

CONSTRUCTION CERTIFICATE No. 220369/01

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 4 10 Valentine Avenue, PARRAMATTA NSW 2150

Property details

Address: 141 Rooty Hill Road South, Eastern Creek NSW 2766
Lot/Portion No: Lot 12, Lot 3, Lot 1
DP No: DP 1245264, DP 1260111, DP 581882
Municipality: Blacktown City Council

Description and value of development

Description: A concept proposal with 39,500m² of gross floor area in two stage with: a retail outlet centre and ancillary uses, site layout and building height plane, site specific design guidelines, concept landscape design & concept road upgrades.
Value of work: \$6,118,306.70

Building Code of Australia building classification

Part: Stage 1 early works consisting of: Site subdivision, tree & vegetation clearing, temporary early bulk earthworks, extension of Goldsbro Glade to Lot 3.
Use: Shopping Centre
BCA classification: 6, 7a (when complete)
BCA Edition: NCC 2022

Determination

Approved/Refused: Approved
Date of Determination: 31 May 2024

Plans and specifications approved

- MGC Approved Plans prepared by Henry & Hymas numbered: ECQ-C-BE50[A]

Attachments

1. Notification of required inspections
2. Fire safety schedule.
3. Application form for Construction Certificate
4. 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.
5. Air Quality Management Plan A101024.0214.00v1F prepared by ADE Consulting Group dated 15 May 2024
6. Construction Noise & Vibration Management Sub-Plan 20240425.1 Rev 1 prepared by Acoustic Logic dated 15 May 2024
7. Construction Soil and Water Management Sub Plan E11250-1 Rev B prepared by Atlas Geotechnical Services dated 17 May 2024
8. Accredited Plant Locators prepared by Certified Locator
9. BYDA Excavation Disclaimer prepared by Endeavour Energy
10. Construction Program Rev 14 prepared by MOITS dated 7 May 2024
11. Credit retirement report 202405-RT-945 prepared by BioBanking dated 6 May 2024
12. Statement regarding Demolition works prepared by MOITS dated 20 May 2024
13. Email correspondence regarding Location of NBN Facilities prepared by Dial Before You Dig dated 3 May 2024
14. Guide to Reading Sydney Water Before You Dig Plans prepared by Dial Before You Dig
15. Important Information About Before You Dig prepared by Dial Before You Dig
16. Email correspondence regarding Indicative Plans & Legend prepared by Dial Before You Dig dated 3 May 2024
17. Letter regarding High Pressure Gas Mains Enquiry prepared by Jemena Dial Before You Dig dated 3 May 2024

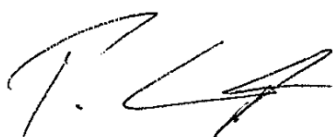
18. Non-Friable Asbestos Removal Licence AD211153 prepared by SafeWork NSW dated 29 August 2022
19. Certificate of Currency for Professional Indemnity Insurance prepared by Lockton dated 14 May 2024
20. Section 73 Compliance Certificate prepared by Sydney Water dated 13 March 2024
21. Pamphlet regarding Working Near NBN Cables prepared by NBN & Dial Before You Dig
22. Certificate of Currency for Primary Public & Products Liability prepared by XL Insurance Company dated 10 October 2023
23. Telstra Duty of Care – Before You Dig Australia v31.4a prepared by Telstra Limited dated January 2024
24. Telstra Map Legend v3_9a prepared by Telstra Limited
25. BYDA Underground Search Report prepared by Endeavour Energy dated 3 May 2024
26. Third Party Awareness Flyer Rev 1 prepared by Jemena dated 30 October 2018
27. Jemena Gas Network Protection – Assets Affected prepared by Jemena
28. Receipt for Landscape works prepared by Blacktown City Council dated 9 May 2024
29. Unexpected Finds Protocol-Contamination Ver. V1f prepared by ADE Consulting Group dated 15 May 2024
30. Email Correspondence regarding Condition 20 for Remediation-Unexpected Finds Protocol prepared by JBS&G dated 24 May 2024
31. Map for Job No. 36599330 prepared by Sydney Water Corporation dated 03 May 2024
32. Air Quality Management Plan works Ver. v1F prepared by ADE Consulting Group dated 15 May 2024
33. Plans for Cable works prepared by Telstra dated 03 May 2024
34. Plan for Onsite Carpark
35. Plans for Electrical Services prepared by Endeavour Energy numbered: BDYD Sequence no.238738348 (Pages 1-6)
36. Plans for General indication prepared by Blacktown City Council
37. Plans for Gas Network prepared by Jemena numbered: BDYD Sequence no. 238738351 (Pages 1-10)
38. Post Approval Form Proponent Details for Tamara Carter prepared by NSW Government
39. Sub-Plan for Construction Noise & Vibration Management Rev.1 prepared by Acoustic Logic dated 15 May 2024
40. Email Correspondence regarding Final CNVMP prepared by Moits dated 24 May 2024
41. Email Correspondence regarding CNVMP complies with DA Consent prepared by Acoustic Logic dated 24 May 2024
42. Email Correspondence regarding AQMP compliance with DA Condition B5 prepared by ADE Consulting Group dated 23 May 2024
43. Subcontract Agreement 24-002-0010 AQF Level 5 Arborist prepared by Moits dated 27 February 2008

Development Consent

Certificate no: SSD-10457	Date of Determination: 24 April 2023
Certificate no: MOD 1	Date of Determination: 25 August 2023
Certificate no: MOD 2	Date of Determination: 20 December 2023

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 31 May 2024
Certificate Number **220369/01**

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

ATTACHMENT 1

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 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.*

