A], ECQ-C-801 [C], ECQ-C-802 [B],
 21. Design Statement for Civil works prepared by Henry & Hymes dated 6 September 2024

Development Consent

| | |
|-----------------|------------------------|
| Certificate no: | Date of Determination: |
| SSD 31515622 | 19 February 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



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|---------------------------------|---|
| 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 |

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|---------------------|-------------------|
| Date of endorsement | 09 September 2024 |
| Certificate Number | 220369/03 |

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:

- ***after excavation for, and before the placement of, the first footing,***
- ***before covering stormwater drainage connections,***
- ***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.*

