

21 September 2022

**Morris Symonds**

The Trustee for JWD Developments Unit Trust  
Level 26, 1 O'Connell Street  
SYDNEY NSW 2000

Dear Symonds,

**89 JOHN WHITEWAY DRIVE, GOSFORD NSW 2250**  
**DEVELOPMENT APPLICATION NO. SSD 10321, SSD 10321 Mod 1 & SSD 10321 Mod 2**  
**CONSTRUCTION CERTIFICATE NO. 210538/1**  
**DATE DETERMINED: 21/09/2022**

City Plan hereby advises that your application for the subject Construction Certificate has been granted approval. We confirm that a copy of our determination has been uploaded to the Planning Portal for forwarding to Central Coast Council - Gosford.

Enclosed is a copy of:

- Your approved Construction Certificate, supporting documents & stamped plans, and
- Notice of Commencement of Building form (NoC), and
- Notice of the Critical Stage Inspections (NoI).

**IMPORTANT INFORMATION**

**1. Notice of Commencement**

Please return the completed NoC form to City Plan.

It is an offense to commence work without providing a minimum 48hrs notification to Council.

**2. Mandatory Inspections**

Data collection legislation introduced from 01 July 2018 requires notifications within 48hrs of inspections direct to the Department of Fair Trading for compliance monitoring. Missed inspections must also be reported.

City Plan requires a minimum notice of 48hrs for inspections (Book via phone or email).

It is the applicant's responsibility to ensure that the NoI has been issued to your Principal Contractor.

**WARNING:** Missed inspections WILL prevent the issue of an Occupation Certificate (OC).

The legislation prohibits the issue of an OC where a missed inspection has occurred (additional administration fees will also apply).

**3. Occupation Certificate**

It is an offense to occupy these building works without an Occupation Certificate. An OC application must be lodged on the Planning Portal. For more information on how to lodge your application, visit <https://pp.planningportal.nsw.gov.au/post-consent-certificates/occupation-certificate>.

Should you need to discuss any issues, please do not hesitate to contact the Project Building Surveyor Brendan Bennett on +61 2 8270 3500.

Yours faithfully,



**Brendan Bennett**  
Managing Director  
Encl

**CONSTRUCTION CERTIFICATE NO. 210538/1**

Issued under Part 6 of the Environmental Planning and Assessment Act 1979

**APPLICANT**

Name of person having benefit of the development consent: **Morris Symonds – The Trustee for JWD Developments Unit Trust**  
Address: **Level 26, 1 O'Connell Street, Sydney NSW 2000**

**DEVELOPMENT CONSENT**

Consent Authority/Local Government Area: **Central Coast Council - Gosford**  
Development Consent No: **SSD 10321, SSD 10321 Mod 1 & SSD 10321 Mod 2**  
Date of Development Consent: **14/10/2021, 26/04/2022 & 03/06/2022**

**PROPOSAL**

Address of Development: **89 John Whiteway Drive, Gosford NSW 2250**  
Lot No: **Lot 100 DP 1075037 & Lot 1 DP 45551**  
Building Code of Australia Classification: **Class 2, 6, 7a, 7b, 9b & 10b**  
Type of Construction: **Type N/A**  
Description of development: **Construction of a residential development comprising four residential flat buildings to accommodate 201 dwellings, basement car parking, associated landscaping and public domain works.**

Scope of building works covered by this Certificate:

**Stage 1 - Site works, clean-up, rock removal, tree removal and bulk excavation.**

Value of Construction Certificate (Incl GST):

**\$108,137,172.00**

Plans and Specifications approved:

**Schedule 1**

Fire Safety Schedule:

**N/A**

Critical Stage Inspections:

**See attached Notice**

Exclusions:

**Remainder of works**

Conditions (Sections 111 & 115-117 of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021):

**Nil**

Date of the Application for Construction Certificate:

**31/08/22****PROJECT BUILDING SURVEYOR**Please contact **Brendan Bennett** for any inquiries**CERTIFIER****Brendan Bennett** for and on behalf of  
**City Plan Services Pty Ltd****REGISTRATION NUMBER****BDC0027***That I, Brendan Bennett as the certifier:*

- certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021 as referred to in Part 6 of the Environmental Planning and Assessment Act 1979; and*
- am satisfied that, in the case where fire safety system (as defined by Environmental Planning and Assessment Act 2000) plans and specifications have been provided, that such plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.*

**DATED THIS 21 September 2022**

**Brendan Bennett**  
Managing Director

NB: Prior to the commencement of work Section 6.6 of the Environment Planning and Assessment Act 1979 must be satisfied.

## SCHEDULE 1 APPROVED PLANS AND SPECIFICATIONS

### 1. Endorsed Earthwork plans & Specifications

Plan Title	Prepared By	Drawing No / Ref	Revision	Date
General Notes, Locality Plan and Drawing Schedule	Telford Consulting Pty Ltd	C000	E	09/08/22
Earthworks Specifications Sheet 1 of 2	Telford Consulting Pty Ltd	C001	A	09/08/22
Earthworks Specifications Sheet 2 of 2	Telford Consulting Pty Ltd	C002	A	09/08/22
Bulk Earthworks Cut/Fill Plan	Telford Consulting Pty Ltd	C101	E	09/08/22
Bulk Earthworks Sections Sheet 1 to 6	Telford Consulting Pty Ltd	C105	C	09/08/22
Bulk Earthworks Sections Sheet 2 of 6	Telford Consulting Pty Ltd	C106	C	09/08/22
Bulk Earthworks Sections Sheet 3 of 6	Telford Consulting Pty Ltd	C107	C	09/08/22
Bulk Earthworks Sections Sheet 4 of 6	Telford Consulting Pty Ltd	C108	C	09/08/22
Bulk Earthworks Sections Sheet 5 of 6	Telford Consulting Pty Ltd	C109	D	09/08/22
Bulk Earthworks Sections Sheet 6 of 6	Telford Consulting Pty Ltd	C110	D	09/08/22
Interface Layout Plan	Telford Consulting Pty Ltd	C201	E	09/08/22
Interface Details Sheet 1 of 2	Telford Consulting Pty Ltd	C202	D	09/08/22
Interface Details Sheet 2 of 2	Telford Consulting Pty Ltd	C203	D	09/08/22
Erosion And Sediment Control Plan	Telford Consulting Pty Ltd	C301	B	09/08/22
Erosion And Sediment Control Details	Telford Consulting Pty Ltd	C302	B	09/08/22

### 2. Other documents relied upon

Title	Prepared By	Reference	Date
CC Application Form	Morris Symonds - Alceon Group Pty Ltd	CFT-198238	31/08/22
Design Compliance Declaration - Civil	Mounir Mesbah - Telford Consulting Pty Ltd	DEP0002857	09/08/22
Rockfall Mitigation Strategy	Ei Australia	E25639.G15_Re v2	12/07/22

Title	Prepared By	Reference	Date
Geotechnical Monitoring Plan	Ei Australia	E25639.G10_Re v1	12/07/22
DA Condition B19 - ESD Assessment Report	BCA Energy	1954-ESD-r1/gz	20/02/20
DA Condition B23 & B25 - Payment Statement	Biodiveristy Conservation Trust	BCF342	08/04/22
DA Condition B23 & B25 - Application to retire biodiversity credits	Anderson Environment & Planning	SSD 10321	28/03/22
DA Condition & B23 & B25 - Credit Retirement Compliance Letter	AEP	2583	20/04/22
DA Condition B23 & B25 - Recipient Created Tax Invoice	Biodiversity Conservation Trust of NSW	-	04/04/22
DA Condition B29 - Geotechnical Compliance Statement	Ei Australia	E25639.G19	11/08/22
DA Condition B29 - Geotechnical Report	JK Geotechnics	31078S2rpt	14/11/19
DA Condition B29 - Site Survey plan	Beveridge Williams Registered Surveyors	Drawing ref DET-001	01/02/22
DA Condition C4 & C5 - Email re - Dilapidation Report to BCSSM	Deicorp Pty Ltd	-	10/08/22
DA condition C4 & C5 - Email re - Dilapidation Reports to Central Coast Council	Stephen Rosa - Deicorp Pty Ltd	-	17/08/22
DA Condition C4 & C5 - Email re - Dilapidation Report to All Strata Services	Deicorp Pty Ltd	-	10/08/22
DA condition C4 - Email re - Department of Planning with Dilapidation Reports	Roberto Longo - Deicorp	-	05/09/22
DA condition C4 & C5 - Email re - Dilapidation Report	Roberto Longo - Deicorp	-	10/08/22
DA condition C4 & C5 - Pre-construction Dilapidation Report 1	Roberto Longo - Deicorp Pty Ltd	N22095-DIL-RPT-002-A	04/08/22
DA condition C4 & C5 - Pre-Construction Dilapidation Report 2	BG&E	N22095-DIL-RPT-003-A	04/08/22
DA condition C4 & C5 - Pre-construction Dilapidation Report 3	BG&E	N22095-DIL-RPT-004-A	04/08/22
DA condition C4 & C5 - Pre-construction Dilapidation Report 4	BG&E	N22095-DIL-RPT-005-A	04/08/22
DA Condition C24 - Confirmation of Auditor Engagement	Geosyntec Consultants	19275 L1	17/04/22
DA Condition C24 - Confirmation of Name change of Site Auditor	Geosyntec Consultants Pty Ltd	19275 L1	20/09/21
DA Condition C24 Site Auditor Statement Confirmation of Appointment	ZOIC	19275 IA2	29/01/20
DA Condition C24 - Site Auditor Statement	ZOIC	19275 IA2 Endorse RAP	29/01/20
DA Condition D32 - Remedial Action Plan	Trace Environmental	99.54	20/01/20

Title	Prepared By	Reference	Date
LSL - Remittance Advice Transaction	Commonwealth Bank	461531405	01/09/22
Email re - LSL Staging & Receipt of Payment	Roberto Longo - Deicorp Pty Ltd	-	05/09/22
Services and Utilities Impact Assessment	JWD Developments	-	23/01/20
Section 306 Certificate	Central Coast Council	WMZ/2039/2022	16/09/22
Email correspondence confirming S306 payments deferred to prior to OC	Central Coast Council	-	20/09/22