

3 March 2023



Pluim Commercial Contractors Pty Ltd
21 Jusfrute Drive
WEST GOSFORD NSW 2250

Dear Sir/Madam

Application Number: Mod2022/0730
Address: Lot 1 DP 1270384 , 357 - 373 Warringah Road, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2020/0717 granted for demolition works and construction of a hardware and building supplies and garden centre (Bunnings Warehouse), signage and boundary adjustment

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

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

Regards,



Adam Susko
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0730
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Pluim Commercial Contractors Pty Ltd
Land to be developed (Address):	Lot 1 DP 1270384 , 357 - 373 Warringah Road FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2020/0717 granted for demolition works and construction of a hardware and building supplies and garden centre (Bunnings Warehouse), signage and boundary adjustment

DETERMINATION - APPROVED

Made on (Date)	03/03/2023
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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
AA2-01 F - Level 1 - Basement Floor Plan - Carpark	18 November 2022	Plum
AA2-02 J - Level 2 - Ground Floor Plan - Carpark	18 November 2022	Plum
AA2-03 E - Level 3 - Mezzanine Plan - Carpark	18 November 2022	Plum
AA2-04 F - Level 4 - Warehouse Level 1 Plan	18 November 2022	Plum
AA2-05 F - Level 5 - Warehouse Level 2 Plan	18 November 2022	Plum
AA4-01 G - Elevations	23 January 2023	Plum
AA5-01 E - Sections	18 November 2022	Plum

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Assessment Report (file no. 0123)	16 January 2023	RainTree Consulting

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
2704 LP-01.1 - Landscape Plan Sheet 1	30 November 2022	John Lock & Associates Landscape Architecture
2704 LP-00.1 - Existing Tree Plan	30 November 2022	John Lock & Associates Landscape Architecture
2704 LP-00 - Landscape Site Plan	30 November 2022	John Lock & Associates Landscape Architecture
2704 LP-01.2 - Landscape Plan Sheet 2	30 November 2022	John Lock & Associates Landscape Architecture
2704 LP-03 - Landscape Details	30 November 2022	John Lock & Associates Landscape Architecture

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

Important Information

This letter should therefore be read in conjunction with DA2020/0717 dated 3 February 2021 and MOD2021/0470 dated 20 September 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 lodged on the NSW Planning portal 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



Name Adam Susko, Principal Planner

Date 03/03/2023