

18 December 2014



Scentre Group Ltd
C/O Urbis L23 Darling Park Tower 2 201 Sussex St
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2014/0230
Address: Lot 100 DP 1015283 , 145 Old Pittwater Road, BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2008/1741 granted for Partial demolition of existing buildings and Construction of an extension to Warringah Mall Shopping Centre, including 2 levels of retail & a multi level carpark

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Phil Lane
Development Assessment Manager

NOTICE OF DETERMINATION

Application Number:	Mod2014/0230
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Scentre Group Ltd
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 demolition of existing buildings and Construction of an extension to Warringah Mall Shopping Centre, including 2 levels of retail & a multi level carpark

DETERMINATION - APPROVED

Made on (Date)	17/12/2014
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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 01.5201 Proposed Ground Floor Level Rev D	20/10/2014	Scentre Design & Construction
DA 01.5202 Proposed Ground Floor Level Mezzanine Rev D	20/10/2014	Scentre Design & Construction
DA 01.5203 Proposed Level 01 Rev D	20/10/2014	Scentre Design & Construction
DA 01.5204 Proposed Level 01 Mezzanine Rev D	20/10/2014	Scentre Design & Construction
DA 01.5205 Proposed Level 02 Rev D	20/10/2014	Scentre Design & Construction
DA 01.5206 Proposed Roof Plan Rev D	20/10/2014	Scentre Design & Construction
DA 01.5251 Demolition Plan - Ground Level Rev D	17/10/2014	Scentre Design & Construction

DA 01.5253 Demolition Plan - Level 01 Rev D	17/10/2014	Scentre Design & Construction
DA 01.5255 Demolition Plan - Level 02 Rev D	17/10/2014	Scentre Design & Construction
DA 01.5301 Elevations Rev D	17/10/2014	Scentre Design & Construction
DA 01.5401 Cross Sections Rev D	17/10/2014	Scentre Design & Construction
DA 01.5402 Long Sections Rev D	17/10/2014	Scentre Design & Construction
DA 01.5403 Centre Court Rev B	14/11/2014	Scentre Design & Construction

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Review of fire safety engineering issues for section 96 application - Warringah Mall Extension - Stage 1 (Report Number 20070088 Revision DA1.8)	October 2014	Defire

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

f) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
da 01 6102 - Landscape sections Cross Street & Green Street Rev No. A15	20/10/14	DEM - Division: Landscape Architecture
da 01 6103 - Landscape northern elevation Cross Street Rev No. A15	20/10/14	DEM - Division: Landscape Architecture
da 01 6108 - Landscape elevation Green Street Rev No. A06	20/10/14	DEM - Division: Landscape Architecture

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Add No. 30C Condition Height of Open Roof Structures to read as follows:

Height of Open Roof Structures

The open air 'garden trellis' glazed canopy located over the 'Myer North' section of the centre and the open air shade sail over the existing centre court area are to be restricted to a maximum height of RL 28.00.

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.

C. Add Condition No. 30D Fire Safety Measures to read as follows:

Fire Safety Measures

All fire safety proposed for the building must be submitted at Construction Certificate stage. The schedule is to include the current and proposed fire safety measures to be implemented in the building and shall specify the minimum standard of performance for each fire safety measures.

Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants (DACBCCPCC2)

D. Add Condition No. 63A Fire Safety Matters to read as follows:

Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: To ensure an adequate level of fire safety is provided within the premises for the life safety of occupants Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000. (DACPLF07)

Important Information

This letter should therefore be read in conjunction with DA2008/1741 dated 28 April 2010 and MOD2014/0079 dated 15 September 2014.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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

Signed On behalf of the Consent Authority

Signature _____

Name Phil Lane, Development Assessment Manager

Date 17/12/2014