



Colonial Credits Pty Ltd
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April 29, 2021

Mr & Mrs Falkland
5/30 Foam Street
Freshwater NSW 2096
C/- Graham Dowd grahamdowd@hotondohornsby.com.au

Dear Graham,

Re: 12 Baz Retreat, Warriewood

Thank you for forwarding the plans drawn by Hotondo Homes issue E dated 29.04.2021 and the exterior colour sheet.

The plans provided and confirmation by Hotondo Homes exceeds the 88B external cladding recommendation of 25%. Being the cladding is only to the first floor of the home this is permissible by Colonial Credits P/L who agree to this minor variance.

As the design appears to be in other respects consistent with the architectural outcomes of the estate Colonial Credits P/L provide developer consent for this design.

I further highlight the 88B conditions for your attention:

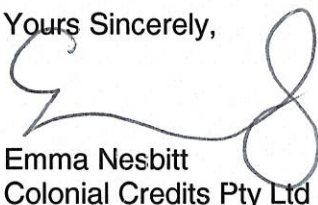
- Driveway and landscaping is to be finalised prior to occupation of the home.
- Fencing is not to be constructed further forward of the home front setback in accordance with the 88B.

This letter does not limit the responsibility to comply with the remaining 88B requirements. I recommend Hotondo Homes review the 88B and DP provided in the contract of sale.

I note this letter does not indicate whether the dwelling will be approved by Council, PCA or other Authority requirements. All required approvals must be sought as normal.

I trust this letter satisfies your enquiry. Please don't hesitate to contact me via Sales Agent Michael van den Blink. All the best with the construction of your new home.

Yours Sincerely,



Emma Nesbitt
Colonial Credits Pty Ltd

