

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2016/0067
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Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 100 DP 1015283, 145 Old Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2008/1741 granted for partial redevelopment of Warringah Mall Shopping Centre
Zoning:	LEP - Land zoned B3 Commercial Core LEP - Land zoned IN1 General Industrial
Development Permissible:	Yes - Zone B3 Commercial Core Yes - Zone IN1 General Industrial
Existing Use Rights:	No
Consent Authority:	Warringah Council
Land and Environment Court Action:	No
Owner:	AMP Warringah Mall Pty Ltd Scentre Management Ltd
Applicant:	Scentre Management Ltd

Application lodged:	22/03/2016
Application Type:	Local
State Reporting Category:	Commercial/Retail/Office
Notified:	13/04/2016 to 28/04/2016
Advertised:	Not Advertised, in accordance with A.7 of WDCP
Submissions:	0
Recommendation:	Approval

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - C9 Waste Management

Warringah Development Control Plan - D7 Views

Warringah Development Control Plan - G4 Warringah Mall

SITE DESCRIPTION

Property Description:	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100
Detailed Site Description:	<p>The site is legally described as Lot 100, DP 1015283, 145 Old Pittwater Road, Brookvale. More commonly the site is known as the Warringah Mall shopping centre which has been existing on the site since 1963.</p> <p>The site has a total area of approximately 170,600sqm. It is bounded to the north by Cross Street, to the south by Old Pittwater Road and to the east by Condamine Street / Pittwater Road. The Condamine Street / Pittwater Road frontage is the primary frontage to the site and the Cross Street and Old Pittwater Road frontages are secondary frontages to the site.</p> <p>The site is currently undergoing major redevelopment to expand and revitalise the shopping centre. The current shopping centre is split over three levels with an emphasis on an open-air design to reflect the locality of the Northern Beaches.</p> <p>Warringah Mall accommodates several major department stores, specialty shops, supermarkets and mini-major tenants throughout. Warringah Mall includes an entertainment precinct including a cinema complex, gym and other non-retail facilities.</p> <p>Topographically, the site has a natural slope which gradually inclines from the south east to the north west.</p> <p>The Warringah Mall site contains limited vegetation, the primary vegetation of the site is located along Condamine Street and Pittwater Road. Having vegetation in this location bordering the site and Condamine Street / Pittwater Road is a rarity in the industrial Brookvale area and is a feature of the site and local vicinity.</p> <p>The Warringah Mall shopping centre is a significant venue of the Northern Beaches and a primary retail space within the region, recognised by it's open-air design and iconic Dolphin Statues.</p>

Map:



SITE HISTORY

This application seeks to modify the following Consent granted by a Development Application and subsequent modifications listed below:

- [DA2008/1741](#) for the partial demolition of existing buildings and construction of new retail floor space and a multi-level car park at Warringah Mall - Consent granted by the Warringah Development Assessment Panel.
- [MOD2014/0079](#) - Consent granted by the Warringah Development Assessment Panel on 15 September 2014
- [MOD2014/0200](#) - Consent granted on 9 December 2014.
- [MOD2014/0230](#) - Consent granted by the Warringah Development Assessment Panel on 17 December 2014.
- [MOD2015/0190](#) - Consent granted on 20 November 2015.

PROPOSED DEVELOPMENT IN DETAIL

This application is subsequent of DA2008/1741 and seeks to change the roofing structure over portions of the Warringah Mall shopping centre; *the Mall*. The areas of the Mall affected by this application are those nominated as the *Centre Court*, *Myer Court* and *Myer North*. These areas currently have a roofing structure approved and this application seeks to change the roofing structure to an open-air glazed canopy (note: glazing comprises of canopy sheeting in the form of transparent ETFE film).

There have been multiple applications at this site recently and this development is required to be viewed in conjunction with other past, current and future applications in order to envisage the future character of the mall.

The proposed roofing structure is a more open and seemingly light-weight structure than what was previously approved. The proposed structure allows for natural lighting and ventilation and is designed to be complementary to the vernacular of the northern beaches lifestyle through landscaping, timber

and patterned elements.

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment A.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:
The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DADA2008/1741, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2008/1741.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.
(d) it has considered any submissions made	No submissions were received in relation to this

Section 96(1A) - Other Modifications	Comments
concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	application.

Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this clause within the Regulations. No Additional information was requested.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p>
Section 79C (1) (b) – the likely	(i) The environmental impacts of the proposed development on the natural

Section 79C 'Matters for Consideration'	Comments
impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	and built environment are addressed under the Warringah Development Control Plan section in this report. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and Warringah Development Control Plan.

As a result of the public exhibition of the application Council received no submissions.

MEDIATION

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	No objections to the subject proposal. Previous conditions to remain unchanged.
Strategic Planning - Urban Design	The proposed modifications will result in minor impacts and is substantially similar to the originally approved development.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs),

Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

Nil

Warringah Local Environment Plan 2011

Is the development permissible?	Zone B3 : Yes Zone IN1: Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

Development Standard	Requirement	Approved	Proposed	Complies
Minimum subdivision lot size:	N/A	N/A	N/A	N/A
Height of Buildings:	N/A	N/A	N/A	N/A
Rural Subdivision:	N/A	N/A	N/A	N/A
No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	N/A	N/A	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Land Use Table	Yes
5.3 Development near zone boundaries	Yes
6.2 Earthworks	Yes
6.3 Flood planning	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

The applicable Built Form Controls for the site are contained within Part G Special Area Controls - G4 Warringah Mall of the DCP.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D7 Views	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E10 Landslip Risk	Yes	Yes
Part G Special Area Controls	Yes	Yes
G4 Warringah Mall	Yes	Yes

Detailed Assessment

C9 Waste Management

A waste management plan was supplied with the original Development Application and therefore this is the applicable Waste Management Plan for this modification.

D7 Views

A View Impact Assessment has been submitted with this application.

The assessment shows that the proposed structure (and further elements of Warringah Mall) are visible from surrounding developments - specifically those elevated in R2 Low Density Residential zones.

The assessment demonstrates the the subject proposal will only impact views extending onto the site. Views beyond the site are not impacted by virtue of this application and is therefore permissible.

G4 Warringah Mall

This DCP applies to Lot 100, DP 1015283, 145 Old Pittwater Road, Brookvale which is commonly referred to as 'Warringah Mall Shopping Centre'

The objectives of this DCP are as follows:

- *To guide future development within the Warringah Mall Shopping Centre (Warringah Mall) site to 2021.*
- *To ensure development responds to the characteristics of the site and surrounds, and the amenity of the surrounding neighbourhood.*
- *To encourage and facilitate high quality urban design, landscaping, external finishes and signage.*

Comment:

This application is for the re-design of a roofing structure over the areas nominated as the *Centre Court, Myer Court and Myer North*. Generally, these areas are located centrally in the Warringah Mall shopping centre and are used as both a thorough-fare and rest area.

The Warringah Mall site is currently undergoing a period of significant expansion, renovation and revitalisation. This application is ancillary to other applications relevant to the site and once viewed in conjunction, a cohesive understanding of how the development is responding to the desired future character can be attained.

The Warringah Mall site is a significant venue of the Northern Beaches and is frequently visited for retail and leisure by members of the area. The proposal will improve the functionality and amenity of the site and enhance the aesthetic of the mall.

The development is generally only visible internally when in the central courtyards. The development is an aesthetic feature of the mall and, as presented, will significantly improve the general amenity of the shopping centre and contribute to a contemporary, airy and open atmosphere reflecting the lifestyle, vernacular and characteristics of Warringah and the greater Northern Beaches.

The proposal also serves as a critically functional element of the design; providing shelter and shading to patrons of the shopping centre. This development increases the usability of the aforementioned courtyards and will enhance the venue once complete.

Warringah Development Control Plan – G4 Warringah Mall

The proposed development’s consistency with the objectives and requirements of the applicable controls within the *Warringah Development Control Plan – G4 Warringah Mall* are considered in detail below.

Built Form
Design Quality & Excellence
<p>Objectives</p> <ul style="list-style-type: none"> • <i>To ensure that new development makes a positive contribution to the streetscape and public domain.</i> • <i>To ensure a high standard of architectural design.</i> • <i>To achieve high quality urban design internally and externally and high levels of pedestrian comfort in the public spaces of the centre.</i> • <i>To emphasise key nodes and entry points to create a sense of arrival.</i> • <i>To encourage the use of high quality, durable and robust materials.</i> • <i>To ensure the design response reflects the Northern Beaches vernacular/lifestyle.</i>

Comment:

The proposed modification is to change the roofing structure over areas of the Mall nominated as the *Centre Court*, *Myer Court* and *Myer North*. The bulk and scale of this development is minimal when viewed from surrounding properties in comparison to the previously approved structure. The development will have no detrimental or unreasonable impacts on the amenity, views or privacy of surrounding developments so this assessment is based on the internal amenity of the Mall - from below the roofing structure.

The structure is an elevated, seemingly-lightweight engineered frame that protrudes above the aforementioned courtyards which are centrally located within the shopping centre. It is architecturally designed and will enhance the immediate and surrounding areas of the mall through the use of an innovative design that resonates with the desired future character of the site and the Northern Beaches vernacular.

When viewed from below, the structure will appear to be significantly elevated in the sky beyond the visible surrounding roof-lines. The structure will be a feature of the development that enhances the contemporary nature of the mall and reaffirms the courtyards below as a venue rather than a passage-way.

The proposal is of a high quality architectural design which enhances the levels of pedestrian comfort below. The structure provides protection from both sun and weather and significantly contributes to the amenity of the courtyards / thoroughfares below.

The structure does not constitute as an entry point given the location within the complex, however it contributes to a sense of arrival once inside the venue and enhances the atmosphere encapsulated within the site and reflects the desired future character. The roofing structure will be the key element to these courtyard spaces and, ancillary to other current and future developments on site, create a new destination within the mall.

The structure is of a high quality material which will withstand the climatic elements present - sunlight and rain. The longevity of the structure requires the selected materials to be robust and durable.

The Northern Beaches vernacular/lifestyle objective seeks to sustain an open, airy, relaxed and *in touch with nature* atmosphere, as is present throughout Warringah and the greater Northern Beaches vicinity. This development responds to the characteristics of the Northern Beaches lifestyle by proposing a functional element that significantly enhances a space through the use of natural light and ventilation. The design is contemporary and the structures is seemingly-lightweight and floating in the air. The connection to nature is retained through the use of a glazed roof with the sky visible from the courtyards.

Requirements	Complies
1. Future development on or adjacent to the perimeter of the site must be designed to positively address the street, relate to the natural environment and create a clear distinction between the public and the private domain.	Yes
2. Future development on the site is to incorporate design elements that optimize the use of natural light and the ambient environment to the pedestrian malls within the Centre.	Yes
3. New development along the southern edge of the site must not result in any unreasonable impacts on the amenity of residential properties in Old Pittwater Road and Smith Avenue.	Yes
4. New development along the eastern frontage to Pittwater Road/Condamine Street must incorporate a legible pedestrian connection from the street into the centre that is conveniently located in relation to existing bus stops.	Yes

5. All future development must be designed to strongly and positively reinforce the corners of the site and street alignment and frame the street. Incorporating landmark or distinctive building elements on “Gateway” street corners is encouraged.	Yes
6. Long continuous walls are to incorporate design treatments to reduce their visual mass and bulk. Such design treatments may include the use of architectural treatments or elements that serve to provide building articulation and modulation and the use of a variety of high quality external colours and materials.	Yes
7. Views of the ground level car parking areas must be suitably screened from the street by either landscaping or an appropriate architectural building facade treatment.	N/A
8. High quality, attractive and durable materials are to be used. The selection of colours is to respond to the natural landscape. A detailed schedule of external colours and finishes, a sample board and photo-montages are to be submitted with any application to alter or extend the external façade and roof of Warringah Mall.	Yes
9. The roof is to be designed so that the visual impact of the roof form is minimised.	Yes
10. Rooftop plant and equipment are to be integrated into the building/roof forms or screened in a manner compatible with the building design to minimise visual and acoustic impacts on the surrounding properties, including elevated properties which have views over the centre.	Yes

Building Height

Objectives

- *To provide street edge definition along the main eastern frontage of the site.*
- *To provide street edges which reinforce, improve or support the hierarchy and character of streets.*
- *To achieve comfortable street environments for pedestrians in terms of daylight, human scale, sense of enclosure, healthy and sustainable environment for street trees.*
- *To ensure solar access to residential properties and public spaces is protected.*

Comment:

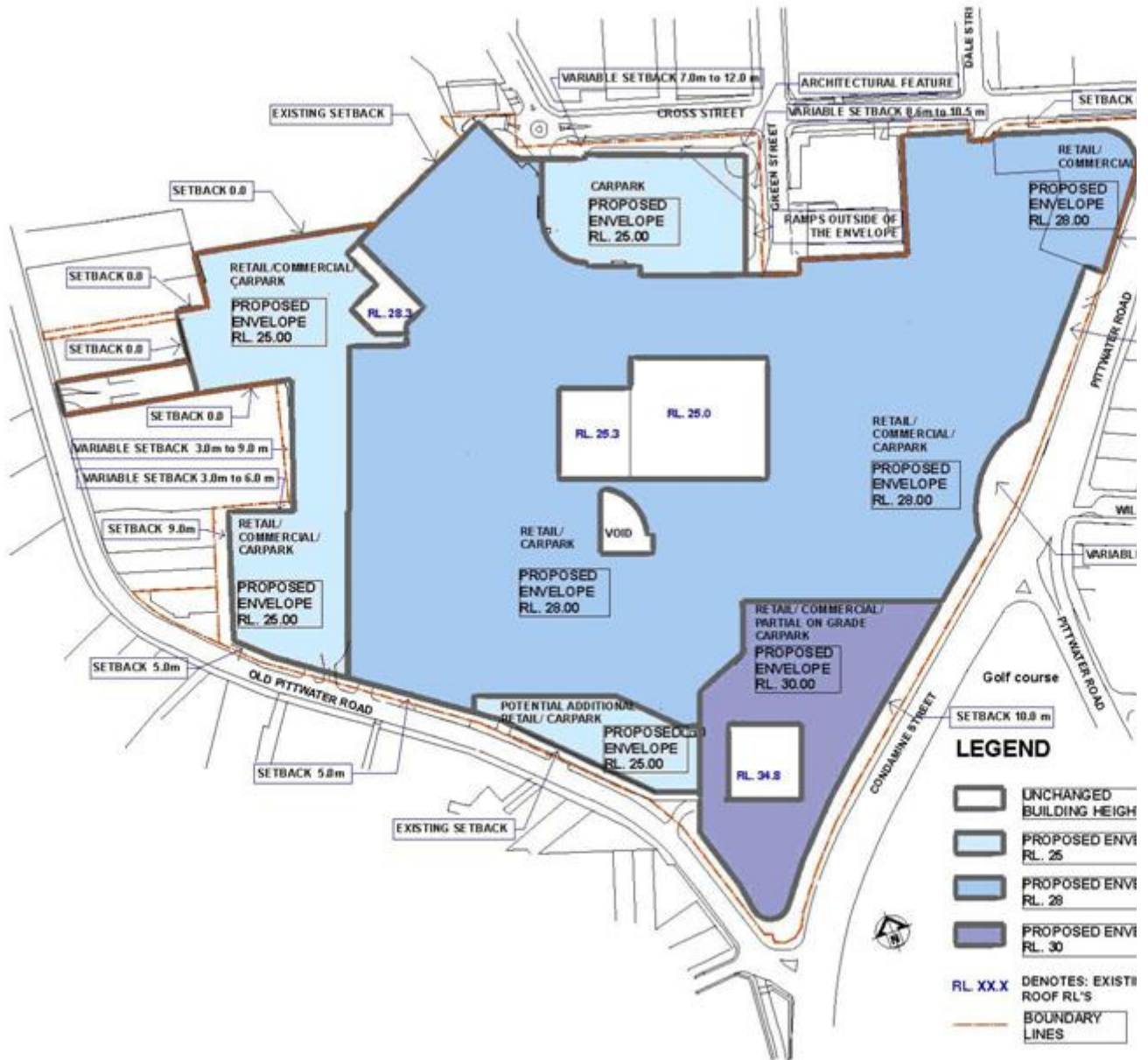
The proposed modification is generally located towards the centre of the mall and does not contribute to the eastern frontage. The structure is not prominent from supporting streets given its central location and the height and scale of development. The roofing structure. The development is most suitably impacting on patrons of the mall who occupy the courtyards below.

The height of the roofing structure will significantly contribute to a sense of openness in the otherwise enclosed courtyard (surrounding buildings). The development will allow solar access and natural ventilation which will contribute to achieving a comfortable environment. The development exceeds human scale, but is not dissimilar to surrounding developments on the site. This modification is complementary to ancillary developments on the site which are complementary and provide an overview of the overall scale and height of the development.

The development will not impact on the solar access of surrounding residential properties within the vicinity, none of which are to be significantly or unreasonably impacted by virtue of overshadowing subject to this modification.

Requirements

17. New development is to comply with the maximum building heights as shown at Figure 2 except where provided for requirement.



18. Development may exceed the maximum height controls shown at Figure 2 only in the following circumstances:

(a) Architectural roof features

Architectural roof features may exceed the height controls but only if the consent authority is satisfied that the architect

- satisfies the objectives of the height control, and
- comprises a decorative element on the uppermost portion of a building, and
- does not include floor space area and is not reasonably capable of modification to include floor space area, and
- does not provide access for recreational purposes, and
- is not a structure designed specifically for signage or advertising, and
- is an integral part of the design of the building in its context, and
- will have minimal overshadowing impact, and
- does not add to the visual bulk of the building.

(b) Plant and equipment

Any ancillary plant, equipment or access point may exceed the height controls but only if the consent authority is satisfied

- The height of plant, equipment or access point does not exceed 3.0m.
- The total area of the equipment does not exceed 10% of the roof area.
- The plant, equipment and access point is integrated with the architectural design of the building/roof.
- The plant or access point is centrally located within the roof area to minimize the visibility of these structures when viewed from surrounding properties and the public domain.

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

Section 94 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant approval Modification Application No. Mod2016/0067 for Modification of Development Consent DA2008/1741 granted for partial redevelopment of Warringah Mall Shopping Centre on land at Lot 100 DP 1015283,145 Old Pittwater Road, BROOKVALE, subject to the conditions printed below:

Add Condition No.1C - 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
DA 01. 5206 Rev G	17 March 2016	Scentre Design and Construction Pty Ltd
DA 01. 5401 Rev G	17 March 2016	Scentre Design and Construction Pty Ltd
DA 01. 5402 Rev G	17 March 2016	Scentre Design and Construction Pty Ltd
DA 01. 5403 Rev D	17 March 2016	Scentre Design and Construction Pty Ltd

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. (DACPLB01)

Modify Condition 30C. Height of Open Roof Structures to read as follows:

The open air 'garden trellis' glazed canopy over the *Myer North*, *Myer Court* and *Centre Court* section of the centre is restricted to a maximum height of RL 29.80.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure consistency with the building envelopes identified under Part G4 - Warringah Mall of the WDCP.

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

Signed

Adam Mitchell, Planner

The application is determined under the delegated authority of:

Steven Findlay, Development Assessment Manager

















ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 2016/098136	Plans - Architectural	21/03/2016
 2016/098148	Report - View Impact Study	22/03/2016
 2016/098159	Report - DCP Compliance Assessment	22/03/2016
 2016/098143	Report - Statement of Environmental Effects - Final	22/03/2016
 MOD2016/0067	Warringah Mall 145 Old Pittwater Road BROOKVALE NSW 2100 - Section 96 Modifications - Section 96 (1a) Minor Environmental Impact	22/03/2016
 2016/098103	Development Application Form	29/03/2016
 2016/098117	Applicant Details	29/03/2016
 2016/098125	Plans - Notification	29/03/2016
 2016/107866	Building Assessment - Fire and Disability upgrades - Assessment Referral - Mod2016/0067 - 145 Old Pittwater Road BROOKVALE NSW 2100 - SS	06/04/2016
 2016/107979	invoice for ram applications - Scentre Management Ltd	06/04/2016
 2016/107980	DA Acknowledgement Letter - Scentre Management Ltd	06/04/2016
 2016/108711	Referral to AUSGRID - SEPP - Infrastructure 2007	07/04/2016
 2016/110544	Building Assessment Referral Response	08/04/2016
 2016/113641	SEA Map Notification	12/04/2016
 2016/114013	Notification Letter - 507 posted 13/04/2016	12/04/2016
 2016/146478	Urban Design Referral Response	11/05/2016