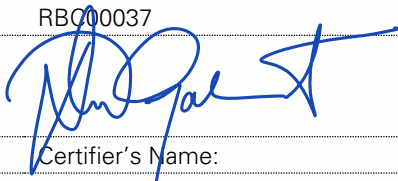


Construction Certificate

Pursuant to Part 6 of the Environmental Planning & Assessment Act 1979

Certificate No.	CC-26110	
Type & Determination	Building Work	Approved
Date of Determination	07 August 2026	
+ Subject Land		
Lot + DP	Lots 11-14	DP 1321460
Address	3-14 Augusta Street, Blacktown NSW 2148	
Local Government Area	Blacktown City Council	
+ Applicant		
Name	Louis Towing	
Company	ESR Developments (Australia) Pty Ltd	
Address	Level 13, 39 Martin Place, Sydney NSW 2000	
Contact Details	Phone: 0439 591 280	Email: louis.towning@esr.com
+ Owner		
Name	The Trust Company (Australia) Limited CAN 000 000 993 as the trustee for the Huntingwood Property Trust	
Address	Level 18, 123 Pitt Street, Sydney NSW 2000	
Contact Details	Phone: 0409 156 134	Email: alice@esr.com
+ Description of Development		
Description	CC1E - Stormwater Line on Eastern side of Lot 4 Warehouse adjacent to RW4D (and associated works) <i>only</i> associated with the Construction and operation of a warehouse and distribution centre comprising of four warehouses including one multi-level building, 15 warehouse tenancies including fit out, subdivision, car parking, landscaping, local road upgraded to Flushcombe Road, Augusta Street and State intersection upgrades to Greater Western Highway / Flushcombe Road and Greater Western Highway / Prospect Highway 1. This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works. 2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.	
BCA Classification	Class 10b	
Applicable BCA	National Construction Code 2022 Volume 1 (Amendment 2) – Building Code of Australia	
Development Consent	SSD-36138263 dated 17 December 2024 SSD-36138263 MOD 1 dated 23 October 2025	
Statutory Certification	Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979	
Approved Plans	Refer to Schedule 1	
Conditions	Refer to Schedule 2	
Fire Safety Schedule	Not Applicable	

+ Details of Certifying Authority		
Certifying Authority	BM PLUS G Pty Ltd	
Accreditation Number	RBC00037	
Signature		
Signed on Behalf of BM+G	Certifier's Name:	Dean Goldsmith
	Registration Number:	BDC: 0141
Liability limited by a scheme approved under Professional Standards Legislation		

+ Schedule 1 – Schedule of Documentation

Approved Plans

+ Architectural Plans prepared by SBA Architects

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
CO13904.07-S2EW101	A	29.06.2026	CO13904.07-S2EW400	D	03.07.2026
CO13904.07-S2EW405	C	29.06.2026	CO13904.07-S2EW406	C	29.06.2026
CO13904.07-S2EW420	A	08.07.2026	CO13904.07-S2EW450	B	29.06.2026
CO13904.07-S2EW452	B	29.06.2026	CO13904.07-S2EW453	B	29.06.2026
CO13904.07-S2EW474	C	03.07.2026	CO13904.07-S2EW475	D	08.07.2026

Documentation Relied Upon

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

+ Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Construction Certificate Application Form	ESR Developments (Australia) Pty Ltd	16 July 2026
2.	Civil Stormwater Design Certificate	Costin Roe Consulting Pty Ltd	09 July 2026
3.	Civil Stormwater System Design Compliance Certificate	Barker Ryan Stewart	15 July 2026

Performance Solutions

In conjunction with the approved plans and specifications the following Performance Solutions were relied upon in issuing the Construction Certificate:

+ Proposed Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
Fire Safety Requirement					
PS-1.	N/A				
Other BCA Requirement					
PS-2.	N/A				

EP&A (Development Certification and Fire Safety) Regulation 2021 – Fire Safety Systems in Class 2-9 Buildings

Documentation relied upon as required by the section 22 of the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

+ Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
FS-1.	N/A		

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (RBC00037) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.

+ Schedule 2 – Conditions of Construction Certificate

There are no conditions pursuant to section/s 22, 29, 111, or 117 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

7 August 2026

The General Manager
Blacktown City Council
PO Box 63
Blacktown NSW 2148

Dear Sir/Madam

Re: SSDA No. SSD-36138263 (As Modified)
Address: 3-14 Augusta Street, Blacktown NSW 2148

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant	ESR Developments (Australia) Pty Ltd
Subject Address	3-14 Augusta Street, Blacktown NSW 2148
Project No.	S250080
Date Received	16 July 2026
Date Determined	07 August 2026

Please find undercover a copy of the Construction Certificate No. CC-26110 for the proposed Stormwater Line on Eastern side of Lot 4 Warehouse adjacent to RW4D (and associated works) only associated with the Construction and operation of a warehouse and distribution centre comprising of four warehouses including one multi-level building, 15 warehouse tenancies including fit out, subdivision, car parking, landscaping, local road upgraded to Flushcombe Road, Augusta Street and State intersection upgrades to Greater Western Highway / Flushcombe Road and Greater Western Highway / Prospect Highway

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Council's record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$49.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777

Yours sincerely,



Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)

7 August 2026

The Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

Re: SSDA No. SSD-36138263 (As Modified)
Address: 3-14 Augusta Street, Blacktown NSW 2148

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

Applicant	ESR Developments (Australia) Pty Ltd
Subject Address	3-14 Augusta Street, Blacktown NSW 2148
Project No.	S250080
Date Received	16 July 2026
Date Determined	07 August 2026

Please find undercover a copy of the Construction Certificate No. CC-26110 for the proposed Stormwater Line on Eastern side of Lot 4 Warehouse adjacent to RW4D (and associated works) only associated with the Construction and operation of a warehouse and distribution centre comprising of four warehouses including one multi-level building, 15 warehouse tenancies including fit out, subdivision, car parking, landscaping, local road upgraded to Flushcombe Road, Augusta Street and State intersection upgrades to Greater Western Highway / Flushcombe Road and Greater Western Highway / Prospect Highway

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Council's record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$49.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777

Yours sincerely,



Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)

7 August 2026

Louis Towning
ESR Developments (Australia) Pty Ltd
3-14 Augusta Street
Blacktown NSW 2148

Dear Louis

Re: SSDA No. SSD-36138263 (As Modified)
Address: 3-14 Augusta Street, Blacktown NSW 2148

Your recent application for a Construction Certificate dated 16 July 2026 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-26110 for the proposed Stormwater Line on Eastern side of Lot 4 Warehouse adjacent to RW4D (and associated works) *only* associated with the Construction and operation of a warehouse and distribution centre comprising of four warehouses including one multi-level building, 15 warehouse tenancies including fit out, subdivision, car parking, landscaping, local road upgraded to Flushcombe Road, Augusta Street and State intersection upgrades to Greater Western Highway / Flushcombe Road and Greater Western Highway / Prospect Highway. Any associated documentation can be accessed via the NSW Planning Portal.

Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW Planning Portal.

Please also find attached an inspection and certification schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works that we will require to be undertaken by our office.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact the undersigned on 02 9211 7777

Yours sincerely,



Dean Goldsmith
Director

BM+G

Building Surveyor-Unrestricted (NSW)

+ Inspection and Certification Schedule

Statutory Mandatory Critical Stage Inspections

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After excavation for, and prior to the placement of, any footings for Class 1 and 10 buildings.
- + Prior to covering of any stormwater drainage connections.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

Other Required Inspections

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Placement of erosion & sedimentation control measures.
- + Placement of tree preservation measures.

Compliance with the Building Code of Australia

All building works must be carried out strictly in accordance with the Building Code of Australia 2022 (BCA). Any departure from the Deemed-to-Satisfy (DtS) requirements of the BCA must have the prior approval of BM PLUS G Pty Ltd.