

Subdivision Works Certificate

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

Applicant Details

Ben Prior - RP Infrastructure Pty Ltd
On behalf of Owners: Icon Oceania Kemps Development Pty Ltd
Level 9, 20 Bond Street
Sydney NSW 2000

Development Details

DP & Lot No's	Lot 9 DP253503
Address	253-267 Aldington Road Kemps Creek NSW 2178

Development Consent Detail

LGA	Penrith City Council
Consent No.	SSD-23480429
Date of Issue	1 August 2025
Development Description	Construction and operation of a warehouse and logistics estate, including ancillary office spaces, landscaping, site preparation works, road and stormwater infrastructure and subdivision.

Certification Details

Determination

The application is approved.

I, Christopher Borg, (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

"253-267 Aldington Road, Kemps Creek – Civil Infrastructure Package – Construction" Prepared by AT&L
"253-267 Aldington Road, Kemps Creek – Trunk Drainage Package – Construction" Prepared by AT&L
"253-267 Aldington Road, Kemps Creek – Erosion and Sediment Control Plan" Prepared by AT&L

Approved plans are as stamped and marked up.

See attached Schedule 1

Standards or Requirements Complied With

- Relevant conditions of consent for SSD-23480429
- Penrith City Council Engineering Construction Specification for Civi Works (October 31 2017)

Accreditation Details

Certificate No	250141SW01
Category of Accreditation	Certifier - Subdivision
Date of Issue	14 November 2025
Issued By	Christopher Borg
Accred.No.	BDC3330
Accreditation Body	New South Wales Department of Fair Trading

Signed:

Schedule 1

Attachment to Subdivision Works Certificate No. 250141SW01 List of Plans & Specifications

Civil Infrastructure Package – Construction - List of Plans & Specifications

Author	Description	Plan No.	Rev.
AT&L	COVER SHEET	21-860-C1000	B
AT&L	DRAWING LIST	21-860-C1001	B
AT&L	GENERAL NOTES	21-860-C1002	B
AT&L	EXISTING SITE PLAN	21-860-C1003	B
AT&L	GENERAL ARRANGEMENT PLAN	21-860-C1004	C
AT&L	TYPICAL ROAD SECTIONS	21-860-C1010	B
AT&L	TYPICAL SITE SECTIONS SHEET 1	21-860-C1015	B
AT&L	TYPICAL SITE SECTIONS SHEET 2	21-860-C1016	B
AT&L	TYPICAL SITE SECTIONS SHEET 3	21-860-C1017	B
AT&L	SITEWORKS DETAILS SHEET 1	21-860-C1020	A
AT&L	SITEWORKS DETAILS SHEET 2	21-860-C1021	B
AT&L	SITEWORKS DETAILS SHEET 3	21-860-C1022	A
AT&L	SITEWORKS DETAILS SHEET 4	21-860-C1023	A
AT&L	ALIGNMENT CONTROL SETOUT PLAN	21-860-C1050	C
AT&L	ALIGNMENT CONTROL SETOUT TABLES	21-860-C1051	B
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 1	21-860-C1100	B
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 2	21-860-C1101	B
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 3	21-860-C1102	C
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 4	21-860-C1103	C
AT&L	KERB RETURN PLAN SHEET 1	21-860-C1110	A
AT&L	KERB RETURN PLAN SHEET 2	21-860-C1111	A

AT&L	KERB RETURN LONGSECTIONS	21-860-C1112	A
AT&L	ROAD (MC01) LONGITUDINAL SECTION	21-860-C1120	B
AT&L	ROAD (MC02) LONGITUDINAL SECTION	21-860-C1121	B
AT&L	BULK EARTHWORKS CUT\FILL PLAN	21-860-C1200	C
AT&L	BULK EARTHWORKS SECTIONS	21-860-C1201	B
AT&L	PAVEMENT PLAN SHEET 1	21-860-C1300	D
AT&L	PAVEMENT PLAN SHEET 2	21-860-C1301	E
AT&L	SIGNAGE AND LINEMARKING PLAN SHEET 1	21-860-C1350	B
AT&L	SIGNAGE AND LINEMARKING PLAN SHEET 2	21-860-C1351	C
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTION SHEET 1	21-860-C1400	C
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTION SHEET 2	21-860-C1401	C
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTION SHEET 3	21-860-C1402	C
AT&L	STORMWATER CULVERT PLAN AND DETAIL	21-860-C1410	C
AT&L	STORMWATER DRAINAGE DETAILS SHEET 1	21-860-C1420	B
AT&L	STORMWATER DRAINAGE DETAILS SHEET 2	21-860-C1421	B
AT&L	STORMWATER DRAINAGE DETAILS SHEET 3	21-860-C1422	B
AT&L	STORMWATER DRAINAGE DETAILS SHEET 4	21-860-C1423	B
AT&L	STORMWATER DRAINAGE SETOUT PLAN SHEET 1	21-860-C1450	B
AT&L	STORMWATER DRAINAGE SETOUT PLAN SHEET 2	21-860-C1451	B
AT&L	STORMWATER DRAINAGE SETOUT PLAN SHEET 3	21-860-C1452	B
AT&L	STORMWATER DRAINAGE SETOUT PLAN SHEET 4	21-860-C1453	B
AT&L	STORMWATER DRAINAGE SETOUT PLAN SHEET 5	21-860-C1454	B
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN (PRE-DEVELOPED)	21-860-C1470	A
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN (POST-DEVELOPED)	21-860-C1471	A
AT&L	INTERIM STORMWATER MANAGEMENT PLAN	21-860-C1480	C
AT&L	ULTIMATE STORMWATER MANAGEMENT PLAN	21-860-C1481	B

AT&L	UTILITIES COORDINATION PLAN SHEET 1	21-860-C1500	B
AT&L	UTILITIES COORDINATION PLAN SHEET 2	21-860-C1501	B
AT&L	UTILITIES COORDINATION PLAN SHEET 3	21-860-C1503	B
AT&L	UTILITIES COORDINATION PLAN SHEET 4	21-860-C1503	B
AT&L	UTILITIES COORDINATION DETAILED SECTIONS	21-860-C1504	B
AT&L	ROAD MC01 CROSS SECTIONS SHEET 1	21-860-C1700	A
AT&L	ROAD MC01 CROSS SECTIONS SHEET 2	21-860-C1701	A
AT&L	ROAD MC02 CROSS SECTIONS SHEET 1	21-860-C1702	A
AT&L	ROAD MC02 CROSS SECTIONS SHEET 2	21-860-C1703	A
AT&L	ROAD MC02 CROSS SECTIONS SHEET 3	21-860-C1704	A
AT&L	RETAINING WALL GENERAL ARRANGMENT PLAN	21-860-C1900	C
AT&L	RETAINING WALL PROFILES SHEET 1	21-860-C1901	C
AT&L	RETAINING WALL PROFILES SHEET 2	21-860-C1902	B
AT&L	RETAINING WALL PROFILES SHEET 3	21-860-C1903	B
AT&L	RETAINING WALL PROFILES SHEET 4	21-860-C1904	B
AT&L	RETAINING WALL DETAILS	21-860-C1905	B
AT&L	PROPOSED FENCE PLAN	21-860-C1960	C
AT&L	FENCING DETAILS SHEET 1	21-860-C1961	B
AT&L	FENCING DETAILS SHEET 2	21-860-C1962	B
AT&L	FENCING DETAILS SHEET 3	21-860-C1963	B

Trunk Drainage Package – Construction - List of Plans & Specifications

Author	Description	Plan No.	Rev.
AT&L	COVER SHEET	21-860-C2000	D
AT&L	DRAWING LIST AND LEGENDS	21-860-C2001	D
AT&L	GENERAL NOTES	21-860-C2002	D
AT&L	GENERAL ARRANGEMENT PLAN	21-860-C2003	B

AT&L	STORMWATER TRUNK DRAINAGE CHANNEL TYPICAL SECTIONS SHEET 1	21-860-C2010	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL TYPICAL SECTIONS SHEET 2	21-860-C2011	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 1	21-860-C2015	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 2	21-860-C2016	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 3	21-860-C2017	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 4	21-860-C2018	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 5	21-860-C2019	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 6	21-860-C2020	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 7	21-860-C2021	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SECTIONS SHEET 8	21-860-C2022	B
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL PLAN SHEET 1	21-860-C2030	E
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL PLAN SHEET 2	21-860-C2031	D
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL PLAN SHEET 3	21-860-C2032	D
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL PLAN SHEET 4	21-860-C2033	D
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL PLAN SHEET 5	21-860-C2034	D
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL LONGITUDINAL SECTION SHEET 1	21-860-C2040	D
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL LONGITUDINAL SECTION SHEET 2	21-860-C2041	D
AT&L	STORMWATER TRUNK DRAINAGE CHANNEL SETOUT TABLE	21-860-C2042	B
AT&L	SITEWORKS DETAILS SHEET	21-860-C2050	D
AT&L	STORMWATER DETAILS SHEET SHEET 1	21-860-C2055	D
AT&L	STORMWATER DETAILS SHEET SHEET 2	21-860-C2056	D
AT&L	STORMWATER DETAILS SHEET SHEET 3	21-860-C2057	B
AT&L	FENCING PLAN	21-860-C2060	B
AT&L	FENCING DETAILS PLAN SHEET 1	21-860-C2061	A
AT&L	FENCING DETAILS PLAN SHEET 2	21-860-C2062	A

AT&L	FENCING DETAILS PLAN SHEET 3	21-860-C2063	A
AT&L	RETAINING WALL GENERAL ARRANGEMENT PLAN	21-860-C2070	E
AT&L	RETAINING WALL RW01 PLAN AND LONGITUDINAL SECTION	21-860-C2071	D
AT&L	RETAINING WALL RW02 PLAN AND LONGITUDINAL SECTION	21-860-C2072	E

Erosion and Sediment Control Plan - List of Plans & Specifications

Author	Description	Plan No.	Rev.
AT&L	COVER SHEET	21-860-C3000	01
AT&L	DRAWING LIST AND LEGENDS	21-860-C3001	01
AT&L	GENERAL NOTES SHEET 1	21-860-C3002	01
AT&L	GENERAL NOTES SHEET 2	21-860-C3003	01
AT&L	GENERAL NOTES SHEET 3	21-860-C3004	01
AT&L	GENERAL NOTES SHEET 4	21-860-C3005	01
AT&L	GENERAL NOTES SHEET 5	21-860-C3006	01
AT&L	GENERAL NOTES SHEET 6	21-860-C3007	01
AT&L	GENERAL NOTES SHEET 7	21-860-C3008	01
AT&L	GENERAL NOTES SHEET 8	21-860-C3009	01
AT&L	GENERAL NOTES SHEET 9	21-860-C3010	01
AT&L	GENERAL NOTES SHEET 10	21-860-C3011	01
AT&L	GENERAL NOTES SHEET 11	21-860-C3012	01
AT&L	PERMANENT ARRANGEMENT EROSION AND SEDIMENT CONTROL PLAN SHEET 1	21-860-C3020	01
AT&L	PERMANENT ARRANGEMENT EROSION AND SEDIMENT CONTROL PLAN SHEET 2	21-860-C3021	01
AT&L	EROSION AND SEDIMENT BASIN DETAILS BASIN SB1	21-860-C3030	01
AT&L	EROSION AND SEDIMENT BASIN DETAILS BASIN SB2	21-860-C3031	01
AT&L	EROSION AND SEDIMENT BASIN DETAILS BASIN SB3	21-860-C3032	01
AT&L	CONSTRUCTION STAGING PLAN PHASE 1	21-860-C3040	01

AT&L	CONSTRUCTION STAGING PLAN PHASE 2	21-860-C3041	01
AT&L	CONSTRUCTION STAGING PLAN PHASE 3	21-860-C3042	01
AT&L	EROSION AND SEDIMENT CONTROL DETAILS SHEET 1	21-860-C3050	01
AT&L	SEDIMENT BASIN VOLUME CALCULATIONS	21-860-C3051	01
AT&L	CATCHMENT PLAN	21-860-C3060	01

Schedule 2

Attachment to Subdivision Works Certificate No. 250141SW01 List of Documents Relied Upon

	Title	Author	Date	Ref.
1.	Subdivision Works Certificate Application	Ben Prior – RP Infrastructure Pty Ltd	24/09/2025	CFT-823920
2.	Owners Consent	Icon Oceania Kemps Development Pty Ltd	26/09/2025	-
3.	Long Service Levy Receipt	Long Service Corporation	25/09/2025	L0000201896
4.	Civil Works Contract Price Breakdown	RP Infrastructure	17/07/2025	-
5.	Remediation Action Plan	Douglas Partners	February 2025	204098.04
6.	Geotechnical Report	PSM	26/03/2025	PSM5686-003S Rev 1
7.	Pavement Design Report	PSM	14/03/2025	PSM5686-005L
8.	Structural Plans - Stormwater	Partridge Structural Pty Ltd	24/07/2025	2025S0536
9.	Structural Certification - Stormwater	Partridge Structural Pty Ltd	24/07/2025	-
10.	Structural Plans - Retaining Walls	AGT Operations	05/11/2025	AGTOP118
11.	Structural Certification – Retaining Walls	Conceptual Consulting Engineers	05/11/2025	AGTOP118
12.	Condition B25b & B27 - Civil Design Certificate	AT&L	26/09/2025	DDC001-02- 21-860 SWC 01
13.	Condition A7 - CTMP	Ason Group	03/09/2025	P1730
14.	Condition A19 & A22 – NBN	NBN New Developments	Various	STG- W000369372
15.	Condition A19 – Endeavor Energy	Endeavor Energy	31/05/2025	UIS1514
16.	Condition A19 – Sydney Water	Sydney Water	-	216968
17.	Condition A19 – Dilapidation Report & Submission	Simmons Civil Contracting	18/08/2025	FOR46
18.	Condition A44 & A45 – Environmental Representative	DPHI	15/08/2025	SSD- 23480429-PA- 3
19.	Condition B10 – Council Consultation	Penrith City Council	09/09/2025	-
20.	Condition B20 – DPHI ESCP Approval	DPHI	07/11/2025	SSD- 23480429-PA- 22

21.	Condition B20 - ESCP	ErSed	23/10/2025	251022
22.	Condition B25a – Consultation	Various	Various	-
23.	Condition B20, B25 & B26 – Sydney Water Approval	Sydney Water	05/09/2025	-
24.	Condition B25 – MUSIC Model	AT&L	-	-
25.	Stormwater Management Strategy	AT&L	23/09/2025	21-860
25.	Condition B25 – Landscape Design Certification	Site Image	22/09/2025	DC001
26.	Landscaping Plans	Site Image	Var.	Var.
27.	Condition B25 – DPHI Approval	DPHI	1/11/2025	SSD-23480429-PA-19
28.	Condition B26 – Consultation	Var.	Var.	-
29.	Condition B27 – DPHI Approval	DPHI	22/10/2025	SSD-23480429-PA-12
30.	Condition B34 - Construction Noise Management Plan	EMM	19/08/2025	V1
31.	Condition B43 - Construction Air Quality Management Plan	RWDI Australia Pty Ltd	14/08/2025	2105705
32.	DRAINS Modelling	AT&L	-	-