

SUBDIVISION WORKS CERTIFICATE

Environmental Planning and Assessment Act, 1979, Section 6.4(b)

DETERMINATION

☒ **Approval**

☐ **Refusal**

Applicant:

Steven Avramov
GPT Pty Ltd
25 Martin Place
Sydney NSW 2000

Development Consent No:

SSD 10272349

Dated: 22/09/2023

Section 4.55 Modifications:

Subject Land:

Lot 180 DP 120397
754-786 Mamre Road, Kemps Creek

Description of Works:

Subdivision Works including earthworks, road works, stormwater drainage works and landscaping

Approved Documents:

Refer to attached Annexure A for listing of approved plans.

Notes / Attachments:

Refer to attached Annexure B for listing of supporting documents.

I certify that the above construction works, as more fully detailed in plans/specifications attached to this certificate, if completed strictly in accordance with these approved documents, will comply with the requirements of Section 6.14(1)(a) of the Environmental Planning & Assessment Act, 1979.

Certificate No. **EA25/0002**

Date of issue: 13/03/2025

Note: The applicant is reminded of their obligation under 6.12(2)(c) of the EP&A Act 1979, that two days minimum notice must be given to the Council of an intention to commence works.



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Ganesh Bista
Senior Engineer
Major Developments

Annexure A

APPROVED DOCUMENTS LISTING

1. Plans by Costin Roe Consulting, Project No.: C013874.06

Drawing No.	Rev	Date	Drawing Title
SWC100	C	21/02/2025	DRAWING LIST AND LOCALITY PLAN
SWC110	A	22/11/2024	GENERAL NOTES
SWC150	B	24/01/2025	SERVICES COORDINATION KEY PLAN
SWC151	B	24/01/2025	SERVICES COORDINATION PLAN SHEET 1
SWC152	B	24/01/2025	SERVICES COORDINATION PLAN SHEET 2
SWC300	C	24/01/2025	INTERIM BULK EARTHWORKS KEY PLAN
SWC310	C	24/01/2025	HANDOVER BULK EARTHWORKS KEY PLAN
SWC311	C	24/01/2025	HANDOVER BULK EARTHWORKS PLAN SHEET 1
SWC312	C	24/01/2025	HANDOVER BULK EARTHWORKS PLAN SHEET 2
SWC313	C	24/01/2025	HANDOVER BULK EARTHWORKS PLAN SHEET 3
SWC350	A	22/11/2024	BULK EARTHWORKS SECTIONS SHEET 1
SWC351	A	22/11/2024	BULK EARTHWORKS SECTIONS SHEET 2
SWC352	B	19/12/2024	BULK EARTHWORKS SECTIONS SHEET 3
SWC400	D	04/03/2025	STORMWATER DRAINAGE KEY PLAN
SWC401	G	11/03/2025	ROADWORKS DRAINAGE PLAN SHEET 1
SWC402	D	11/03/2025	ROADWORKS DRAINAGE PLAN SHEET 2
SWC403	D	04/03/2025	TRUNK DRAINAGE CORRIDOR ALIGNMENT PLAN

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SWC410	A	22/11/2024	PRE-DEVELOPMENT STORMWATER CATCHMENT PLAN
SWC411	A	22/11/2024	POST-DEVELOPMENT STORMWATER CATCHMENT PLAN
SWC422	A	22/11/2024	ESTATE BASIN 2 PLAN
SWC425	A	22/11/2024	ESTATE BASIN SECTIONS SHEET 1
SWC426	A	22/11/2024	ESTATE BASIN SECTIONS SHEET 2
SWC450	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 1
SWC451	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 2
SWC452	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 3
SWC453	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 4
SWC454	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 5
SWC455	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 6
SWC456	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 7
SWC457	A	22/11/2024	STORMWATER DRAINAGE DETAILS SHEET 8
SWC460	C	24/01/2025	CULVERT PLAN & SECTION
SWC470	B	21/02/2025	STORMWATER DRAINAGE PIT SCHEDULE
SWC471	B	21/02/2025	STORMWATER DRAINAGE LONGSECTIONS SHEET 1
SWC472	B	21/02/2025	STORMWATER DRAINAGE LONGSECTIONS SHEET 2
SWC473	C	21/02/2025	STORMWATER DRAINAGE LONGSECTIONS SHEET 3
SWC474	B	04/03/2025	DRAINAGE CORRIDOR CENTRELINE LONG SECTION
SWC475	B	24/01/2025	DRAINAGE CORRIDOR CENTRELINE CROSS SECTION- SHEET 1
SWC476	A	22/11/2024	DRAINAGE CORRIDOR CENTRELINE CROSS SECTION- SHEET 2
SWC501	F	24/01/2025	ROADWORKS FINISHED LEVELS PLAN SHEET 1
SWC502	C	24/01/2025	ROADWORKS FINISHED LEVELS PLAN SHEET 2
SWC510	A	22/11/2024	ROADWORKS LONG SECTIONS PUBLIC COLLECTOR ROAD SHEET 1

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SWC511	A	22/11/2024	ROADWORKS CROSS SECTIONS PUBLIC COLLECTOR ROAD SHEET 1
SWC512	A	22/11/2024	ROADWORKS CROSS SECTIONS PUBLIC COLLECTOR ROAD SHEET 2
SWC520	A	22/11/2024	ROADWORKS LONG SECTIONS PRIVATE ACCESS ROAD SHEET 1
SWC521	A	22/11/2024	ROADWORKS CROSS SECTIONS PRIVATE ACCESS ROAD SHEET 1
SWC522	A	22/11/2024	ROADWORKS CROSS SECTIONS PRIVATE ACCESS ROAD SHEET 2
SWC530	D	04/03/2025	ROADWORKS KERB RETURN PLAN SHEET 1
SWC531	D	04/03/2025	ROADWORKS KERB RETURN PLAN SHEET 2
SWC540	C	04/03/2025	ROADWORKS TYPICAL SECTIONS & DETAILS SHEET 1
SWC541	A	22/11/2024	ROADWORKS TYPICAL SECTIONS & DETAILS SHEET 2
SWC550	A	22/11/2024	TYPICAL SECTIONS SHEET 1
SWC551	A	22/11/2024	TYPICAL SECTIONS SHEET 2
SWC570	A	21/02/2025	19.0M ARTICULATED VEHICLE SWEPT PATH PLANS
SWC571	A	21/02/2025	26.0M B-DOUBLE SWEPT PATH PLANS
SWC572	A	21/02/2025	30.0M PBS LEVEL 2B B-DOUBLE SWEPT PATH PLANS
SWC573	A	21/02/2025	36.5M PBS LEVEL 3A A-DOUBLE SWEPT PATH PLANS
SWC600	C	24/01/2025	RETAINING WALL MASTER PLAN
SWC601	C	24/01/2025	RETAINING WALL PLAN SHEET 1
SWC602	C	24/01/2025	RETAINING WALL PLAN SHEET 2
SWC603	C	24/01/2025	RETAINING WALL PLAN SHEET 3
SWC610	C	19/12/2024	RETAINING WALL ELEVATIONS SHEET 1
SWC611	B	19/12/2024	RETAINING WALL ELEVATIONS SHEET 2
SWC612	A	22/11/2024	RETAINING WALL ELEVATIONS SHEET 3
SWC650	A	22/11/2024	RETAINING WALL TYPICAL DETAILS SHEET 1

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SWC651	A	22/11/2024	RETAINING WALL TYPICAL DETAILS SHEET 2
SWC652	B	18/12/2024	PILED RETAINING WALL TYPICAL DETAILS SHEET 1
SWC653	C	19/12/2024	PILED RETAINING WALL TYPICAL DETAILS SHEET 2
SWC654	A	22/11/2024	RETAINING WALL 1 DRAINAGE DETAIL
SWC655	B	19/12/2024	RETAINING WALL TYPICAL SECTIONS
SWC660	A	21/02/2025	RETAINING WALL 1 DRAINAGE SWALE LONGSECTION

2. Plans by Site Image, Project No.: SS21-4623

Drawing No.	Rev	Date	Drawing Title
000	01	13/12/2024	Landscape Coversheet
001	01	13/12/2024	Landscape Legend & Plant Schedule
100	01	13/12/2024	Landscape Masterplan
101	01	13/12/2024	Landscape Plan
102	01	13/12/2024	Landscape Plan
103	01	13/12/2024	Landscape Plan
104	01	13/12/2024	Landscape Plan
105	01	13/12/2024	Landscape Plan
105	01	13/12/2024	Landscape Plan
106	01	13/12/2024	Landscape Plan
107	01	13/12/2024	Landscape Plan
501	02	26/02/2025	Landscape Details
601	01	13/12/2024	Landscape Section



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Senior Engineer
Major Developments

Annexure B

SUPPORTING DOCUMENTS LISTING

1. Civil Design Certificate by Costin Roe Consulting dated 4 March 2025.
2. Detailed Design Road Safety Audit by DC Traffic Engineering dated 22/1/2025.
3. Pavement Design Report by PSM, reference: PSM4352-047L dated 21 January 2025.
4. Landscape Specification by Site Image NSW Pty Ltd, Project Number SS21-4623 dated 26.02.2025.
5. Landscape Design Certification by Site Image NSW Pty Ltd, Project Number: SS21-4623_SWC dated 4 March 2025.



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