



Warringah Council

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Development Application No: DA2008/0629

DEVELOPMENT APPLICATION DETAILS

Applicant Name: AMP Capital Investors Ltd

Applicant Address: PO Box W1 Warringah Mall NSW 2100

Land to be developed (Address): Shop 138B (Rockin' Rolls Sushi), Warringah Mall
(Lot 100, DP 1015283), 145 Old Pittwater Road
Brookvale

Proposed Development: Outdoor seating associated with a shop

DETERMINATION

Made on (Date): 10 June 2008

Consent to operate from (Date): 10 June 2008

Consent to lapse on (Date): 10 June 2011

Details of Conditions

The conditions, which have been applied to the consent, aim to ensure that the Environmental Impacts of Development are minimised and the Health and Safety of the community is maintained in accordance with the relevant standards and the Building Code of Australia.

NOTE:

If the works are to be certified by a Private Certifying Authority, then it is the certifier's responsibility to ensure all outstanding fees and bonds have been paid to Council prior to the issue of the Construction Certificate or as otherwise specified by Consent conditions.

Pursuant to Section 95(2) of the Environmental Planning and Assessment Act 1979, Council has varied the provisions of Section 95(1) and advise that the consent will lapse 3 years from the date upon which the consent operates.

Section 95A of the Environmental Planning and Assessment Act 1979, allows for an extension of 1 year to the period in which the consent will lapse, except for complying development. Such an application must be made in accordance with Clause 114 of the Environmental Planning and Assessment Regulation 2000.



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GENERAL CONDITIONS

CONDITIONS THAT IDENTIFY APPROVED PLANS

1. Approved Plans And Supporting Documentation

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of consent:

Drawing Number	Dated	Prepared By
Drawing No.3 Proposed Outdoor Seating	20/2/2008	A&I Group International Pty Ltd

Document Name	Dated	Prepared By
Building Code Report	29 February	Michael Wynn- Jones & Associates

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Note: Further information on Construction Certificates can be obtained by contacting Council's Call Centre on 9942 2111, Council's website or at the Planning and Assessment Counter.

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

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

2. Outdoor Seating Area

1. The location of the outdoor seating furniture is to be in accordance to the Building Code Report prepared by Michael Wynn- Jones & Associates dated 28 February 2008, and specifically:
 - a. The furniture is to be located within a 2 metres by 2 metres footprint adjacent to the shop front to the south of the entry of the shop.
 - b. A minimum 1 metre wide egress for the shop is to be maintained at all times.
2. The area specified being utilised for outdoor seating of this consent is to be associated with Tenancy 139B (Rockin' Rolls Sushi) only.

Reason: To ensure compliance with the approved document.



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Right to Review by the Council

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 12 months after the date of determination shown on this notice.

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

Right of Appeal

If you are dissatisfied with this decision Section 97 of the Environmental Planning & Assessment Act 1979 may give you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

Signed on behalf of the consent authority

Signature _____
Name Steve Findlay

Date 10 June 2008