

9 October 2020



Colonial Credits Pty Ltd
119 Willoughby Road
CROWS NEST NSW 2065

Dear Sir/Madam

Application Number: Mod2020/0352

Address: Lot 3 DP 270907 , 73 Lorikeet Grove, WARRIEWOOD NSW 2102
Lot 4 DP 270907 , 75 Lorikeet Grove, WARRIEWOOD NSW 2102
Lot 5 DP 270907 , 77 Lorikeet Grove, WARRIEWOOD NSW 2102
Lot 6 DP 270907 , 79 Lorikeet Grove, WARRIEWOOD NSW 2102
Lot 7 DP 270907 , 3 Baz Retreat, WARRIEWOOD NSW 2102
Lot 8 DP 270907 , 5 Baz Retreat, WARRIEWOOD NSW 2102
Lot 9 DP 270907 , 7 Baz Retreat, WARRIEWOOD NSW 2102
Lot 10 DP 270907 , 9 Baz Retreat, WARRIEWOOD NSW 2102
Lot 11 DP 270907 , 8 Baz Retreat, WARRIEWOOD NSW 2102
Lot 12 DP 270907 , 10 Baz Retreat, WARRIEWOOD NSW 2102
Lot 13 DP 270907 , 12 Baz Retreat, WARRIEWOOD NSW 2102
Lot 14 DP 270907 , 14 Baz Retreat, WARRIEWOOD NSW 2102
Lot 15 DP 270907 , 16 Baz Retreat, WARRIEWOOD NSW 2102
Lot 16 DP 270907 , 18 Baz Retreat, WARRIEWOOD NSW 2102
Lot 17 DP 270907 , 20 Baz Retreat, WARRIEWOOD NSW 2102
Lot 18 DP 270907 , 22 Baz Retreat, WARRIEWOOD NSW 2102
Lot 19 DP 270907 , 24 Baz Retreat, WARRIEWOOD NSW 2102
Lot 20 DP 270907 , 26 Baz Retreat, WARRIEWOOD NSW 2102
Lot 21 DP 270907 , 28 Baz Retreat, WARRIEWOOD NSW 2102
Lot 22 DP 270907 , 30 Baz Retreat, WARRIEWOOD NSW 2102
Lot 2 DP 270907 , 71 Lorikeet Grove, WARRIEWOOD NSW 2102
Lot 23 DP 270907 , 65 - 69 Lorikeet Grove, WARRIEWOOD NSW 2102

Proposed Development: Modification of Development Consent N0182/13 granted for 40 Lot subdivision of existing sites and demolition of existing structures

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,

A handwritten signature in black ink, appearing to read "RML" or similar initials.

Rhiannon McLardy
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0352
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Colonial Credits Pty Ltd
Land to be developed (Address):	<p>Lot 3 DP 270907 , 73 Lorikeet Grove WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 270907 , 75 Lorikeet Grove WARRIEWOOD NSW 2102</p> <p>Lot 5 DP 270907 , 77 Lorikeet Grove WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 270907 , 79 Lorikeet Grove WARRIEWOOD NSW 2102</p> <p>Lot 7 DP 270907 , 3 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 8 DP 270907 , 5 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 9 DP 270907 , 7 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 10 DP 270907 , 9 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 11 DP 270907 , 8 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 12 DP 270907 , 10 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 13 DP 270907 , 12 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 14 DP 270907 , 14 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 15 DP 270907 , 16 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 16 DP 270907 , 18 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 17 DP 270907 , 20 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 18 DP 270907 , 22 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 19 DP 270907 , 24 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 20 DP 270907 , 26 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 21 DP 270907 , 28 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 22 DP 270907 , 30 Baz Retreat WARRIEWOOD NSW 2102</p> <p>Lot 2 DP 270907 , 71 Lorikeet Grove WARRIEWOOD NSW 2102</p> <p>Lot 23 DP 270907 , 65 - 69 Lorikeet Grove WARRIEWOOD NSW 2102</p>

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DETERMINATION - APPROVED

Made on (Date)	09/10/2020
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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) Modify Condition E5 to read as follows:

The existing conditions E5(i) and E5(ii), within development consent N0182/13 are to be replaced as follows: -

- E5 (i) Ferrets and rabbits are not permitted to be kept on site
- E5 (ii) Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times. Cats are to be kept inside the dwelling at all times. Dogs are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat or bushland unrestrained, on the site or on surrounding properties or reserves.

The Community Management Statement By-Law 28.1 shall be amended to reflect the above requirements

Reason: To protect native wildlife in accordance with relevant Natural Environment LEP/DCP controls.

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Stage 2 of this consent relates to the subdivision of the residue lot (Lot 12) to create 29 residential lots and 1 common lot under Community Title. The applicant is to submit a Neighbourhood Development Contract and Community Management Statement which incorporates all of the statutory requirements of Schedule 2 of the Community Land Development Act, 1989 and is to specifically address the following:

- (i) Ferrets and rabbits are not to be kept on site.
- (ii) Domestic dogs and cats are to be kept from entering wildlife habitat areas at all times. Cats are to be kept inside the dwelling at all times. Dogs are to be kept in an enclosed area and/or inside the dwelling, or on a leash such that they cannot enter areas of wildlife habitat or bushland unrestrained, on the site or on surrounding properties or reserves.
- (iii) Space management strategies including activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements being put in place and maintained.
- (iv) Matters relevant under conditions E1 and E3 above, in particular the management and responsibility of the Neighbourhood Association for the water management facilities and access streets.

Important Information

This letter should therefore be read in conjunction with N0182/13 determined 30 December 2013, N0182/13/S96/1 determined 3 August 2015, and N0182/13/S96/2 refused 31 July 2015.

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.

Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

Section 8.10 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.

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

Signed On behalf of the Consent Authority



Name Rhiannon McLardy, Planner

Date 09/10/2020