

Our Ref: 250062SW01

24 October 2025

Dean Goldsmith
Blackett Maguire + Goldsmith
PO Box 167
BROADWAY NSW 2007

Dear Dean,

Determination – Subdivision Works Certificate Application CFT-840890 Augusta Street, Blacktown

We wish to advise that the application for a Subdivision Works Certificate at the above location, has been determined with the following details:

Application Details

Applicant:	Blackett Maguire + Goldsmith
Application Date:	22 October 2025
Application Portal Ref:	CFT-840890
Site Address:	Augusta Street, Blacktown
Development Type:	Bulk Excavation, Demolition, Site Grading, Site Remediation including subdivision works associated with the Augusta St widening / extension scope only, associated with the 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.

Determination Details

Determination:	Approved
Determination Date:	24 October 2025
Determining Officer:	Garry Ryan
Certificate Reference:	250062SW01

Attached is a copy of the Subdivision Works Certificate and a copy of the associated stamped plans.

Your attention is drawn to consent conditions A6, A7 B1- B5; B22, B23, B31-B34; B37,B46,B47, B52-B54; B64 – B68, B78 an C15 which detail the requirements prior to the commencement of construction and conditions B19, B20, B33, B43, B44, B48, B50, B63, B72 and C10 – C14, which detail the requirements during the progress of the works.

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Please note that in accordance with the requirements of the Environmental Planning and Assessment Act 1979, the works which are the subject of this Subdivision Works Certificate cannot commence until:

- The person having the benefit of the development consent has appointed a Principal Certifier for the subdivision work, and;
- The Principal Certifier has, no later than 2 days before the subdivision work commences:
 - Notified the consent authority and the Council (if the Council is not the consent authority) of his or her appointment, and;
 - Notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the subdivision work, and;
- The person having the benefit of the development consent has given at least 2 days' notice to the Council, and the Principal Certifier if that is not the Council, of the person's intention to commence the subdivision work.

Please note, in the case of this development approval, BRS have been appointed as the Principal Certifier.

Works should at all times be carried out in accordance with Council's 'Engineering Requirements for Development' specification.

In accordance with Section 6.12 of the EP&A Act 1979, notification of the inspections required to be carried out in respect of the subdivision work is listed out in **Schedule A** below.

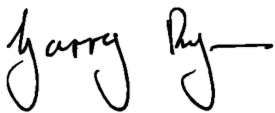
No works are permitted to commence within existing road reserves until a S138 Roads Act approval is issued by the Roads Authority.

No works are permitted within 40 metres of the top of a bank of any watercourse until a Controlled Activity Approval is issued by the NSW Office of Water.

A copy of this determination, the certificate, plans and any other associated documents have been lodged on the NSW Planning Portal and will also be registered and forwarded to Council through the Portal.

If you require any further information regarding this determination, please do not hesitate to contact me.

Yours faithfully,



Garry Ryan | Registered Certifier
Barker Ryan Stewart Pty Ltd

Schedule A – Inspection Schedule

Item	Subdivision Works Component	Inspection	Inspected By
1	Site Establishment		
1.1	Vegetation Clearing	Tree survey, tree protection details, marking of trees and extent of works, vegetation management in accordance with approved VMP	Ecologist
1.2	Isolation of site from public access and traffic control	Fencing and signage in place as per plan, maintenance of traffic control during works	BRS
2	Soil and Water Management		
2.1	Sediment basin construction	Inspection of basin location and approximate sizing in accordance with approved plans.	BRS
2.2	Construction of major controls (i.e. weirs, outlets, swales, gabions, rock mattresses, etc.)	Inspection sediment and erosion control devices per approved plans.	BRS
2.3	Regular Erosion and Sediment Control Maintenance inspections	Ongoing inspections of condition of Sed and Erosion control measure, particularly after storm events.	BRS
2.4	Stabilisation measures	Inspection of site stabilisation measure once earthworks are complete.	BRS
2.5	Revegetation of disturbed areas	Disturbed areas revegetated/turfed per approved plans.	Ecologist
3	Earthworks		
3.1	Topsoil stripping	Inspection of stripped surface prior to placement of fill	Geotech
3.2	Fill placement	Inspection of fill material and compaction testing	Geotech
3.3	Remediation	Inspection of areas for remediation and validation	Geotech
3.4	Retaining wall piers	Pier excavation and reinforcement prior to placement of concrete	Structural Engineer
3.5	Retaining wall footing	Footing excavation and reinforcement prior to placement of concrete	Structural Engineer
3.6	Retaining wall construction	Starter bar and wall reinforcement during construction prior to concrete core fill	Structural Engineer
3.7	Retaining wall drainage and backfill	Subsoil pipe placement, waterproofing, and free draining backfill	Structural Engineer / Geotech
3.8	Fill placement following retaining wall construction	Inspection of fill material and compaction testing	Geotech
4	Drainage		
4.1	Subsoil	Inspection of bedded subsoil pipe prior to backfill, including trench excavation and geofabric lining	BRS
4.2	Pipes	Inspection of bedded pipe prior to backfill, including trench excavation	BRS
4.3	Standard Pits	Inspection of formwork and reinforcement, prior to concrete placement (pit bases, walls, reductions and roof)	BRS
4.4	Structural Pits - Custom Pits &	Inspection of formwork and	Structural Engineer

	Pits with >900mm wide 'soffit'	reinforcement, prior to concrete placement (pit bases, walls, reductions and roof)	
4.5	Headwalls & Other Structures	Inspection of formwork and reinforcement, prior to pour concrete	Structural Engineer
4.6	Connection to existing system	Inspection of stormwater drainage connection to a legal point of discharge/legal point of discharge per approved plans.	BRS (if internal), Council (if outside of private property boundary)
4.7	Subsoil	Hydraulic connection of drainage behind retaining wall to street	BRS
5	Pavement		
5.1	Pavement Foundation (for unsuitable natural subgrade)	Box out, proof roll and density testing on foundation if subgrade is found to be inadequate	BRS
5.2	Subgrade	Proof roll and density testing prior to placement of sub-base course	BRS
5.3	Sub-base Course	Proof roll and pavement depth check prior to placement of kerb	BRS
5.4	Base Course	Pavement profile check prior to placement of AC sheeting	BRS
5.5	Rigid Pavement Course / Roundabout Annulus	Inspection of formwork and reinforcement, prior to concrete placement. Consent condition may impose inspection by Structural Engineer	BRS / Structural Engineer
5.6	AC/Wearing Course	Inspection of sealing and AC quality during paving, wearing course finish	BRS
5.7	Pedestrian Footpath	Inspection of formwork and reinforcement, prior to concrete placement	BRS
6	Concrete Works		
6.1	Path Paving/Cycleway	Inspection of setout, formwork and reinforcement, prior to concrete placement.	BRS
6.2	Kerb/Lintel Transitions	Inspection of setout, formwork and reinforcement, prior to concrete placement. If slipform, inspection of setout. Provision of roof water outlets (if any).	BRS
6.3	Pram Ramps	Inspection of setout, formwork and reinforcement, prior to concrete placement.	BRS
8	Final		
8.1	Preliminary Final Inspection	Inspection of finish of all works, including pavement, concrete and drainage works. Signage and linemarking. Landscaping and turfing.	BRS
8.2	Final Inspection	Inspection of repair of any defects identified at preliminary inspection.	BRS