

Our Ref: 210204SW01

04/10/2024

Philip Grech
Barings Australia Property Holdings Pty Ltd
19/60 Castlereagh Street
Sydney NSW 2000

Dear Philip,

Determination – Subdivision Works Certificate Application CFT-551214 – Access Estate, Kemps Creek

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: Barings Australia Property Holdings Pty Ltd
Application Date: 09/07/2024
Application Portal Ref: CFT-551214
Site Address: 884-928 Mamre Rd, Kemps Creek
Development Type: Subdivision - Torrens

Determination Details

Determination: Approved
Determination Date: 4 October 2024
Determining Officer: Chris Borg BDC3330
Certificate Reference: 210204SW01

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

Your attention is drawn to all consent conditions which detail the requirements prior to the commencement of construction and conditions which detail the requirements during the progress of the works.

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;

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- 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 Barker Ryan Stewart has been appointed as the Principal Certifier.

Works should at all times be carried out in accordance with Council's Construction Specification and the approved PSM Geotechnical specifications list in Schedule 2 of the Subdivision Works Certificate.

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

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,

A handwritten signature in black ink, appearing to read 'Chris Borg', with a stylized flourish at the end.

Chris Borg | Associate / Registered Certifier
Barker Ryan Stewart Pty Ltd