

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	DA2016/0726
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<b>Responsible Officer:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Part Lot 2743 DP 752038 for lease AB289237Y-in part lot 8/dp829465-(lease plan), Condamine Street NORTH MANLY NSW 2100
<b>Proposed Development:</b>	Alterations and additions to an existing registered club (Calabria Bowling, Sports and Social Club)
<b>Zoning:</b>	LEP - Land zoned RE1 Public Recreation LEP - Land identified in Schedule 1 Additional Permitted Uses. Refer to attached extract of WLEP2011
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Warringah Council Manly Christian Brothers College Old Boys Football Club Inc
<b>Applicant:</b>	Manly Vale - Calabria Bowling Sports & Social Club Limited

<b>Application lodged:</b>	19/07/2016
<b>Application Type:</b>	Local
<b>State Reporting Category:</b>	Other
<b>Notified:</b>	05/08/2016 to 22/08/2016
<b>Advertised:</b>	Not Advertised, in accordance with A.7 of WDCP
<b>Submissions:</b>	0
<b>Recommendation:</b>	Approval

<b>Estimated Cost of Works:</b>	\$ 200,000.00
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### 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,

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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 - C3 Parking Facilities  
Warringah Development Control Plan - C9 Waste Management  
Warringah Development Control Plan - D12 Glare and Reflection

## SITE DESCRIPTION

<b>Property Description:</b>	Part Lot 2743 DP 752038 for lease AB289237Y-in part lot 8/dp829465-(lease plan) , Condamine Street NORTH MANLY NSW 2100
<b>Detailed Site Description:</b>	<p>The site is legally described as Part Lot 2734 DP 752038 Campbell Parade, Manly Vale located within the facility commonly known as "District Park". This area encompasses a range of sporting and recreational facilities which includes Nolan, Millers, Passmore and David Thomas Reserve.</p> <p>Part Lot 2734 is bounded by Campbell Parade, Condamine Street, Kentwell Road and Manly Lagoon. Manly Lagoon dissects most of the site and is located approximately 50m from the club building at its closest point to the north-east.</p> <p>The site that is the subject of this application lies generally within Passmore Reserve. The site is 8,000m<sup>2</sup> in area, rising slightly along Campbell Parade. Current development on the site consists of a single to double storey clubhouse building, outbuildings, two (2) bowling greens, and a partly enclosed artificial turf playing field. An informal parking area is located to the north of the bowling greens (adjacent Manly Lagoon) which is accessed from a driveway at Campbell Parade. Vehicular access to the front of the building is provided in the form of two driveways located on the western and eastern boundaries of the site.</p>

Map:



## SITE HISTORY

Council's Plan of Management for District Park states that a lease for a bowling green on Passmore Reserve was granted in 1947 by the Districts Parks Committee. Full control and management of the reserve was assumed by Council in 1991.

### DA2009/1330

This application was for exactly the same works as the current application, however, it was not commenced and has now lapsed. The DA approved "Part demolition of two existing turf bowling greens and the construction of a single artificial grass playing field with associated fencing and two new light towers" on 22 January 2010.

## PROPOSED DEVELOPMENT IN DETAIL

The proposal includes:

- The conversion of an existing bowling green to a synthetic hockey and futsal field.
- The installation of two light poles 14m in height.

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 C.

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under 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.

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Section 79C 'Matters for Consideration'	Comments
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)(iiiia) – 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&amp;A Regulation 2000 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clauses 54 and 109</u> of the EP&amp;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&amp;A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition of consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&amp;A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This matter has been addressed via a condition of consent.</p> <p><u>Clause 98</u> of the EP&amp;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 of consent.</p>
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p>(ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
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

No requests for mediation have been made in relation to this application.

## REFERRALS

Internal Referral Body	Comments
Development Engineers	The proposed development will have no impact on the drainage disposal form the site.  No objection to approval, subject to conditions as recommended.
Environmental Investigations (Industrial)	There are no objection to this proposal subject to conditions.
Landscape Officer	No objections subject to conditions as recommended.
Natural Environment (Biodiversity)	Council's natural environment - biodiversity section raise no objections to the proposal.
Natural Environment (Coastal)	No objection to the proposed development as it is not impacted by coastal process.
Natural Environment (Flood)	The proposed conversion of a bowling green into a synthetic field is not considered to increase flood risk. No flood related development controls applied.
Natural Environment (Riparian Lands/Creeks)	After further review of the development application it appears that the excavation works will be minor within the mapped riparian land and instead of asking for a Waterway Impact Statement the development application will be conditioned instead.  Recommendations No objection to approval, subject to conditions as recommended.
Parks, reserves, beaches, foreshore	Parks and Reserves are supportive of this DA with the addition of the provided conditions.  If possible, Recreation Management would be interested in meeting with Calabria club representatives regarding potential interactions with user groups such as the soccer and hockey associations.
Buildings, Property, Spatial Information	No objection to approval subject to conditions.
Traffic Engineer	We concur with the applicant's statement regarding the implication of the proposal on parking and traffic as noted in the Statement of Environmental Effects report. The proposal is not be expected to alter

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Internal Referral Body	Comments
	the existing traffic and parking demand.  Therefore, no objection is raised on the proposal on traffic grounds.
Water Management	No objection to approval with no conditions recommended.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	<p>The proposal was referred to Ausgrid who provided the following comments:</p> <p><i>Ausgrid has no objection to the matter proceeding at this stage subject to the following conditions:</i></p> <ul style="list-style-type: none"> <li>• <i>Adequate clearances between the development and the existing overhead electricity mains are to be maintained in accordance with Section 3.11.2 of AS 7000. In particular:</i> <ul style="list-style-type: none"> <li>- <i>A minimum horizontal clearance of 1.5 metres between the conductors and any parts of a structure not normally accessible to persons.</i></li> <li>- <i>A minimum horizontal clearance of 2.1 metres between the conductors and any parts of a structure normally accessible to persons, or parts of a structure not normally accessible to persons but on which a person can stand (i.e. window, balcony, roof).</i></li> </ul> </li> <li>• <i>The clearance requirements in the WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006 should be complied with during construction works. The relevant mains are to be regarded as “Un-insulated 11,000 volt conductors.</i></li> <li>• <i>Any Ausgrid assets that are affected by the proposal are required to be relocated. In this event please contact our Contestability Group on 8569 6727 or <a href="mailto:contestability@ausgrid.com.au">contestability@ausgrid.com.au</a> to proceed with a network asset relocation project.</i></li> </ul>

## 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.

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

### SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for recreational purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the recreational land use.

### SEPP 71 - Coastal Protection

Matters for Consideration	
Is the development located in an area identified as being within:	
100m of the coastline mean high water mark?	No
A Sensitive Coastal Location under SEPP 71?	Yes
A Zone of Wave Impact under WLEP 2000?	No
A Zone of Slope Adjustment under WLEP 2000?	No
A Reduced Foundation Capacity under WLEP 2000?	No
<p>Within an area identified under the report entitled Review of Coastline Hazard Lines for Collaroy-Narrabeen Beach and Fishermans Beach prepared by WorleyParsons Issue 8, July 2009 as being subject to coastal impact?</p> <p>Note: Prior to any consideration of the proposed development it should be noted that Coastal Processes are constantly changing. Statutory Planning processes however, cannot be varied at the same rate. Notwithstanding, Council has recently received a report entitled Review of Coastline Hazard Lines for Collaroy-Narrabeen Beach and Fishermans Beach prepared by WorleyParson Issue 8, July 2009 to review the Coastal Hazard Zones and potential impacts of coastal processes, such as erosion, rising sea levels and large storm events.</p> <p>Whilst Warringah Local Environment Plan 2011 stipulates legislative provisions for consideration, this report provides additional information which has been brought to Council's attention.</p> <p>Accordingly, pursuant to s79C (b), (c) &amp; (e) under the Environmental Planning Assessment Act 1979 consideration of this report will be given to aid in the interpretation of the current controls and any recommendations provided there after to</p>	No

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help determine the likely impacts upon the natural and built environments, the suitability of the site for development and the public interest.

(Note: the report will not be given determining weight as it is not legislated unlike the existing provisions under WLEP 2011.)

## Requirements under SEPP 71 – Coastal Protection

The proposal has been identified as being located within a Sensitive Coastal Location as identified on the Coastal Zone map gazetted on the 18 November 2005. Accordingly, pursuant to Section 79C (a)(i) of the Environmental Planning and Assessment Act 1979, the provisions of State Environmental Planning Policy No.71 – Coastal Protection are to be considered.

Only the relevant sections of State Environmental Planning Policy No.71 – Coastal Protection to be considered by the Natural Environment Unit are identified below. It must be noted that all other provisions may apply to the subject site and should be considered prior to the determination of the Development Application.

Assessment Consideration	Assessment Acceptability	Further Assessment Comment
<p>Is the development acceptable with regard to the SEPP 71 Policy aims to be considered by Natural Environment Unit detailed as follows:</p> <p><i>(a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and...</i></p> <p><i>(f) to protect and preserve beach environments and beach amenity, and</i></p> <p><i>(g) to protect and preserve native coastal vegetation, and</i></p> <p><i>(h) to protect and preserve the marine environment of New South Wales, and</i></p> <p><i>(i) to protect and preserve rock platforms, and</i></p> <p><i>(j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and...</i></p> <p><i>(l) to encourage a strategic approach to coastal management.</i></p>	Yes	N/A
Does the development implement	Yes	Given the scope of works, there is



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Assessment Consideration	Assessment Acceptability	Further Assessment Comment
measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i> ) and plants (within the meaning of that Act), and their habitats?		no need to implement measures to conserve animals and plants.
Does the development implement measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i> ) and marine vegetation (within the meaning of that Part), and their habitats?	Yes	Given the scope of works, there is no need to implement measures to conserve fish and marine vegetation.
Does the development take into consideration existing wildlife corridors and the impact of development on these corridors?	Yes	N/A
Are the likely impact of coastal processes and coastal hazards on the development and any likely impacts of the development on coastal processes and coastal hazards acceptable?	Yes	N/A
Are the likely impacts of development on the water quality of coastal waterbodies acceptable?	Yes	N/A
<p>Is the development acceptable with regard to:</p> <p><i>(i) the cumulative impacts of the proposed development on the environment, and</i></p> <p>(ii) measures to ensure that water and energy usage by the proposed development is efficient</p>	Yes	N/A
<p>Does the development, include a non-reticulated system? Yes/No</p> <p>If Yes:</p> <p>Will the system, or is likely to, result in a negative effect on the water</p>	Yes	No non-reticulated system is included in the development.

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Assessment Consideration	Assessment Acceptability	Further Assessment Comment
quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform?		
Does the development seek consent, or result in, untreated stormwater being discharged into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform?	Yes	The development does not seek consent for, or result in, untreated stormwater being discharged into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.

## SEPP (Infrastructure) 2007

### Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

### Comment:

The proposal was referred to Ausgrid who provided the following comments:

*Ausgrid has no objection to the matter proceeding at this stage subject to the following conditions:*

- *Adequate clearances between the development and the existing overhead electricity mains are to be maintained in accordance with Section 3.11.2 of AS 7000. In particular:*
  - *A minimum horizontal clearance of 1.5 metres between the conductors and any parts of a structure not normally accessible to persons.*
  - *A minimum horizontal clearance of 2.1 metres between the conductors and any parts of a structure normally accessible to persons, or parts of a structure not normally accessible to persons but on which a person can stand (i.e. window, balcony, roof).*
- *The clearance requirements in the WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006 should be complied with during construction works. The relevant mains are to be regarded as "Un-insulated 11,000 volt conductors."*
- *Any Ausgrid assets that are affected by the proposal are required to be relocated. In this event please contact our Contestability Group on 8569 6727 or*

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*contestability@ausgrid.com.au to proceed with a network asset relocation project.*

## Warringah Local Environment Plan 2011

Is the development permissible?	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

No Development Standards apply to the land.

### Compliance Assessment

Clause	Compliance with Requirements
2.5 Additional permitted uses for particular land	Yes
5.5 Development within the coastal zone	Yes
6.1 Acid sulfate soils	Yes
6.2 Earthworks	Yes
6.3 Flood planning	Yes
6.4 Development on sloping land	Yes

## Warringah Development Control Plan

### Built Form Controls

There are no built form controls relevant to the development that apply to the site.

### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C5 Erosion and Sedimentation	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	No	No
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes

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Clause	Compliance with Requirements	Consistency Aims/Objectives
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility	Yes	Yes
D20 Safety and Security	Yes	Yes
D21 Provision and Location of Utility Services	Yes	Yes
D22 Conservation of Energy and Water	Yes	Yes
E1 Private Property Tree Management	Yes	Yes
E4 Wildlife Corridors	Yes	Yes
E5 Native Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E8 Waterways and Riparian Lands	Yes	Yes
E10 Landslip Risk	Yes	Yes
E11 Flood Prone Land	Yes	Yes

## Detailed Assessment

### **C3 Parking Facilities**

In accordance with Appendix 1 of the WDCP, there is no specific provision for carparking associated with fields or sportsgrounds.

The proposal will not increase the usable field area of the site and will not increase demand for parking.

Extensive public parking spaces are provided on the northern side of the site which is satisfactory to accommodate the existing and proposed development.

### **C9 Waste Management**

A detailed waste management plan has not been submitted with the application. To ensure proper disposal of demolition and builders' wastes, a condition has been included in the consent requiring details prior to the issue of a construction certificate.

### **D12 Glare and Reflection**

The new light towers are a minimum distance of approximately 120m from the nearest residential property. The lights face away from these closest properties, do not face directly towards any residential properties and the courts will cease operation by 10pm, enforced by a condition of consent. The development will therefore not result in any unreasonable glare and reflection.

### **THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES**

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

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Warringah Section 94 Development Contributions Plan		
Contribution based on a total development cost of \$ 200,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.45%	\$ 900
Section 94A Planning and Administration	0.05%	\$ 100
Total	0.5%	\$ 1,000

## WATER MANAGEMENT ACT 2000

The site is near a watercourse but the proposed works do not involve any filling of the area. On that basis, the works aren't a controlled activity for the purposes of the Water Management Act 2000 and the proposal isn't integrated development.

Council's Natural Environment (Riparian Lands/Creeks) team have reviewed the proposal and raised no objections, subject to conditions.

## DISTRICT PARK PLAN OF MANAGEMENT

The District Park Plan of Management (DPPOM), adopted on 25 August 2015, applies to the subject site.

This DPPOM provides the framework for managing District Park and describes the park as follows:

*"District Park is one of Warringah's most significant open spaces. It is of regional significance because of its size, environmental values of natural bushland and creeks, and the diversity of sporting and other recreational opportunities it offers to the community."*

*District Park comprises approximately 62 hectares of public open space in Manly Vale and North Manly.*

*The majority of District Park is community land owned by Warringah Council, with the watercourses being Crown land."*

### Section 4.2.3 Recreation and lifestyle

This section includes the following objective:

*"To provide safe and fit for purpose facilities, settings and spaces for a diverse range of traditional and*

*emerging sporting, recreation and leisure activities which encourage a healthy lifestyle."*

The table of uses, strategies and actions relating to this objective includes the following row:

<b>Opportunity</b>	<b>Background</b>	<b>Strategies</b>	<b>Actions</b>
Additional futsal courts	<p>Futsal courts are located at the Calabria Club and at Warringah Recreation Centre.</p> <p>The Calabria Club propose to convert another bowling green to futsal courts.</p> <p>Council is considering preparing a Warringah-wide futsal demand study</p>	Cater for demand for futsal/multiuse synthetic courts.	Support provision of additional futsal/multi-use synthetic courts at locations which could include Warringah Recreation Centre and the Calabria Club.

### **Section 5.2.3 Assessment and approval of permissible uses and developments**

#### **Community land:**

The DPPOM states:

*"Warringah Council must expressly authorise proposed developments on community land under the Local Government Act 1993. This authorisation in a Plan of Management gives 'in principle' support for certain activities to proceed to the development assessment stage. However, this Plan does not in itself imply or grant consent for these activities. Any proposed developments which are consistent with this Plan are still subject to development consent processes."*

#### Comment:

The lodgement of this development application and the granting of owners consent by the Northern Beaches Council to lodge the application, satisfies this part.

#### **Evaluation and approval**

The DPPOM states:

*"All proposed uses, development and building works in this Plan of Management will be assessed if required through a Development and Building Application process consistent with the Environment Planning and Assessment Act 1979. This Plan of Management would be an important supporting document for the required development and building applications for the proposed works."*

*After a Plan of Management is adopted Council may only assess applications for small-scale activities or developments at District Park as it is the land owner. The Warringah Development Assessment Panel will assess any significant development applications which are authorised by this Plan. Any Development Applications, proposed works and major management issues would be advertised widely for information and to invite comment. Lot 2748 DP 752038 in David*

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*Thomas Reserve is included on the Bush Fire Prone Land Map. Any Development Application (DA) on that lot must be accompanied by a Bush Fire Hazard Assessment Report."*

## Comment:

The proposal is consistent with the overarching objectives of the DPPOM, with the specific actions for the Calabria Club and with the requirements for obtaining development consent.

## **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 Development Consent to DA2016/0726 for Alterations and additions to an existing registered club (Calabria Bowling, Sports and Social Club) on land at Part Lot 2743 DP 752038 for lease AB289237Y-in part lot 8/dp829465-(lease plan), Condamine Street, NORTH MANLY, subject to the conditions printed below:

### **DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

#### **1. Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

- a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
204 - 1	September 2009	Newbuild Design and Drafting

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

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

## 2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	eServices Reference	Dated
Ausgrid	Response Ausgrid Referral	4 August 2016

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

## 3. Prescribed Conditions

(a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);

(c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
- (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work



relates (not being the Council) has given the Council written notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
  - A. the name and licence number of the principal contractor, and
  - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
  - A. the name of the owner-builder, and
  - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative Requirement (DACPLB09)

#### 4. **General Requirements**

(a) Unless authorised by Council:

Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

(b) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the

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issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.

(c) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.

(d) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.

(e) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.

(f) Where works are to be carried out to a Class 1a building, smoke alarms are to be installed throughout all new and existing portions of that Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.

(g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.

(h) No building, demolition, excavation or material of any nature and no hoist, plant and machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.

(i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.

(j) All sound producing plant, equipment, machinery or fittings and the use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

(k) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.

(l) Prior to the commencement of any development onsite for:

- i) Building/s that are to be erected
- ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
- iii) Building/s that are to be demolished
- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the

development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

(m) Any Regulated System (e.g. air-handling system, hot water system, a humidifying system, warm-water system, water-cooling system, cooling towers) as defined under the provisions of the Public Health Act 2010 installed onsite is required to be registered with Council prior to operating.

Note: Systems can be registered at [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au)

(n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.

(1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:

- (i) Swimming Pools Act 1992
- (ii) Swimming Pools Amendment Act 2009
- (iii) Swimming Pools Regulation 2008
- (iv) Australian Standard AS1926 Swimming Pool Safety
- (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
- (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.

(2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.

(3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewerred areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.

(4) Swimming pools and spas must be registered with the Division of Local Government.

(o) New solid fuel burning heaters or existing solid fuel heaters affected by building works must comply with the following:

- (1) AS 2918:2001 Domestic Solid Fuel Burning Appliances – Installation.
- (2) AS 4013:2014 Domestic Solid Fuel Burning Appliances – Method of Determination of Flue Gas Emissions.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

## FEES / CHARGES / CONTRIBUTIONS

### 5. Policy Controls

Northern Beaches Council Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development

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Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Section 94 Development Contributions Plan		
Contribution based on a total development cost of \$ 200,000.00		
<b>Contributions</b>	<b>Levy Rate</b>	<b>Payable</b>
Total Section 94A Levy	0.45%	\$ 900.00
Section 94A Planning and Administration	0.05%	\$ 100.00
Total	0.5%	\$ 1,000.00

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council's Development Contributions Plan.

## 6. Security Bond

A bond (determined from cost of works) of \$1,500 and an inspection fee in accordance with Council's Fees and Charges paid as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

An inspection fee in accordance with Council adopted fees and charges (at the time of payment) is payable for each kerb inspection as determined by Council (minimum (1) one inspection).

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

To process the inspection fee and bond payment a Bond Lodgement Form must be completed with the payments (a copy of the form is attached to this consent and alternatively a copy is located on Council's website at [www.warringah.nsw.gov.au/your-council/forms](http://www.warringah.nsw.gov.au/your-council/forms)).

Reason: To ensure adequate protection of Council's infrastructure.

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### 7. Waste Management Plan

A waste management plan that addresses Clauses C8 and C9 in the Warringah DCP must

be prepared for this development.

Details of the method of transportation and location of the waste/recycling centres are to be included in the plan

Details demonstrating compliance must be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner.(DACHPC03)

## 8. **Working on Reserves permit**

Works (undertaken by principal contractors working without Council supervision) on land under Council's care control and management require a "Working on Reserves" permit prior to commencement. Applications can be obtained from Council's website or the Parks and Reserves business unit.

Reason: Public Safety and the protection of Council infrastructure. (DACHPCPC2)

## 9. **Tree protection**

### (a) Existing trees which must be retained

- All trees not indicated for removal on the approved plans, unless exempt or noxious in the relevant planning instruments
- Trees located on adjoining land

### (b) Tree protection

- i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree pruning within the subject site is to be in accordance with WDCP2011 Clause E1 Private Property Tree Management and AS 4373 Pruning of amenity trees
- v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site. (DAKLAC01)

## 10. **Soil and Water Management**

### 10. Soil and Water Management

The Applicant must submit a Soil and Water Management Plan (SWMP) which is to be prepared by a suitably qualified person.

The SWMP must cover all works on protected land and in protected waters, and staging and maintenance requirements. The SWMP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The SWMP is to be cross-referenced to other "plans" required by these conditions,

where appropriate. The SWMP is also to meet any EPA licence requirements.

All works and activities at the Site are to satisfy all requirements of Council in relation to water pollution issues. Oils and greases, or any other contaminants, must not be permitted to pass to protected waters.

All Site drainage and sediment and erosion control works and measures as described in the SWMP, and any other pollution controls, as required by these conditions, shall be implemented prior to commencement of any other works at the Site.

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

Reason: To promote the long-term sustainability of ecosystem functions. (DACNEC11)

## 11. **Compliance with Standards**

The development is required to be carried out in accordance with all relevant Australian Standards.

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

Reason: To ensure the development is constructed in accordance with appropriate standards. (DACPLC02)

Advice to Applicants: At the time of determination in the opinion of Council, the following (but not limited to) Australian Standards are considered to be appropriate:

- (a) AS2601.2001 - Demolition of Structures\*\*
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings\*\*
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting\*\*
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) \*\*
- (e) AS 4970 - 2009 'Protection of trees on development sites'\*\*\*
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking\*\*
- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities\*\*
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities\*\*
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking\*\*
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities\*\*
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set\*\*
- (l) AS 1428.1 - 2009\* Design for access and mobility - General requirements for access - New building work\*\*
- (m) AS 1428.2 - 1992\*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities\*\*
- (n) AS 4674 Design, construction and fit out of food premises
- (o) AS1668 The use of mechanical ventilation

\*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website [http://www.humanrights.gov.au/disability\\_rights/buildings/good.htm](http://www.humanrights.gov.au/disability_rights/buildings/good.htm)

\*\*Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to. (DACPLC02)

## 12. **Sewer / Water Quickcheck**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to works commencing to determine whether the development will affect any

Sydney Water asset's sewer and water mains, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the website [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick Check agents details - see Building Developing and Plumbing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building Developing and Plumbing then Building and Renovating.
- Or telephone 13 20 92.

Reason: To ensure compliance with the statutory requirements of Sydney Water.  
(DACPLC12)

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### 13. **Public Liability Insurance - Works on Public Land**

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of, and approved works within Council's road reserve or land under Council's care, control and management, as approved in this consent. The Policy is to note, and provide protection for Warringah Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land. (DACHPDPC2)

### 14. **Request for owner's consent to commence works**

The Applicant shall notify the Building Assets team two weeks in advance and submit an owner's consent request for the commencement of works on site.

Reason: Provision of owner's consent. (DACHPDPC2)

### 15. **Installation and Maintenance of Sediment and Erosion Control**

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004).

Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site (DACNED06)

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### 16. **Maintenance of Road Reserve**

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety. (DACENE09)

### 17. **Waste Management During Development**

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

Details demonstrating compliance must be submitted to the Principal Certifying Authority.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

18. **Trees Condition**

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- (a) A general decline in health and vigour.
- (b) Damaged, crushed or dying roots due to poor pruning techniques.
- (c) More than 10% loss or dieback of roots, branches and foliage.
- (d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.
- (e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- (f) An increase in the amount of deadwood not associated with normal growth.
- (g) An increase in kino or gum exudation.
- (h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- (i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLA03)

19. **Installation and Maintenance of Sediment Control**

Measures used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with Warringah Council Specifications for Erosion and Sediment Control. All measures shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites. (DACPLE02)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

20. **Certification of sports flood Lighting Levels**

Written certification of a suitably qualified professional is to be provided to Council / Accredited Certifier prior to the use of the new lights to demonstrate that the lighting complies with the requirements of AS4282 - 1997 'Control of the Obtrusive Effects of Outdoor Lighting' and AS2560 - 2007 Sports Lighting.

Reason: To ensure residential premises are not affected by inappropriate or excessive illumination and that appropriate illumination levels are provided for sport and



recreation. (DACHPFPOC1)

21. **Waste Management Confirmation**

Prior to the issue of a Final Occupation Certificate, evidence / documentation must be submitted to the Principal Certifying Authority that all waste material from the development site arising from demolition and/or construction works has been appropriately recycled, reused or disposed of generally in accordance with the approved Waste Management Plan.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

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

22. **Noise Impact On Surrounding Area**

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Industrial Noise Policy.

Reason: To ensure compliance with acceptable levels of noise established under best practice guidelines. (DACHPGOG6)

23. **Exotic Plant Species/Weeds**

All exotic plant species, noxious and environmental weeds are to be managed continuously and are not to be imported to the site. Further information is available on Warringah Council's website.

Only certified weed free and contaminant free mulch is to be used on the site, as they may contain weed seeds and viable vegetative matter and other contaminants, which may impact adversely on the vegetation, soil, water quality or ecology of the site.

Reason: To ensure bushland and riparian management (DACNEG05)

24. **General Watercourse and Riparian Areas Matters**

Unless in accordance with the approved works the Consent holder must ensure that:

a) No materials or cleared vegetation that may obstruct flow or cause damage to river banks are left within the riparian zone.

b) All drainage works must not obstruct flow of water within the watercourse. Drain discharge points are stabilised to prevent erosion. Any excavation must not result in diversion of any watercourse, bank instability or damage to native vegetation.

c) The surfaces of river banks are graded to enable the unimpeded flow of water and bank retaining structures result in a stable river bank.

d) Any vegetation or other material removed from the area of operations shall be disposed of lawfully. Burning of the material is not permitted.

e) The riparian zones are to function as ecological systems and as such, all works, access routes, roads, recreational areas, asset protection zones, service easements and any other non-ecologically functioning work or activity are to be located beyond the riparian zones other than provided by the consent.

Reason: Environmental Protection, Monitoring and Enhancement (DACNEG06)

25. **Hours of Operation**

The use of the courts is to be restricted to the following hours:

- 7.00am to 10.00pm Monday to Friday
- 8.00am to 10.00pm Saturday and Sunday.

The operation of the lights is to commence no earlier than dusk and no later than 10.00pm on each night. The lights must be switched off by 10.00pm on each night.

Reason: To ensure that the amenity of the surrounding locality is maintained. (DACPLG08)

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**

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**Daniel Milliken, Planner**


The application is determined under the delegated authority of:

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**Steven Findlay, Development Assessment Manager**

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## ATTACHMENT A

<b>Notification Plan</b>	<b>Title</b>	<b>Date</b>
 2016/244970	Plans - Notification	21/07/2016

## ATTACHMENT B








<b>Notification Document</b>	<b>Title</b>	<b>Date</b>
 2016/260013	Notification Map	04/08/2016

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## ATTACHMENT C

Reference Number	Document	Date
 2016/244975	Plan - Architectural - Stamped	09/05/2016
 2016/244972	Plan - Survey	09/05/2016
 2016/244973	Report - Clause 4.6	15/07/2016
 2016/244974	Report Statement of Environmental Effects	15/07/2016
 2016/244971	Letter - Owners Consent	15/07/2016
 DA2016/0726	Condamine Street NORTH MANLY NSW 2100 - Development Application - Alterations and Additions	19/07/2016
 2016/242035	DA Acknowledgement Letter - Manly Vale - Calabria Bowling Sports & Social Club Limited	19/07/2016
 2016/244967	Development Application Form	21/07/2016
 2016/244968	Applicant Details	21/07/2016
 2016/244970	Plans - Notification	21/07/2016
 2016/250226	Environmental Investigations (Industrial) - Assessment Referral - DA2016/0726 - Condamine Street NORTH MANLY NSW 2100	26/07/2016
 2016/249470	Water Management Referral Response	26/07/2016
 2016/249538	Sent Request further information	26/07/2016
 2016/249947	Landscape Referral Response	27/07/2016
 2016/251486	Natural Environment Referral Response - Flood	28/07/2016
 2016/257506	Natural Environment Referral Response - Coastal	03/08/2016
 2016/259077	Response Ausgrid Referral	04/08/2016
 2016/260013	Notification Map	04/08/2016
 2016/259977	Delete - Notification Letters - error	04/08/2016
 2016/259992	Notification Letters - 450 letters	04/08/2016
 2016/263610	Development Engineering Referral Response	08/08/2016
 2016/265935	Natural Environment Referral Response - Riparian	10/08/2016
 2016/267543	Natural Environment Referral Response - Biodiversity	11/08/2016
 2016/268618	Traffic Engineer Referral Response	12/08/2016
 2016/271782	Environmental Investigations Referral Response - industrial use	16/08/2016
 2016/304370	Parks, Reserves and Foreshores Referral Response	09/09/2016
 2016/328786	Natural Environment Referral Response - Riparian	05/10/2016
 2016/361157	Requesting update - DA2016/0726 - Calabria Club Lights Campbell Parade Manly Vale	04/11/2016
 2016/374006	Consultant Peer Review - Manly Vale - Calabria Bowling Sports & Social Club Limited	15/11/2016
 2016/379414	Request for update on DA - Condamine Street North Manly	21/11/2016

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 2016/379579	Draft Assessment Report	21/11/2016
 2016/379608	Consultant Fax - Manly Vale - Calabria Bowling Sports & Social Club Limited	21/11/2016
 2016/379616	Memo Appoint External Consultant - Manly Vale - Calabria Bowling Sports & Social Club Limited	21/11/2016
 2016/383559	Sent Consultancy Agreement Peer Review - Manly Vale - Calabria Bowling Sports & Social Club Limited	24/11/2016
 2016/399826	Response E-mail from G/Goodyer Assessment Report DA2016/0726 Calabria Bowling Club	07/12/2016
 2016/399838	Geoff Goodyer - Assessment Report DA2016/0726 Calabria Bowling Club	07/12/2016
 2016/401060	Assessment Report	08/12/2016