

CONSTRUCTION CERTIFICATE No. 220369/05

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, Lot 3
DP No: DP 1245264, DP 1260111, DP 581882, DP 31130
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 02 - Main building structure, external facade, roofing, internal layout, internal services and landscaping
Use: Retail
BCA classification: 6, 7a
BCA Edition: NCC 2022

Determination

Approved/Refused: Approved
Date of Determination: 11 November 2024

Plans and specifications approved

- MGC Approved Plan prepared by Hames Sharley numbered 001[3], 100[3], 101[3], 103[3], 104[3], 105[3], 106[3], 107[3], 108[3], 109[3], 110[3], 111[3], 120[4], 200[4], 201[4], 202[3], 203[3], 204[3], 205[3], 206[4], 210[3], 211[3], 212[3], 212[4], 213[3], 214[3], 215[3], 216[3], 220[3], 221[3], 222[3], 223[3], 224[3], 225[3], 226[3], 230[3], 231[3], 232[3], 250[3], 255[3], 260[3], 261[3], 263[3], 264[3], 265[3], 266[3], 270[3], 271[3], 272[3], 273[3], 274[3], 275[3], 276[3], 300[2], 303[2], 304[2], 305[2], 306[2], 310[2], 311[2], 312[2], 313[2], 314[2], 315[2], 316[2], 400[3], 401[3], 402[3], 403[3], 500[3], 501[3], 502[3], 503[3], 504[3], 505[3], 506[3], 600[2], 601[2], 603[2], 610[2], 611[2], 612[2], 613[2], 614[3], 615[2], 616[2], 621[2], 622[2]

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. Letter regarding Detailed Landscape Plan prepared by NSW Government dated 22 October 2024
6. Letter regarding Additional Engagement Report prepared by NSW Government dated 13 August 2024
7. Letter regarding Flood Risk Management Plan prepared by NSW Government dated 02 October 2024
8. Letter regarding Materials & Finishes prepared by NSW Government dated 02 October 2024
9. Letter regarding Flood and Overland Flow Protection prepared by NSW Government dated 22 October 2024



10. Design Statement for Architectural Services prepared by Hames Sharley dated 05 November 2024
11. Compliance Statement for Architectural Services prepared by Hames Sharley dated 05 November 2024
12. Architectural Design Statement for Fire Safety Measures prepared by Hames Sharley dated 05 November 2024
13. Certificate of Compliance for Bushfire Works prepared by ABPP dated 2 October 2024
14. Bushfire Emergency Evacuation Plan prepared by Frasers Property dated October 2024
15. Certificate for Water Efficient Fixtures and Fittings prepared by Penrith Lakes Plumbing dated 08 October 2024
16. Certificate of Currency for Professional Indemnity Insurance prepared by AON dated 31 May 2024
17. Certificate of Currency for Professional Indemnity Policy prepared by PACIFIC Indemnity dated 29 July 2024
18. Letter regarding DA Condition B45 prepared by Frasers Property dated 20 August 2024
19. Design Statement for Parking Facilities prepared by Ason Group dated 02 October 2024
20. Crime Prevention Management Plan prepared by Hames Sharley dated 05 November 2024
21. Design Certificate for Automatic Fire Detection & Alarm System Works prepared by Precision Fire Protection dated 03 October 2024
22. Design Certificate for Acoustic Design prepared by Acoustic Logic dated 01 October 2024
23. Design Certificate for Hydraulic & Fire Services prepared by Sparks & Partners dated 09 October 2024
24. Design Certificate for Landscape Services prepared by ARCADIA dated 29 October 2024
25. Design Statement for Civil Services prepared by Henry and Hymas dated 22 October 2024
26. Design Statement for Electrical Services prepared by Integrated Group Services dated 31 October 2024
27. Design Statement for Mechanical Services prepared by Equilibrium Air Conditioning dated 22 October 2024
28. Design Statement for Mechanical Services prepared by Fusion HVAC Australia dated 28 October 2024
29. Design Statement for Wet Fire Services prepared by JKVB dated 23 October 2024
30. mail Correspondence regarding Initial Fire Safety Report prepared by Fire NSW dated 16 October 2024
31. Fire Engineering Report No 202031 FER 03 prepared by Buildcorp Group dated 03 October 2024
32. Management Plan for Flood Risk prepared by J. Wyndham Prince dated August 2024
33. Design Statement for Structural Services prepared by Henry and Hymas dated 03 October 2024
34. Design Statement for Structural Services prepared by Henry and Hymas dated 15 October 2024
35. Report for Section J JV3 No SY2121683 Rev 7 prepared by NORTHROP dated 26 September 2024
36. Sanitary Fixtures Schedule Rev 001 prepared by Penrith Lakes Plumbing dated 26 August 2024
37. Report for Reflective Glare Initial Assessment No. IB241881 00 FA RP01 Rev 1 prepared by NORTHROP dated 27 August 2024
38. Design Certificate for Lift Services prepared by Kleemann Lifts dated 22 October 2024
39. Lift Car Finishes Schedule Rev 0 prepared by Kleemann Lifts dated 10 July 2024
40. Design Compliance Statement for Access Services prepared by MGAC dated 5 November 2024
41. Report for Access Design Review No. 00421 Rev DDv3.0 prepared by Jensen Hughes dated 5 November 2024
42. Practitioner Details for Ross Ferraro
43. Practitioner Details for Graham Swain
44. Plan for Lift No 2 Cabin prepared by Kleemann Lifts dated 12 July 2024
45. Plan for Lift No 4 Cabin prepared by Kleemann Lifts dated 12 July 2024
46. Architectural Specifications for EQC Outlet Stage 3 prepared by Hames Sharley dated 29 October 2024
47. Energy Efficiency Statement prepared by Northrop dated 30 September 2024
48. Energy Efficiency Statement for Item Numbers 15 16 B16 B17 prepared by Northrop dated 30 September 2024
49. Floor Plan prepared by Hames Sharley numbered: 210[2], 900[1]
50. Plans for Civil Engineering works prepared by Henry & Hymas numbered: 000 [01], 010 [01], 200[01], 203 [01], 204 [01], 205 [01], 206 [01], 207 [01], 208 [01], 209 [01], 209a [01], 210 [01], 319 [01], 320 [01], 510 [01], 521 [01], 522 [01], 523 [01], 524 [01], 525 [01], C526 [01], 527 [E], 528 [E], 529 [F], 530 [E], 611 [01], 612 [E], 613 [02], 614 [D], 620 [D], 621 [D], 622 [B], 755 [B], 756 [B], 757 [B], 759 [B], 760 [B], 761[B], 762 [A], 763 [A], BE01 [F], SE05 [B]
51. Plans for Electrical Services prepared by Hames Sharley numbered: 001 [06], 100 [09], 101 [08], 102 [04], 200 [07], 201 [07], 202 [07], 203 [06], 204 [05], 205 [02], 210 [05], 211 [05], 212 [05], 213 [05], 214 [05], 215[05], 600 [05], 601 [05], 602 [06], 605 [02]
52. Plans for Fire Services prepared by Precision dated 03 October 2024 - ECQ3-FD-PFP-104 [C], ECQ3-FD-PFP-105 [C], ECQ3-FD-PFP-202 [C], ECQ3-FD-PFP-203 [C], ECQ3-FD-PFP-204 [C], ECQ3-FD-PFP-210 [C], ECQ3-FD-PFP-211 [C], ECQ3-FD-PFP-212 [C], ECQ3-FD-PFP-213 [C], ECQ3-FD-



- PFP-214 [C], ECQ3-FD-PFP-215 [C], ECQ3-FD-PFP-601 [C], ECQ3-F-PFP-001 [C], ECQ3-F-PFP-104 [C], ECQ3-F-PFP-105 [E], ECQ3-F-PFP-202 [C], ECQ3-F-PFP-202 [C], ECQ3-F-PFP-202 [C], ECQ3-F-PFP-210 [C], ECQ3-F-PFP-211 [C], ECQ3-F-PFP-212 [C], ECQ3-F-PFP-213 [C], ECQ3-F-PFP-214 [C], ECQ3-F-PFP-215 [C], ECQ3-F-PFP-601 [D], ECQ3-F-PFP-602 [C], ECQ3-F-PFP-601 [C]
53. Plans for HVAC Layout prepared by Fusion Modulair numbered: M-001 [1], M-100 [1], M-101 [1], M-102 [1], M-103 [1], M-104 [1], M-105 [1], M-106 [1], M-110 [1], M-111 [1], M-112 [1], M-200 [1], M-201 [1], M-202 [2], M-203 [1], M-204 [1], M-205 [1], M-206 [1], M-500 [1], M-501 [1], M-502 [1], M-503 [1], M-504 [1], M-505 [1], M-506 [1], M-507 [1], M-510 [1], M-511 [1], M-512 [1], M-800 [1], M-900 [1], M-901 [1], M-902 [1], M-903 [1], M-904 [1], M-905 [1], M-906 [1], M-907 [1], M-908 [1], MB-200 [1], MB-201 [1], MB-202 [1], MB-203 [1], MB-204 [1], MB-205 [1], MB-206 [1], M-002 [ST9], MB-VPAC135-30B [ST11], MB-VPAC135-31 [ST11], MB-VPAC135-32 [ST11], MB-VPAC135-33 [ST11], MB-VPAC135-50 [ST2], MB-VPAC135-51 [ST2]
 54. Plans for Landscapes Services prepared by FRASERS Property numbered ECQ3-L-000[J], ECQ3-L-001[J], ECQ3-L-002[J], ECQ3-L-003[J], ECQ3-L-004[A], ECQ3-L-100[J], ECQ3-L-201[J], ECQ3-L-202[J], ECQ3-L-203[J], ECQ3-L-204[J], ECQ3-L-205[J], ECQ3-L-206[J], ECQ3-L-207[J], ECQ3-L-208[J], ECQ3-L-209[J], ECQ3-L-210[J], ECQ3-L-211[J], ECQ3-L-212[J], ECQ3-L-213[J], ECQ3-L-214[J], ECQ3-L-215[J], ECQ3-L-216[J], ECQ3-L-217[J], ECQ3-L-218[J], ECQ3-L-301[I], ECQ3-L-302[I], ECQ3-L-303[I], ECQ3-L-304[I], ECQ3-L-305[I], ECQ3-L-306[I], ECQ3-L-307[I], ECQ3-L-308[I], ECQ3-L-309[I], ECQ3-L-310[I], ECQ3-L-311[I], ECQ3-L-312[I], ECQ3-L-313[I], ECQ3-L-314[I], ECQ3-L-315[I], ECQ3-L-316[I], ECQ3-L-317[I], ECQ3-L-318[I], ECQ3-L-401[I], ECQ3-L-402[I], ECQ3-L-403[I], ECQ3-L-404[I], ECQ3-L-405[I], ECQ3-L-406[I], ECQ3-L-407[I], ECQ3-L-408[I], ECQ3-L-409[I], ECQ3-L-410[I], ECQ3-L-411[I], ECQ3-L-412[I], ECQ3-L-413[I], ECQ3-L-414[I], ECQ3-L-415[I], ECQ3-L-416[I], ECQ3-L-417[I], ECQ3-L-418[I], ECQ3-L-501[I], ECQ3-L-502[I], ECQ3-L-503[I], ECQ3-L-504[I], ECQ3-L-505[I], ECQ3-L-506[I], ECQ3-L-507[I], ECQ3-L-508[I], ECQ3-L-601[I], ECQ3-L-602[I], ECQ3-L-603[I], ECQ3-L-604[I], ECQ3-L-605[I], ECQ3-L-611[I], ECQ3-L-612[I], ECQ3-L-613[I], ECQ3-L-621[I], ECQ3-L-622[I], ECQ3-L-631[I], ECQ3-L-632[E], ECQ3-L-633[C], ECQ3-L-634[G], ECQ3-L-635[C], ECQ3-L-636[G], ECQ3-L-637[G], ECQ3-L-641[I], ECQ3-L-651[I], ECQ3-L-671[I], ECQ3-L-672[I]
 55. Plans for Lift No 1 Cabin prepared by Kleemann Lifts dated 12 July 2024
 56. Plans for Lift No 1 prepared by Kleemann Lifts numbered: SHEETS 1-17
 57. Plans for Lift No 2 prepared by Kleemann Lifts numbered: SHEETS 1-17
 58. Plans for Lift No 4 prepared by Kleemann Lifts numbered: SHEETS 1-17
 59. Plans for Mechanical Services prepared by Equilibrium Air Conditioning numbered: ECQ3-ME-001[C], ECQ3-ME-100[D], ECQ3-ME-101[C], ECQ3-ME-102[C], ECQ3-ME-203[D], ECQ3-ME-204[D], ECQ3-ME-205[D], ECQ3-ME-206[B], ECQ3-ME-211[C], ECQ3-ME-212[D], ECQ3-ME-213[C], ECQ3-ME-214[C], ECQ3-ME-215[C], ECQ3-ME-216[C], ECQ3-ME-221[D], ECQ3-ME-222[E], ECQ3-ME-223[E], ECQ3-ME-224[E], ECQ3-ME-225[D], ECQ3-ME-226[E]
 60. Plans for Stage 3 WAD Works prepared by Sydney Water (2) numbered: SHEET 1
 61. Plans for Stage 3 WAD Works prepared by Sydney Water numbered: SHEET 1-3
 62. Plans for Structural works prepared by Henry & Hymas dated 06 December 2013 - ECQ3-S-001 [1], ECQ3-S-002 [1], ECQ3-S-201 [1], ECQ3-S-202 [1], ECQ3-S-203 [1], ECQ3-S-204 [1], ECQ3-S-205 [1], ECQ3-S-206 [1], ECQ3-S-207 [1], ECQ3-S-208 [1], ECQ3-S-209 [1], ECQ3-S-210 [1], ECQ3-S-215 [1], ECQ3-S-221 [F], ECQ3-S-222 [F], ECQ3-S-223 [F], ECQ3-S-224 [F], ECQ3-S-225 [F], ECQ3-S-226 [E], ECQ3-S-241 [G], ECQ3-S-242 [G], ECQ3-S-243 [G], ECQ3-S-244 [G], ECQ3-S-245 [G], ECQ3-S-246 [G], ECQ3-S-247 [G], ECQ3-S-248 [G], ECQ3-S-250 [E], ECQ3-S-251 [E], ECQ3-S-254 [B], ECQ3-S-255 [B], ECQ3-S-261 [H], ECQ3-S-262 [H], ECQ3-S-263 [H], ECQ3-S-264 [H], ECQ3-S-265 [H], ECQ3-S-266 [H], ECQ3-S-270 [F], ECQ3-S-271 [F], ECQ3-S-288 [F], ECQ3-S-410 [F], ECQ3-S-411 [F], ECQ3-S-412 [F], ECQ3-S-413 [F], ECQ3-S-420 [F], ECQ3-S-550 [B], ECQ3-S-551 [B], ECQ3-S-552 [B], ECQ3-S-614 [E], ECQ3-S-616 [E], ECQ3-S-619 [E], ECQ3-S-621 [F], ECQ3-S-631 [E], ECQ3-S-635 [F], ECQ3-S-636 [A], ECQ3-S-661 [F], ECQ3-S-662 [F], ECQ3-S-663 [E], ECQ3-S-664 [B], ECQ3-S-665 [B], ECQ3-S-666 [B], ECQ3-S-667 [B], ECQ3-S-668 [A], ECQ3-S-669 [A], ECQ3-S-681 [F], ECQ3-S-691 [1], ECQ3-S-710 [E]
 63. Plans for Wet Fire Services prepared by Precision Fire Protection Services numbered ECQ3-F-PFP-001[C], ECQ3-F-PFP-104[C], ECQ3-F-PFP-105[E], ECQ3-F-PFP-202[C], ECQ3-F-PFP-203[C], ECQ3-F-PFP-204[C], ECQ3-F-PFP-210[C], ECQ3-F-PFP-211[C], ECQ3-F-PFP-212[C], ECQ3-F-PFP-213[C], ECQ3-F-PFP-214[C], ECQ3-F-PFP-215[C], ECQ3-F-PFP-601[D], ECQ3-F-PFP-602[C], ECQ3-F-PFP-603[C]
 64. Letter regarding Design Amendments prepared by NSW Government dated 7 November 2024
 65. Technical Data Sheet for Passenger Lifts prepared by Kleeman
 66. Performance Solution Report for Weatherproofing prepared by Hames Sharley dated 04 November 2024



Development Consent

Certificate no: SSD31515622 Date of Determination: 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 11 November 2024
Certificate Number 220369/05

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 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.*

