

22 January 2016



Fabcot Pty Limited
1 Woolworths Way
BELLA VISTA NSW 2153

Dear Sir/Madam

Application Number: Mod2015/0237
Address: Lot 104 DP 597544 , 56 - 58 Glen Street, BELROSE NSW 2085
Lot 4 DP 548285 , 56 - 58 Glen Street, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2013/1447 granted for
Demolition Works, Construction of a Retail Centre and Signage
(Glenrose Shopping Centre)

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,

Luke Perry
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2015/0237
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Fabcot Pty Limited
Land to be developed (Address):	Lot 104 DP 597544 , 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285 , 56 - 58 Glen Street BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2013/1447 granted for Demolition Works, Construction of a Retail Centre and Signage (Glenrose Shopping Centre)

DETERMINATION - APPROVED

Made on (Date)	22/01/2016
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - 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
A06.03 General Arrangement - Retail Level Rev S96-5	19/01/2016	BN Group Pty Ltd

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

B. Modify Condition No.63 Separate Development Applications for other uses to read as follows:

63. Separate Development Applications for other uses

This consent relates to the occupation of the building and including individual tenancies as a 'shop', 'takeaway food and drink premises', 'business premises', or restaurant/cafe (as shown on the approved plans) as defined under Warringah Local Environmental Plan 2011.

Any other proposed uses beyond the above definitions or beyond the provision of State Environmental Planning

Policy (Exempt and Complying Development Codes) 2008, shall be the subject of a separate Development Application.

Reason: Reason: To ensure the use of the building is consistent with the given consent.

Important Information

This letter should therefore be read in conjunction with DA2013/1447 dated 12 July 2014, MOD2014/0225 dated 5 March 2015, MOD2015/0075 dated 8 May 2015, MOD2015/0150 dated 6 November 2015, MOD2015/0205 dated 3 December 2015 and MOD2015/0236 dated 21 December 2015.

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 Luke Perry, Planner

Date 22/01/2016