

Subdivision Works Certificate

Issued under s6.4(b) of the Environmental Planning and Assessment Act 1979.

Applicant Details

Louis Towing
ESR Developments (Australia) Pty
Level 13, 39 Martin Place
Sydney NSW 2000

Development Details

DP & Lot No's Lot 1 DP835264, Lots 218-219 DP457024, Lot 2151 DP135859, Lot 2 DP516449,
Lot 163-164, 168-188 and 216 DP8716, Lot 1 DP119616, Lots 4-6 DP226294,
Lots 50-52, DP1144623, Lot 7 DP803359, Lots 6-10 DP801210, Lot 4 DP585492,
Lot 4 DP583442, Lot 1 DP130050 and Lot 2 DP1263824
Address 3 – 14 Augusta Street, Blacktown NSW 2148

Development Consent Detail

LGA	Blacktown City Council
Consent No.	SSD-36138263
Date of Issue	17 December 2024
Development Description	Construction and operation of a warehouse and distribution centre comprising of four warehouse including one multi-level building, 15 warehouse tenancies including fitout, subdivision, car parking, landscaping, local road upgrades to Flushcombe Road, Augusta Street, and State intersection upgrades to Greater Western Highway / Flushcombe Road and Great Western Highway / Prospect Highway.

Certification Details

Determination

The application is approved.

I, Garry Ryan (certifying authority) certify that:-

1. Works completed in accordance with the plans and specifications listed below, will comply with the requirements of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, and as referred to in section 6.12 of the Environmental Planning and Assessment Act 1979.

The following plans and specifications comply with the standards or requirements listed below:

SYDNEY

P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST

P (02) 4325 5255
E coast@brs.com.au

HUNTER

P (02) 4966 8388
E hunter@brs.com.au

COFFS HARBOUR

P (02) 5642 4222
E coffs@brs.com.au

NORTHERN RIVERS

P (02) 6681 6696
E northernrivers@brs.com.au

SOUTHEAST QLD

P (07) 5582 6555
E seqld@brs.com.au

Details of Plans and Specifications

"HUNTINGWOOD EAST ESTATE; Augusta Street, Huntingwood East, NSW, 2148; Civil Early Works Package; SSD-36138263" Prepared by Costin Roe Consulting, Issued 2, Dated 11/09/2025, as stamped.

"Augusta Street, Huntingwood East, NSW, 2148; Section 138 Package" Prepared by Costin Roe Consulting, Issue C, Dated 29/01/2025. As stamped and marked up

The works approved under this Subdivision Works Certificate are limited to the works that fall out of the existing road reserve associated with Augusta street only. No works inside the property boundary are approved under this Subdivision Works Certificate. Any works beyond the property boundary must be carried out under the relevant Roads Act approval. Extent of works as shown on drawing EW400 highlighted in blue and noted "subject to Subdivision works Certificate"

The only retaining walls approved under this Subdivision Works Certificate are Retaining Wall 1E in its entirety, and Retaining Wall 2D between chainages 134 and 181 only. All other retaining walls are not approved under this SWC. Where retaining walls have not been approved, temporary batters are to be provided in accordance with the PSM Specification.

The headwalls and energy dissipation required as part of the culvert crossing approved as part of the roads act approval are included as part of this Subdivision Works Certificate.

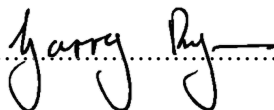
See attached Schedule 1

Standards or Requirements Complied With

Blacktown City Council's Engineering Guidelines for Development.

Accreditation Details

Certificate No	250062SW01
Category of Accreditation	Certifier - Subdivision
Date of Issue	24 October 2025
Issued By	Garry Ryan
Accred.No.	BDC0565
Accreditation Body	New South Wales Department of Fair Trading

Signed: 

Schedule 1

Attachment to Subdivision Works Certificate No. 250062SW01
List of Plans & Specifications

Author	Description	Plan No.	Rev.
Drawing Set 1			
Costin Roe Consulting	Drawing list & General Notes	C01394.03-RI100	C
Costin Roe Consulting	Existing and proposed Services Augusta Street	C01394.03-RI152	B
Costin Roe Consulting	Existing kerb and proposed kerb plan	C01394.03-RI153	A
Costin Roe Consulting	Erosion and Sediment Control Plan	C01394.03-RI200	A
Costin Roe Consulting	Erosion and Sediment Control Details	C01394.03-RI250	A
Costin Roe Consulting	Bulk Earthworks Plan	C01394.03-RI300	B
Costin Roe Consulting	Cut/Fill Plan	C01394.03-RI301	A
Costin Roe Consulting	Road infrastructure drainage key plan	C01394.03-RI400	B
Costin Roe Consulting	Road infrastructure drainage plan Augusta Street	C01394.03-RI402	B
Costin Roe Consulting	Road Layout Key Plan	C01394.03-RI700	B
Costin Roe Consulting	Cul-De-Sac Layout – Augusta Street	C01394.03-RI711	B
Costin Roe Consulting	Augusta Street Long Sections	C01394.03-RI721	A
Costin Roe Consulting	Augusta Street Cross Sections Sheet 3	C01394.03-RI735	B
Costin Roe Consulting	Roadworks Pavement Plan	C01394.03-RI745	B
Costin Roe Consulting	Typical road section	C01394.03-RI750	B
Costin Roe Consulting	Typical Pavement Details	C01394.03-RI755	A
Costin Roe Consulting	Proposed Culvert Details	C01394.03-RI756	A
Costin Roe Consulting	Stormwater Drainage Details	C01394.03-RI759	A
Costin Roe Consulting	Roadworks Alignment Setout Plan	C01394.03-RI770	B
Drawing Set 2			
Costin Roe Consulting	Drawing list & General Notes	C01394.07-EW100	2
Costin Roe Consulting	Existing Services key plan	C01394.07-EW150	1
Costin Roe Consulting	Easement Key Plan	C01394.07-EW155	1

Costin Roe Consulting	Tree Retention Plan	C01394.07-EW156	1
Costin Roe Consulting	Erosion and Sediment Control Engineering Notes	C01394.07-EW200	0
Costin Roe Consulting	Erosion and Sediment Control Plan Stage 0	C01394.07-EW201	0
Costin Roe Consulting	Erosion and Sediment Control Plan Stage 1	C01394.07-EW202	0
Costin Roe Consulting	Erosion and Sediment Control Details Sheet 1	C01394.07-EW250	0
Costin Roe Consulting	Erosion and Sediment Control Details Sheet 2	C01394.07-EW251	0
Costin Roe Consulting	Bulk Earthworks Key Plan	C01394.07-EW300	1
Costin Roe Consulting	Bulk Earthworks Plan – Warehouse 1, 2 & Western Swale	C01394.07-EW301	2
Costin Roe Consulting	Bulk Earthworks Plan – Warehouse 3 & Western Swale	C01394.07-EW302	1
Costin Roe Consulting	Cut/fill Plan	C01394.07-EW310	1
Costin Roe Consulting	Bulk Earthworks Section – Sheet 1	C01394.07-EW350	1
Costin Roe Consulting	Stormwater drainage key plan	C01394.07-EW400	2
Costin Roe Consulting	Western Swale Plan	C01394.07-EW415	1
Costin Roe Consulting	Stormwater drainage details sheet 3	C01394.07-EW452	0
Costin Roe Consulting	Stormwater drainage details sheet 4	C01394.07-EW453	0
Costin Roe Consulting	Stormwater drainage details sheet 4	C01394.07-EW454	0
Costin Roe Consulting	Key sections plan	C01394.07-EW550	1
Costin Roe Consulting	Typical Sections Sheet 1	C01394.07-EW551	0
Costin Roe Consulting	Typical Sections Sheet 9	C01394.07-EW560	0
Costin Roe Consulting	Retaining Wall key plan	C01394.07-EW600	3
Costin Roe Consulting	Retaining Wall plan warehouse 1, 2 & Western Swale	C01394.07-EW601	3
Costin Roe Consulting	Retaining Wall plan warehouse 3 & western swale	C01394.07-EW602	3
Costin Roe Consulting	Retaining wall elevations sheet 1	C01394.07-EW611	2
Costin Roe Consulting	Retaining wall elevations sheet 2	C01394.07-EW612	3
Costin Roe Consulting	Retaining wall details sheet 1	C01394.07-EW650	3
Costin Roe Consulting	Retaining wall details sheet 2	C01394.07-EW651	2

Schedule 2

Attachment to Subdivision Works Certificate No. 250062SW01 List of Documents Relied Upon

	Title	Author	Date	Ref.
1.	SWC Portal Application	NSW Planning Portal	23/10/2025	CFT-840890
2.	Long Service Levy Payment Email	Service NSW	02/08/2025	SSD-36138263
3.	LSL Contract Sum	AWJ Civil Pty Ltd	-	-
4.	Geotechnical Report	PSM	17/04/2024	PSM4636-006L Rev 6
5.	Structural Plan – Keystone retaining wall	Cirtex	30/09/2025	20584-6400
6.	Structural Certificate – Retaining walls	Cirtex	01/10/2025	25084_6400_006
7.	Structural Plan – Headwalls	Costin Roe Consulting	26/09/2025	EW453 & EW545
8.	Structural Certificate – Headwalls	Costin Roe Consulting	09/10/2025	-
9.	Condition A15 – NBN Consultation	NBN New Developments	17/07/2024	DEV-00229148
10.	Condition A15 – Telstra Consultation	Telstra Infra Co	06/08/2024	SR371256-1
11.	Condition B31 – ESCP DPHI Approval	DPHI	14/03/2025	SSD-36138263- PA-9
12.	Condition B34 – Civil Design Certificate	Costin Roe Consulting	02/06/2025	CO13904.07- 03a