



# Subdivision Certifiers Pty Ltd

SUBDIVISION • STRATA • ENGINEERING

**Date:** 28/11/2024

**Reference:** 240689/01

**Southern Cross Community Housing Limited  
69 Kinghorne Street  
Nowra NSW 2541**

**Dear Sir/Madam,**

**Subdivision Works Certificate: 25 Moss Vale Road, Bomaderry NSW 2541**

Please find attached approval documentation with respect to the abovementioned address. Please note, formal notification will be forwarded to Council shortly.

Please ensure a copy of the approved plans are held on site.

If you have any questions please feel free to contact the undersigned.

Thank you for choosing Subdivision Certifiers. We look forward to dealing with you again.

Kind Regards,

**Peter Shahatit**  
Registered Certifier BDC3022



## SUBDIVISION WORKS CERTIFICATE

Environmental Planning and Assessment Act, 1979, Sections 6.1, 6.3, 6.4, 6.13

**Certificate number:** 240689/01

**Date of Issue:** 28/11/2024

**Applicant**

Southern Cross Community Housing  
Limited  
69 Kinghorne Street,  
Nowra NSW 2541

**Development Consent:** SF10851

**Date of Approval:** 20/12/2022

**Planning Approval Modifications:** n/a

**Date of Approval:** n/a

**Subject Land Description:**

Lot 1 DP 520502, Lot 129 DP 3060 and Lot 110 DP  
131219, 25 Moss Vale Road, Bomaderry NSW 2541

**Development Description:**

**Bulk Earthworks ONLY** to facilitate 7 Lots Torrens Title Subdivision

**Approved Plans:**

Refer to annexure A (attached)

**Supporting Documents:**

Refer to annexure A (attached)

**Notes and exclusions:**

Refer to annexure A (attached)

*I, Peter Shahatit, certify that the development works referred to in this certificate and as referenced in the plans and specifications attached to this certificate, if completed strictly in accordance with these approved documents, will comply the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 6.33 of the Environmental Planning & Assessment Act, 1979*

Note: S6.12/2 of the EP&A act 1979 requires a minimum two days notice to the relevant Council of an intention to commence subdivision works.

Peter Shahatit  
Registered Certifier

BDC3022

Encl.



## Annexure A

Approved Plans prepared by Allen Price & Scarratts Pty Ltd			
Drawing	Rev No.	Date	Description
N27790-151	1	15.08.2024	Cover Sheet
N27790-152	1	15.08.2024	Notes
N27790-153	2	19.08.2024	Soil And Water Management Plan
N27790-154	1	15.08.2024	Soil And Water Management Details
N27790-155	2	19.08.2024	Vegetation Removal And Demolition
N27790-156	2	19.08.2024	Bulk Earthworks
N27790-157	1	15.08.2024	Bulk Earthworks (Future Road Long Sections)
N27790-158	1	15.08.2024	Bulk Earthworks (Future Road Cross Sections)

### Supporting Documents

1. Civil Design Certificate, prepared by Allen Price, Ref No. N27790, dated 19 November 2024.
2. Blue Book Temporary Sediment Basin Calculations, Ref No. N27790, undated.
3. Condition 44 – Section 6.33 Biodiversity Conservation Fund payment receipt no. BCF783, dated 17 October 2024.
4. Condition 45 – Vegetation Management Plan, prepared by Ecoplanning Pty Ltd, Project No. 2023-142, Version 1.1, dated 13 November 2024.
5. Condition 45 – Email submission of VMP to Council, dated 15 November 2024.
6. Detailed Cost Estimate, prepared by Allen Price, Ref No. N27790, dated 20 November 2024.
7. Long Service Levy Exemption Approval Certificate – Non-profit Organisation, Approval No. 00152363, dated 24 November 2024.
8. Long Service Levy Payment, Receipt No. L0000171340, dated 26 November 2024.



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### Notes and Exclusions

1. The applicant is reminded that Council must be appointed as the Principal Certifying Authority for Subdivision Works.
2. The applicant is reminded that all works within the existing road reserve indicatively shown on the stamped plans require separate approval by the road's authority.
3. This certificate excludes approval for any works outside the subject site boundary.
4. This certificate covers only the bulk earthworks as per the stamped approved plans.

*Peter Shahatit*  
Registered Certifier  
BDC3022  
Encl.