

CONSTRUCTION CERTIFICATE No. 220369/04

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 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: Infrastructure works located outside of site boundary
Use: Road
BCA classification: N/A
BCA Edition: NCC 2022

Determination

Approved/Refused: Approved
Date of Determination: 04 July 2025

Plans and specifications approved

- MGC Approved Plans prepared by Henry & Hymas numbered: <<C000, C010, C011, C100, C101, C102, C103, C104, C105, C106, C107, C108, C111, C112, C117, C118, C119, C121, C122, C123, C124, C125, C130, C131, C132, C133, C134, C135, C136, C140, C141, C142, C150, C151, C152, C153, C154C, 154a, C154b, C155, C156, C157, C158, C159, C160, C161, C180, C190, C201, C202, C203, C204, C205, C206, C210, C211, C212, C213, C214, C250, C251, C300, C310, C500, C501, C502, C503, C504, C505, C506, C510, C511, C512, C513, C514, C515, C551, C552, C553, C554, C555, C601, C602, C603, C604, C605, C606, C607, C608, C611, C612, C613, C614, C615, C616, C617, C618, C620, C621, C630, C631, C632, C633, C701, C702, C703, C704, C801, C802, C803, C804, C805, C900, C901, C902, C903, C904, C905. >>

Attachments

1. Notification of required inspections
2. TfNSW Civil Design Acceptance Letter prepared by Transport for NSW dated 02 May 2025
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. Eastern Creek Business Hub Stage 3 Biodiversity Management Plan Ver v4 prepared by Eco Logical Australia dated 22 May 2024
6. ECQ3 Outlet Active Transport Plan Rev V3 prepared by Frasers Property Australia dated 02 May 2024
7. Email Correspondence regarding Satisfaction of Condition B42 prepared by Frasers Property Australia dated 01 May 2024



8. Email Correspondence regarding Satisfaction of Biodiversity Management Plan Ver 4 prepared by Blacktown City Council dated 22 May 2024
9. Email Correspondence regarding BCC Contribution prepared by Frasers Property dated 30 April 2024
10. Email Correspondence regarding Confirmation of Endorsements prepared by Blacktown City Council dated 08 May 2024
11. Letter regarding Relocation of Vehicle Crossover and Associated Landscaping prepared by Transport for NSW dated 07 August 2024
12. Letter of Owners Consent prepared by Frasers Property Australia dated 08 March 2024
13. Letter regarding Biodiversity Management Plan prepared by DPHI dated 30 May 2024
14. Letter regarding DA Conditions B43 and B44 prepared by DPHI dated 25 June 2024
15. Letter regarding DA Condition B43 prepared by Frasers Property Australia dated 22 July 2024
16. Major Works Authorisation Deed Ver 11 prepared by TfNSW dated Nov 2021
17. Agreement in Principle for Traffic Signal Control prepared by Transport NSW dated 09 May 2023
18. Agreement in Principle for Modification of Traffic Signal Control prepared by Transport NSW dated 19 June 2023
19. Design Certificate for Road Lighting prepared by Shelmerdines Consulting Engineers dated 17 April 2025
20. Executed Major Work Authorisation Deed (WAD) prepared by Fraser Property and TfNSW dated 10 October 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



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	04 July 2025
Certificate Number	220369/04

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 excavation for, and before the placement of, a footing,
- before pouring an in-situ reinforced concrete building element,
- 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.*

