

**JORDAN SPRINGS**  
**Determination Notice No. 12/0897**  
**Stage 4A, 4B, Jordan Springs - Staged Subdivision Creating 122 out of the approved 292**  
**Lots and Associated Civil Works**  
**Lot 11 DP 1176163, Lot 11 Lakeside Parade Jordan Springs NSW 2747**

<b>Details of Conditions</b>		
Condition No.	STATUS	OPEN/CLOSED
<b>GENERAL</b>		
1	Noted	Closed
2	Addressed at Construction Certificate stage	Closed
3	Noted	Closed
4	<b>Attachment S:</b> Section 88B instrument enclosed addresses consent condition	Closed
5	<b>Attachment A:</b> Construction Certificate (CC No. 12747) approved on the 26/03/2013 by Land Development Certificates Pty Ltd is enclosed	Closed
6	Addressed at Construction Certificate stage	Closed
7	<b>Attachment B:</b> Controlled Activity Approval (Ref No. 10 ERM2012/0787) addressed during Construction Certificate Stage is enclosed. <b>Attachment A:</b> Construction Certificate (CC No. 12747) approved on the 26/03/2013 by Land Development Certificates Pty Ltd is enclosed	Closed
8	<b>Attachment S:</b> Section 88B instrument enclosed addresses consent condition <b>Attachment C:</b> Bushfire Compliance Letter from Eco Logical Australia for Stages 4A/B dated 02/09/13 enclosed	Closed
9	Noted	Closed
10	Addressed at Construction Certificate stage	Closed
11	Addressed at Construction Certificate stage and not required for Stages 4A/B	Closed
12	Noted	Closed
13	<b>Attachment D:</b> Archaeological Reports prepared by Godden Mackay Logan including NSW Office of Water satisfactory completion of requirements are enclosed addressing this condition	Closed
14	Noted	Closed
15	Addressed at Construction Certificate stage	Closed
16	Addressed at Construction Certificate stage	Closed

17	<p>Penrith City Council appointed as Principal Certifying Authority (PCA) with works inspected and certified throughout the construction process.</p> <p><b>Attachment E:</b> Council's "Certificate of Inspection" was carried out on the 17/09/13 which details all defect action requirements to be completed by the developer's contractor (enclosed). All defective works were completed as per the enclosed "Certificate of Inspection" carried out on the 26/09/13. The following bonds are in place for any outstanding works as per enclosed Council's confirmation on the amounts dated 19/08/13;</p> <p>* Maintenance Bond (\$165,000) <b>Attachment O,</b>  * Landscaping Bond (\$124,000) <b>Attachment P</b></p>	Closed
18	<p><b>Attachment P:</b> Landscaping Bond to a total amount of \$124,000 enclosed as per Council's confirmation of the amount on the 19/08/13 due to uncompleted works. Upon completion of the civil works, the street tree planting works will be installed as soon as possible as per the approval provided by Penrith City Council via email on the 8/02/13 which is enclosed.</p>	Closed
19	Noted	Closed
20	<p>* Crime Prevention through Environmental Design (CTPED) and Endeavour Energy Standards Noted.</p> <p>* <b>Attachment F:</b> All street lighting designed and installed in accordance with the Stage 4A Electrical Reticulation plan (URS No. 13641) approved on the 6/08/13 and the Stage 4B Electrical Reticulation plan (URS 13642) approved on the 6/08/13.</p> <p>* Landscaping and Neighbourhood Park Conditions noted.</p> <p>* Pedestrian and Cycle Pathways constructed to details as shown on the approved Construction Certificate Engineering Plans.</p>	Closed
21	Addressed at Construction Certificate stage	Closed
<b>DEMOLITION</b>		
22	Addressed during construction	Closed
23	Addressed during construction	Closed
<b>HERITAGE/ARCHAEOLOGICAL RELICS</b>		
24	<p><b>Attachment D:</b> Archaeological Reports prepared by Godden Mackay Logan and satisfactory completion of requirements by NSW Office of Water are enclosed addressing this condition. In addition no Archaeological Relics were uncovered during the course of works</p>	Closed
<b>ENVIRONMENTAL MATTERS</b>		
25	<p>Penrith City Council appointed as Principal Certifying Authority (PCA). Erosion and sediment controls addressed prior to commencement of construction and maintained during the course of construction. All disturbed areas have been seeded for rehabilitation and stabilisation purposes.</p>	Closed

26	<p><b>Attachment H:</b> Imported fill (approximately 4,600 cubic metres) has been sourced from the Woolworths lot within the Jordan Springs site. A report was prepared by the source site's consultants (enclosed) which was reviewed by our Geotechnical Consultant for use on the Stage 4A/B subdivision site. A Geotechnical Letter titled 'Stages 4A &amp; 4B, Jordan Springs Importation of fill – Document Review Penrith City Council DA 12/0897 – Condition No 26 Fill Imported from Jordan Springs Woolworths Site' prepared by Geotech Testing Pty Ltd dated 12/04/13 was obtained and approved by a qualified Geotechnical Consultant prior to importation of any fill as per the requirements of this condition and is enclosed.</p>	Closed
27	Addressed during construction	Closed
28	Waste disposal surplus concrete, wood and rubbish encountered in this stage has been progressively removed from site. Disposal receipts and supporting documentation would be retained in order to verify lawful disposal upon Penrith City Council request.	Closed
29	Addressed during construction	Closed
<b>BCA ISSUES</b>		
30	<p><b>Attachment G:</b> A Section 96 application was submitted to Council requesting the amendment to this consent condition due to four (4) out of thirty four (34) primary garage locations not being able to meet the minimum six (6) metre from the intersection tangent point requirement required by the Australian Standards. The Section 96 has since been approved.</p>	Closed
<b>UTILITY SERVICES</b>		
31	<p><b>Attachment M:</b> Telecommunications Provisioning Certificate from Opticomm is enclosed as part of this package. The Notification of Arrangement (NoA) from Endeavour Energy and Section 73 Certificate (s73) from Sydney Water will be submitted as soon as possible.</p>	Open
<b>CONSTRUCTION</b>		
32	Addressed during construction where required	Closed
33	Addressed during construction. All construction signage will be removed once a Subdivision Certificate has been issued by the PCA	Closed
34	Addressed during construction	Closed
<b>ENGINEERING</b>		
35	Noted	Closed
36	Addressed at Construction Certificate stage	Closed
37	Addressed at Construction Certificate stage	Closed
38	<p>Addressed at Construction Certificate stage.  <b>Attachment A:</b> Construction Certificate (CC No. 12747) approved on the 26/03/2013 by Land Development Certificates Pty Ltd is enclosed</p>	Closed

39	Addressed at Construction Certificate stage	Closed
40	Addressed at Construction Certificate stage	Closed
41	Addressed at Construction Certificate stage	Closed
42	<b>Attachment L:</b> Works-as-executed drawings enclosed details stub locations for all lots without a pit	Closed
43	Addressed at Construction Certificate stage	Closed
44	Addressed at Construction Certificate stage	Closed
45	Addressed at Construction Certificate stage	Closed
46	Addressed at Construction Certificate stage	Closed
47	Addressed at Construction Certificate stage. Not required for Stages 4A/B	Closed
48	Addressed at Construction Certificate stage	Closed
49	Addressed at Construction Certificate stage	Closed
50	Addressed at Construction Certificate stage	Closed
51	Penrith City Council appointed as Principal Certifying Authority (PCA). Erosion and sediment controls addressed prior to commencement of construction and maintained during the course of construction.	Closed
52	Penrith City Council appointed as Principal Certifying Authority (PCA). Traffic Control requirements addressed prior to commencement of construction and maintained during the course of construction.	Closed
53	Addressed prior to construction	Closed
54	Addressed during construction	Closed
55	Addressed during construction	Closed
56	Addressed during construction	Closed
57	<b>Attachment I:</b> Jordan Springs - Stages 4A/B Statement of Compliance Report (dated 30/08/13) prepared by Geotech Testing Pty Ltd is enclosed and addresses the following: * Summary of Site Fill Testing * Summary of Field Density Testing for Road Works * Summary of Pipeline Testing * Soil Classification of Residential Lots	Closed

58	<p><b>Attachment I:</b> Jordan Springs - Stages 4A/B Statement of Compliance Report (dated 30/08/13) prepared by Geotech Testing Pty Ltd is enclosed and addresses the following:</p> <ul style="list-style-type: none"> <li>* Summary of Site Fill Testing</li> <li>* Summary of Field Density Testing for Road Works</li> <li>* Summary of Pipeline Testing</li> <li>* Soil Classification of Residential Lots</li> </ul>	Closed
59	<p>Penrith City Council appointed as Principal Certifying Authority (PCA). Stormwater requirements for the subdivision addressed during construction.</p> <p><b>Attachment L:</b> Works-as-executed drawings enclosed</p>	Closed
60	<p><b>Attachments R &amp; S:</b> Section 88B and DP Plans addresses condition</p>	Closed
61	<p><b>Attachment J:</b> Signage and Linemarking plans prepared by J. Wyndham Prince were re-lodged with Council on the 06/09/12 and amended to reflect Council's comments for LTC approval. Enclosed is the current Signage and Linemarking plan for Council and LTC approval. Signs and linemarking to be installed as soon as possible upon Council's in principle approval in the interim.</p>	Closed
62	<p><b>Attachment K:</b> Street names gazetted on the 13/09/13 as confirmed via email from Council dated 17/09/13. Street name signs have been installed as per the enclosed street name plan.</p>	Closed
63	<p><b>Attachment N:</b> Final Layer AC Bond to a total amount of \$248,000 enclosed as per Council's confirmation of the amount on the 19/08/13</p>	Closed
64	<p><b>Attachment O:</b> Maintenance Bond to a total amount of \$165,000 enclosed as per Council's confirmation of the amount on the 19/08/13</p>	Closed
65	<p><b>Attachment L:</b> Please find enclosed:</p> <ul style="list-style-type: none"> <li>* Works-as-executed plans,</li> <li>* Lot Fill Plans</li> <li>* CCTV Footage</li> <li>* Surveyor's Certificate</li> <li>* Road Compliance Documentation</li> <li>* and, Structural Engineer Construction Certification</li> </ul> <p><b>Attachment I: Jordan Springs</b> - Stages 4A/B Statement of Compliance Report (dated 30/08/13) prepared by Geotech Testing Pty Ltd is enclosed and addresses the following:</p> <ul style="list-style-type: none"> <li>* Summary of Site Fill Testing</li> <li>* Summary of Field Density Testing for Road Works</li> <li>* Summary of Pipeline Testing</li> <li>* Soil Classification of Residential Lots</li> </ul>	Closed
66	<p>Penrith City Council appointed as Principal Certifying Authority (PCA) with works inspected and certified throughout the construction process.</p> <p><b>Attachment E:</b> Council's "Certificate of Inspection" was carried out on the 17/09/13 which details all defect action requirements to be completed by the developer's contractor (enclosed). All defective works were completed as per the enclosed "Certificate of Inspection" carried out on the 26/09/13. The following bonds are in place for any outstanding works as per enclosed Council's confirmation on the amounts dated 19/08/13:</p> <ul style="list-style-type: none"> <li>* Maintenance Bond (\$165,000) <b>Attachment O,</b></li> <li>* Landscaping Bond (\$124,000) <b>Attachment P</b></li> </ul>	Closed
67	<p><b>Attachment P:</b> Landscaping Bond to a total amount of \$124,000 enclosed as per Council's confirmation of the amount on the 19/08/13 due to uncompleted works. Upon completion of the civil works, the street tree planting works will be installed as soon as possible as per the approved street tree plan agreed with Council via email on the 8/02/13. Email and approved plan enclosed.</p>	Closed
<b>LANDSCAPING</b>		

68	Noted	Closed
69	Noted	Closed
70	Noted	Closed
71	<b>Attachment Q:</b> Trees within the subdivision development were removed as per the approved DA Tree Plan with Council's concurrence.	Closed
<b>SUBDIVISION (GENERAL)</b>		
72	Addressed prior to construction commencement	Closed
73	<b>Attachment R:</b> Ten copies of the Linen Plan including Administration Sheet enclosed	Closed
74	<b>Attachment S:</b> Section 88B instrument enclosed addressing relevant conditions of consent	Closed
75	<b>Attachment I:</b> Jordan Springs - Stages 4A/B Statement of Compliance Report (dated 30/08/13) prepared by Geotech Testing Pty Ltd is enclosed and addresses the following: <ul style="list-style-type: none"> <li>* Summary of Site Fill Testing</li> <li>* Summary of Field Density Testing for Road Works</li> <li>* Summary of Pipeline Testing</li> <li>* Soil Classification of Residential Lots</li> </ul>	Closed
76	<b>Attachment L:</b> Surveyors Certificate (dated 23/09/13) prepared by Whelans Insites Pty Ltd is enclosed.	Closed
<b>PAYMENT OF FEES</b>		
77	Noted	Closed
78	Addressed prior to commencement of works	Closed
<b>CERTIFICATION</b>		
79	Addressed prior to commencement of works	Closed
80	All conditions within the consent are addressed except for the following; <ul style="list-style-type: none"> <li>* Sydney Water (s73 Certificate)</li> <li>* Endeavour Energy (NoA)</li> </ul>	Open
81	Noted	Closed