

19 November 2021



Colonial Credits Pty Ltd  
119 Willoughby Road  
CROWS NEST NSW 2065

Dear Sir/Madam

**Application Number:** Mod2021/0846  
**Address:** Lot 11 DP 270907 , 8 Baz Retreat, WARRIEWOOD NSW 2102  
Lot 10 DP 270907 , 9 Baz Retreat, WARRIEWOOD NSW 2102  
**Proposed Development:** Modification of Development Consent DA2020/0436 granted for construction of semi-detached dwellings 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Julie Edwards  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0846
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Colonial Credits Pty Ltd
<b>Land to be developed (Address):</b>	Lot 11 DP 270907 , 8 Baz Retreat WARRIEWOOD NSW 2102 Lot 10 DP 270907 , 9 Baz Retreat WARRIEWOOD NSW 2102
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0436 granted for construction of semi-detached dwellings and subdivision

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	19/11/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

**A. Modify the description of development on the development consent to read:.**

Construction of two separate semi-detached dwelling developments with associated subdivision.

**B. Add Condition 2A to read:**

**Sydney Water "Tap In" - Separate Section 73 Certificates for development on Lot 10 and Lot 11**

The approved plans for development on Lot 10 and the approved plans for development on Lot 11, must be submitted to the Sydney Water "Tap in" Service separately and **prior to works commencing**, to determine whether the respective developments will affect any Sydney Water assets and/or easements.

The appropriately stamped plans for Lot 10 and Lot 11 must be then submitted to the Certifying Authority demonstrating the works are in compliance with Sydney Water requirements.

Please refer to the website [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

"Tap in" details - see <http://www.sydneywater.com.au/tapin>  
Guidelines for Building Over/Adjacent to Sydney Water Assets.

or telephone 13 000 TAP IN (1300 082 746)

Reason: To ensure compliance with the statutory requirements of Sydney Water and to facilitate the issue of independent S73 certificates, one for each of the approved semi-detached dwelling developments.

## Important Information

This letter should therefore be read in conjunction with DA2020/0436 dated 4 May 2020 and MOD2021/0091 dated 22 April 2021. .

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 must be submitted to Council within 28 days 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



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Name                         Julie Edwards, Planner

Date                          19/11/2021