

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2014/0200
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Responsible Officer:	Luke Perry
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 two level of retail and a multi-level carpark
Zoning:	LEP - Land zoned B3 Commercial Core LEP - Land zoned IN1 General Industrial
Development Permissible:	Yes - Zone B3 Commercial Core Yes - Zone IN1 General Industrial
Existing Use Rights:	No
Consent Authority:	Warringah Council
Land and Environment Court Action:	No
Owner:	AMP Warringah Mall Pty Ltd Westfield Management Ltd
Applicant:	Scentre Group Ltd

Application lodged:	12/09/2014
Application Type:	Local
State Reporting Category:	Other
Notified:	Not Notified
Advertised:	Not Advertised in accordance with A.7 of WDCP
Submissions:	0
Recommendation:	Approval

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, 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

There are no assessment issues.

SITE DESCRIPTION

Property Description:	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100
Detailed Site Description:	<p>The site is described as Lot 100, DP 1015283, 145 Old Pittwater Road, Brookvale. The site is occupied by the Warringah Mall Shopping Centre which is commonly known as 'Warringah Mall'.</p> <p>The site has an area of 170,600m². It is bounded to the north by Cross Street, to the south by Old Pittwater Road and to the East by Condamine Street / Pittwater Road. The principal street frontage is to Condamine/ Pittwater Road and secondary street frontages are to Old Pittwater Road and Cross Street.</p> <p>Warringah Mall has a total floor area of 127,838m² with a provision of 103,400m² of enclosed retail floor space provided mainly over two levels with some areas three levels.</p> <p>Warringah Mall accommodates Myer and David Jones department stores, Big W and Target discount department stores, Woolworths and Coles supermarkets, 15 mini-major tenants (floor space greater than 400m²) and 239 retail specialty shops.</p> <p>Warringah Mall includes an entertainment precinct incorporating a nine screen Hoyts Cinema Complex as well as the Body Shape Female Fitness Centre and some other non-retail facilities.</p>

The site is extensively built upon with bituminised and concrete hard surface areas located around the perimeter of the building to facilitate car parking and traffic flow. It has a total of 4,468 car spaces with 2,998 open-air spaces and 1,470 under cover spaces.

Warringah Mall provides a mix of indoor and outdoor spaces that are suitable for the surrounding coastal community and setting.

Topographically, the site has a gradual natural slope that falls from the north-west to the south-east of the site.

Vehicle access to the site is currently available at various locations along Pittwater Road, Old Pittwater Road and Cross Street.

Map:



SITE HISTORY

Modification Application No. 2014/0079

This application sought to modify Development Application No. 2008/1741. The modifications related to internal reconfigurations of the approved expanded retail floor area, alterations to the Palm Tree and Starfish Car parks, landscaping, site works and extension of construction hours.

The application was approved by the Warringah Development Assessment Panel (WDAP) 15 September 2014.

Development Application No. 2008/1741

Sought consent for the partial demolition of existing buildings and construction of an extension to the Warringah Mall Shopping Centre, resulting in the provision of an additional 8,000m² Gross Leasable Floor Area (GLFA). Specifically, the application included the partial demolition of existing buildings and construction of an extension to Warringah Mall Shopping Centre, including 2 levels of retail and a multi level carpark located on the corner of Green Street and Cross Street.

This application was granted Deferred Commencement Approval by the Warringah Development Assessment Panel (WDAP) on 28 April 2010. The Deferred Commencement Conditions were satisfied and the consent became operative on 23 August 2013.

Development Application No. 2008/1742

Was lodged in-conjunction with DA2008/1741 and included the construction of drainage works through the Warringah Mall Shopping Centre site. The proposed drainage works included the construction of culverts under Condamine Street and works within the Warringah Golf Club and drainage works around the western side of the centre including new inlets and pipes. Existing landscaping is to be removed along the Frontage to Cross Street.

This application was granted Deferred Commencement Approval by Council's Applications Determination Panel (ADP) on 16 May 2012.

PROPOSED DEVELOPMENT IN DETAIL

The proposal seeks to modify Development Consent No. 2008/1741 granted for the partial demolition of existing buildings and the construction of an extension to the Warringah Mall Shopping Centre, including two (2) levels of retail and a multi-level car park.

This application has previously been modified by Modification Application No.2014/0079.

The proposed modifications relate to the changing of the wording of Condition No.s 49, 51, 58, 60, 61 and No. 63. The modifications propose the changing of the timing compliance with the conditions from prior to the issue of **any** Occupation Certificate to prior to the issue of the relevant Occupation Certificate.

This will allow the issuing of an interim occupation certificate to be issued for the 'Starfish Carpark' to allow its opening to cater for the additional Christmas car parking requirements of the centre. The hydraulic/flood works part of the Zone 5 early works are also proposed to be completed to facilitate the above.

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 A.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:
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 and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and 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 (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2008/1741, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2008/1741.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as	No submissions were received in relation to this application.

Section 96(1A) - Other Modifications	Comments
the case may be.	

Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 79C of 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.
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)(iiia) – 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&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This Clause is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&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&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development).</p>

Section 79C 'Matters for Consideration'	Comments
	<p>This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original consent.</p> <p><u>Clause 98</u> of the EP&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 in the original consent.</p> <p><u>Clause 143A</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This Clause is not relevant to this application.</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 was not notified.

MEDIATION

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

REFERRALS

Internal Referral Body	Comments
Development Engineers	<p>It is understood that Zone 5 Early Works are undertaken primarily on Starfish Carpark only and no retail development is included in this work package.</p> <p>I refer to the Stage 1 Civil - Phase 1 Early works report prepared by Cardno, dated 4 December 2014. This report states operation of the Starfish Carpark is not reliant on the flood barriers and flood walls shown on drawing W4548-312(D) and advises the works do not change the current overland flow regime for this development.</p> <p>Provided the works related to this proposed modification is concentrated to Zone 5 Early Works area only, no objections are raised to the proposed modification to conditions 52, 53, 54, 55, 56, 57, 58 and 60 of the Development Consent as noted in the letter from Urbis dated 28 August 2014.</p>
Landscape Officer	No objection to the proposed modification
Natural Environment (Drainage Assets)	Please see the Development Engineering comments for any relevant stormwater drainage asset comments and conditions.
Natural Environment (Flood)	<p>It is understood that the proposed modifications are primarily for works on the Starfish Carpark.</p> <p>I refer to the letter prepared by Cardno, dated 4 December 2014. This states that the proposed works will create no adverse flood impacts as the proposed early works do not change the current pattern of overland flows. Provided no works are undertaken on the retail component, no flood related development controls are applied.</p>
Natural Environment (Riparian Lands/Creeks)	<p>Riparian assessment complete for Mod2014/0200. Statement of Environment Effects reviewed.</p> <p>Recommendations:</p> <p>No objection to approval, and no conditions are recommended.</p>

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.

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

Nil

Warringah Local Environment Plan 2011

Is the development permissible?	Zone B3 : Yes Zone IN1: 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

Not Applicable.

Compliance Assessment

Clause	Compliance with Requirements
6.3 Flood planning	Yes

Warringah Development Control Plan

Built Form Controls

Not Applicable.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
D14 Site Facilities	Yes	Yes
D18 Accessibility	Yes	Yes
E8 Waterways and Riparian Lands	Yes	Yes
E11 Flood Prone Land	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
G4 Warringah Mall	Yes	Yes

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

Refer to Assessment by Council's Natural Environment Unit elsewhere within this report.

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

Section 94 contributions were levied on the Development Application.

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 approval Modification Application No. Mod2014/0200 for Modification of Development Consent DA2008/1741 granted for partial demolition of existing buildings and construction of an extension to Warringah Mall Shopping Centre including two level of retail and a multi-level carpark on land at Lot 100 DP 1015283, 145 Old Pittwater Road, BROOKVALE, subject to the conditions printed below:

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:

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
ACCESS ROAD AND STARFISH CAR PARK STAGE 1 CIVIL – PHASE 1 EARLY WORKS	4 December 2014	Cardno Pty Ltd

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

A. Modify Condition No. 49 to read as follows:

49. Upgrading to Existing Myers Department store

The existing Myers Department store is to be upgraded so as to comply with the requirements of the Building Code of Australia and the report issued by 'Scientific Fire Services', report No.35405-ce/FEB/RI dated 27/10/05. Such work is to be completed prior to the issue of the relevant interim/final Occupation Certificate for the building.

B. Modify Condition No. 51 to read as follows:

51. Sydney Water

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au

<<http://www.sydneywater.com.au>> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim/final Occupation Certificate.

C. Modify Condition No. 52 to read as follows:

52. Authorisation of Legal Documentation Required for Flood Wall Barrier System

The original completed request forms (Department of Lands standard forms 13PC and/or 13RPA) must be submitted to Council, with a copy of the Works-as-Executed plan (details overdrawn on a copy of the approved drainage plan), hydraulic engineers certification and Compliance Certificate issued by an Accredited Certifier in Civil Works.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim /final Occupation Certificate.

D. Modify Condition No. 53 to read as follows:

53. Registration of Encumbrances for Flood Wall Barrier System

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user for the flood wall barrier system is to be submitted.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim/final Occupation Certificate.

Reason: To identify encumbrances on land. (DACENF02)

E. Modify Condition No. 54 to read as follows:

54. Restriction as to User for Flood Wall Barrier System

A restriction as to user shall be created on the title over the flood wall barrier system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements, (available from Warringah Council), at the applicant's expense and endorsed by Council prior to lodgement with the Department of Lands. Warringah Council shall be nominated as the party to release, vary or modify such restriction.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim / final Occupation Certificate.

Reason: To ensure modification of flood wall barrier system is not carried without Council's approval.

(DACENF04)

F. Modify Condition No. 55 to read as follows:

55. Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim / final Occupation Certificate.

(Note: The following Standards and Codes applied at the time of determination:

- a) Australian/New Zealand Standard AS/NZS 3500.3:2003 - Plumbing and drainage - Stormwater drainage
- b) Australian/New Zealand Standard AS/NZS 3500.3:2003/Amdt 1:2006 - Plumbing and drainage - Stormwater drainage
- c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.
(DACENF05)

G. Modify Condition No. 56 to read as follows:

56. Certification Civil Works

The Civil Engineer responsible for the supervision of the civil works shall certify that the completed works have been constructed in accordance with this consent and the approved Construction Certificate. A "work as executed" (WAE) plan certified by a registered surveyor and overdrawn in red on a copy of the approved civil works plans are to be provided to Council. The W.A.E. drawing shall show the alignment, depth and grade of the stormwater drainage pipelines, easement and associated structures including all flood wall barrier systems.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim / final Occupation Certificate.

Reason: To ensure compliance of drainage works with Council's specification for engineering works.
(DACENF06)

H. Modify Condition No. 57 to read as follows:

57. CCTV of Stormwater Drainage Works

The applicant shall submit to Council a CCTV inspection of the completed drainage works. The above CCTV inspection is to be provided on a DVD in mp2 file format, and should be clearly labelled and contain a menu outlining the pipe attributes.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim / final Occupation Certificate.

Reason: To ensure compliance of drainage works with Council's specification for engineering works. (DACENF09)

I. Modify Condition No. 58 to read as follows:

58. Positive Covenant for Drainage Structures

A positive covenant (under the provisions of Section 88B of the Conveyancing Act) is to be created on the title and accompanying 88B instrument, requiring the proprietor of the land to maintain the trunk stormwater drainage system traversing the site and all flood barrier systems required to provide the minimum 500 mm freeboard to the proposed retail development, in accordance with the standard requirements of Council.

The terms of the positive covenant are to be prepared to Council's standard requirements, which are available from Warringah Council. Warringah Council shall be nominated as the sole authority empowered to release, vary or modify such covenant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim/final Occupation Certificate.

Reason: To ensure ongoing maintenance of the trunk stormwater drainage system. (DACENH01)

J. Modify Condition No. 60 to read as follows:

60. Creation of Positive Covenant and Restriction as a User

Where any conditions of this Consent require the creation of a positive covenant and/or restriction as a user, the original completed request forms, (Department of Lands standard forms 13PC and/or 13RPA), shall be submitted to Warringah Council for authorisation.

A certified copy of the documents shall be provided to Warringah Council after final approval and registration has been affected by the "Department of Lands".

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

Reason: To identify encumbrances on land. (DACENF14)

K. Modify Condition No. 61 to read as follows:

61. Required Planting

Tree planting is to be implemented as indicated on the approved Landscape Plan.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the relevant interim / final Occupation Certificate.

Reason: To maintain environmental amenity. (DACLAF01)

L. Modify Condition No. 63 to read as follows:

63. Contamination Report Certification

A site auditor, accredited by the Environmental Protection Authority (Department of Environment Climate Change and Water) under the Contaminated Land Management Act 1997, is to provide written certification that all that works/methods/procedures/control measures and recommendations detailed in the CEMP, relevant to the management of the contamination on the site, have been undertaken and completed.

The written certification shall be submitted to the Principal Certifying Authority and Warringah Council prior to the issue of the relevant Interim / Final Occupation Certificate.

Reason: To protect sensitive environment and ensure potentially contaminated land is appropriately managed.

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

Luke Perry, Planner

The application is determined under the delegated authority of:

Tony Collier, Development Assessment Manager





ATTACHMENT A

No notification plan recorded.

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 MOD2014/0200	Warringah Mall 145 Old Pittwater Road BROOKVALE NSW 2100 - Section 96 Modifications - Section 96 (1a) Minor Environmental Impact	12/09/2014
 2014/281231	DA Acknowledgement Letter - Scentre Group Ltd	12/09/2014
 2014/281242	invoice for ram applications - Scentre Group Ltd	12/09/2014
 2014/283696	Modification Application form	15/09/2014
 2014/283701	Applicant Details	15/09/2014
 2014/283711	Report - Statement of Environmental Effects	15/09/2014
 2014/285625	File Cover	17/09/2014
 2014/286435	Landscape Referral Response	17/09/2014
 2014/287668	Natural Environment Referral Response - Drainage	18/09/2014
 2014/295049	Natural Environment Referral Response - Riparian	25/09/2014
 2014/303419	Parks, Reserves and Foreshores Referral Response	02/10/2014
 2014/328180	Natural Environment Referral Response - Riparian	24/10/2014
 2014/332405	Development Engineering Referral Response	28/10/2014
 2014/338263	Natural Environment Referral Response - Flood	03/11/2014
 2014/342161	Request for Withdrawal of Development Application - Scentre Group Ltd	06/11/2014
 2014/377841	Development Engineering Referral Response	09/12/2014
 2014/378003	Natural Environment Referral Response - Flood	09/12/2014
 2014/378050	obsolete Assessment Report	09/12/2014
 2014/378056	obsolete Notice of Determination	09/12/2014