

17 December 2018



Warriewood Properties Pty Ltd
Level 1 4 Ponderosa Parade
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2018/0581
Address: Lot 6 DP 270822 , 32 - 38 Hakea Drive, WARRIEWOOD NSW 2102
Lot 7 DP 270822 , 39 - 46 Hakea Drive, WARRIEWOOD NSW 2102
Lot 1 DP 270822 is neighbourhood property , 0 Hakea Drive,
WARRIEWOOD NSW 2102
Lot 5 DP 270822 , 26 - 31 Hakea Drive, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent N0085/11 granted for
Construction of an Infill Affordable Housing development, Focal
Neighbourhood Centre, provision of infrastructure, creekline
corridor works and subdivision

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at www.northernbeaches.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to council@northernbeaches.nsw.gov.au

Regards,



Claire Ryan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0581
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Warriewood Properties Pty Ltd
Land to be developed (Address):	Lot 6 DP 270822 , 32 - 38 Hakea Drive WARRIEWOOD NSW 2102 Lot 7 DP 270822 , 39 - 46 Hakea Drive WARRIEWOOD NSW 2102 Lot 1 DP 270822 is neighbourhood property , 0 Hakea Drive WARRIEWOOD NSW 2102 Lot 5 DP 270822 , 26 - 31 Hakea Drive WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent N0085/11 granted for Construction of an Infill Affordable Housing development, Focal Neighbourhood Centre, provision of infrastructure, creekline corridor works and subdivision

DETERMINATION - APPROVED

Made on (Date)	15/12/2018
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Plan of Boundary Adjustment Between Lots 1 and 7 in DP 270822 Sheet 1 of 2	30 August 2018	Andrew P Mason
Plan of Boundary Adjustment Between Lots 1 and 7 in DP 270822 Sheet 2 of 2	30 August 2018	Andrew P Mason
Plan of Subdivision of Lots 5, 6 and 7 DP 270822 Sheet 1 of 3	30 August 2018	Andrew P Mason
Plan of Subdivision of Lots 5, 6 and 7 DP 270822 Sheet 2 of 3	30 August 2018	Andrew P Mason

Plan of Subdivision of Lots 5, 6 and 7 DP 270822 Sheet 3 of 3	30 August 2018	Andrew P Mason
Plan of Lot 1 Following Conversion of Lot 47 to Association Property Sheet 1 of 1	30 August 2018	Andrew P Mason

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Add Condition F12 Provision of Services for Subdivision to read as follows:

The applicant is to ensure all services including stormwater, water, electricity, telephone and gas are provided, located and certified by a registered surveyor on a copy of the final plan. All services are to be detailed in red on the final plan within their relevant easements. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure that utility services have been provided to the newly created lots.

C. Add Condition F13 Subdivision Certificate Application to read as follows:

Prior to the issue of the Subdivision Certificate, a completed Subdivision Certificate form, a final plan of subdivision prepared in accordance with the requirements of the Conveyancing Act 1919 are to be submitted to Council. Nine copies of the final plan of subdivision are to be submitted. All plans of survey are to show connections to at least two Survey Co-ordination Permanent Marks. The fee payable is to be in accordance with Council's fees and charges.

Reason: Statutory requirement of the Conveyancing Act 1919.

Important Information

This letter should therefore be read in conjunction with N0085/11, N0085/11/S96/1, N0085/11/S96/2, N0085/11/S96/3, N0085/11/S96/4 and N0085/11/S96/5.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.



northern
beaches
council

Signed On behalf of the Consent Authority

A handwritten signature in black ink, appearing to read 'CER', positioned above a horizontal line.

Name Claire Ryan, Planner

Date 15/12/2018