

CONSTRUCTION CERTIFICATE No. 220369/06

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: SSD8588 MOD6 – Provision of an internal connection to ECQ Lot 3 and GFA changes
Value of work: \$116,037,555.00

Building Code of Australia building classification

Part: Internal connection between Stage 1 and Stage 3
Use: Commercial Premise
BCA classification: 6
BCA Edition: NCC 2022

Determination

Approved/Refused: Approved
Date of Determination: 17 April 2025

Plans and specifications approved

- <<MGC Approved Plans prepared by Hames Sharley numbered: 760 [8], 761 [8], 762 [2].>>

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. Long Service Levy Payment remittance prepared by Long Service Corporation dated 09 May 2024
7. Fire Engineering Consistency Statement prepared by Affinity Fire dated 16 April 2025
8. Revised GFA Table Regarding DA Condition A13 prepared by Hames Sharley dated 10 October 2024
9. Design Certificate for Structural Works prepared by Henry and Hymas dated 15 April 2025
10. Design Certificate for Electrical Services prepared by IGS dated 16 April 2025
11. Plan for Electrical Services prepared by IGS dated 25 February 2025
12. Plans for Structural Works prepared by Henry and Hymas dated 31 October 2024

Development Consent

Certificate no:	Date of Determination:
SSD8588	21 November 2018
SSD8588 MOD6	11 July 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 BDC2773

Date of endorsement 17 April 2025
Certificate Number **220369/06**

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 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.*

