

Annexure A**DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF
CONSENT****Development Application No:** DA2021/0083**Development:** Torrens title subdivision of the existing land into two allotments**Site:** 2 Tennyson Road, Concord NSW 2137

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination: 09 February 2022**Date from which consent takes effect:** Date the consent is registered on the NSW Planning Portal**TERMINOLOGY**

In this consent:

- (a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- (b) Any reference to the "applicant" means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- (c) Any reference to the "site", means the land known as 2 Tennyson Road, Concord (Lot 1 in DP 214636).

The conditions of consent are as follows:

Conditions of Consent – 2 Tennyson Road, Concord**1) DAGCA01 - Approved Plans and Supporting Documents**

The development shall be carried out substantially in accordance with the approved plans and/or documentation listed below **except where modified by any following condition.**

Reference / Dwg No	Prepared By	Date/s
Plan of Subdivision (1793 - CP - 01) Rev A	Michael T Shannon	08/04/2021

Note 1: Modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 4.55 of the *Environmental Planning and Assessment Act*.

Note 2: A warning to all Accredited Certifiers. You should always insist on sighting the original Council stamped approved plans/documentation and not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with original copies, Council will provide you with access to its files so you that may review our original copies of approved documentation.

2) **DAGCB12 - Street Numbering of Lots and Units**

The proposed allotments shall be numbered as follows:

Lot	Street Number	Street Name	Street Type	Locality
1 (South)	2	Tennyson	Road	Concord
2 (North)	1A	Watkin	Street	Concord

Numbering of units/properties shall be conspicuously displayed at the front of the property and shall be maintained in accordance with Council's Street Numbering Policy.

(Reason: Identification of Property for Emergency Services and Mail Deliveries)

3) **DACCB04 - Section 7.11 Contributions**

The following Section 7.11 Development Contributions are required towards the provision of public amenities and services in accordance with the City of Canada Bay s7.11 Development Contributions Plan.

Based on the following rates, as at September 2021 (CPI 120.2)

Infrastructure Type	Per Person Contribution	Studio/One bedroom dwelling	Two bedroom dwelling	Three + bedroom dwelling	Additional Lot
Community Facilities	\$840.01	\$1,209.59	\$1,721.96	\$2,179.39	\$2,179.39
Civil Infrastructure	\$815.55	\$1,174.38	\$1,671.83	\$2,115.94	\$2,115.94
Plan Preparation and Administration	\$92.25	\$132.84	\$189.11	\$239.35	\$239.35
Open Space and Recreation	\$5,960.89	\$8,583.54	\$12,219.43	\$15,465.32	\$15,465.32
TOTAL	\$7,708.70	\$11,100.35	\$15,802.32	\$20,000	\$20,000

Based on the following number of Dwellings and Bedrooms:

No. of Dwellings	No. of Studio & One beds	No. of Two beds	No. of Three or more beds	No. of Additional lots
TOTAL				1 - \$20,000

Any change in the Consumer Price Index between September 2021 (CPI 120.2) and the date that the Section 7.11 Development Contribution is paid, will be added/subtracted from the amount cited above.

Contributions must be receipted by Council and submitted to the Accredited Certifier **prior to the issue of any Subdivision Certificate.**

Please present a copy of this condition when paying the contribution at the Customer Service Centre so that it can be recalculated.

A copy of the City of Canada Bay Section 7.11 Development Contributions Plan may be obtained from Council's website.

(Reason: To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments)

4) **DASCA04 - Application for Subdivision Certificate**

An application for a Subdivision Certificate shall be lodged with Council or an Accredited Certifier for approval to enable the subdivision plans to be submitted to and registered with Land and Property Information (formerly Land Titles Office). Should the Subdivision Certificate application be lodged with Council, a final plan of subdivision and six (6) copies shall be included with the application.

(Reason: To comply with statutory requirements)

5) **DASCA05 - Section 73 Certificate from Sydney Water**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained before the issue of the Subdivision Certificate. Application must be made through Sydney Water or an authorised Water Servicing Coordinator (WSC). Please refer to Sydney Water's website at [www.sydneywater.com.au/section 73](http://www.sydneywater.com.au/section-73) or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

The original of the Section 73 Certificate must be presented to the Accredited Certifier **prior to the issue of Subdivision Certificate**.

Please note: Council will require a copy of the Section 73 Certificate in addition to sighting the original before issuing the Subdivision Certificate.

(Reason: To comply with statutory requirements)

Advisory Notes

a) **DAANN04 - Lapsing of Consent**

In accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979 (as amended), this Development Consent lapses five (5) years after the date from which it operates unless building, engineering or construction work has physically commenced. **A Construction Certificate must be obtained and the works commenced in accordance with the approved plans and specifications within five (5) years from the date of this Development Consent.**

b) **DAANN06 - Process for Modification**

The plans and/or conditions of this Consent are binding and may only be modified upon written request to Council under Section 4.56 of the Environmental Planning and Assessment Act, 1979 (as amended), or application to the Land and Environment Court under Section 4.55 of that Act. Any request to Council shall be accompanied by the appropriate fee and application form. You are not to commence any action, works, contractual negotiations, or the like, on the requested modification unless and until the written authorisation of Council or the Court is received by way of an amended consent.