

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2015/0190
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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 Consent DA2008/1741 granted for Partial demolition of existing buildings, construction of an extension to the Warringah Mall including two levels of retail floorspace, a multi-level car park and associated stormwater works.
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 Scentre Management Ltd
Applicant:	Urbis Pty Ltd

Application lodged:	25/08/2015
Application Type:	Local
State Reporting Category:	Other
Notified:	07/09/2015 to 22/09/2015
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

Warringah Development Control Plan - G4 Warringah Mall

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 speciality 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> <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.</p> <p>Warringah Mall provides a mix of indoor and outdoor spaces that are suitable for the surrounding coastal community and setting.</p> <p>Topographically, the site has a gradual natural slope that falls from the north-west to the south-east of the site.</p>

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. 2014/0230

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 speed ramps to the Palm Tree and Starfish Car parks, additional landscaping (green walls) to the Palm Tree car park and construction of new shade sail and open air sail structures.

The application was approved by the Warringah Development Assessment Panel (WDAP) 17 December 2014.

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

This application 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

The application 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.

Specifically the modifications involve:

Roof Structure

- Increase in height of 1.5m to the previously approved open air shade sail over the top of the existing centre court area.

The proposal also seeks to modify condition No. 30C Height of Open Roof Structures to remove the restriction on the height of the shade sail over the centre court area.

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 the case may be.	No submissions were received in relation to this application.

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)(iia) – Provisions of any	None applicable.

Section 79C 'Matters for Consideration'	Comments
planning agreement	
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). 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</p>

Section 79C 'Matters for Consideration'	Comments
	economic impact on the locality considering the nature of the existing and proposed land use.
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
Strategic Planning - Urban Design	No objections are raised to the proposed modification to increase the height of the shade sail over the centre court area.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid. No response has been received within the 21 day statutory period and therefore, it is assumed that no objections are raised and no conditions are recommended.

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

Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Height of Buildings:	N/A - Refer to G4 - Warringah Mall under the WDCP for Building Height controls.	N/A	N/A	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements
6.1 Acid sulfate soils	Yes
6.3 Flood planning	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

The applicable Built Form Controls for the site are contained within Part G Special Area Controls - G4 Warringah Mall of the WDCP.

Refer to the G4 - Warringah Mall under the WDCP section of this report for an assessment of the proposed built form.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
D3 Noise	Yes	Yes
D7 Views	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	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
E11 Flood Prone Land	Yes	Yes
G4 Warringah Mall	Yes	Yes

Detailed Assessment

G4 Warringah Mall

This DCP applies to Lot 100, DP 1015283, 145 Old Pittwater Road, Brookvale which is commonly referred to as 'Warringah Mall Shopping Centre'

The objectives of this DCP are as follows:

- *To guide future development within the Warringah Mall Shopping Centre (Warringah Mall) site to 2021.*
- *To ensure development responds to the characteristics of the site and surrounds, and the amenity of the surrounding neighbourhood.*
- *To encourage and facilitate high quality urban design, landscaping, external finishes and signage.*

Comment:

The proposed modifications ensure that future development at Warringah Mall responds to the characteristics of the site and its surrounds, including the amenity of the surrounding neighbourhood.

The modification proposed to the centre court shade sail, as assessed under MOD2014/0230, are considered to be of a high quality urban design and will ensure the visual presentation of the centre is enhanced.

Warringah Development Control Plan – G4 Warringah Mall

The proposed development's consistency with the objectives and requirements of the applicable controls within the *Warringah Development Control Plan – G4 Warringah Mall* are considered in detail below.

Built Form
Design Quality & Excellence
Objectives <ul style="list-style-type: none"> • <i>To ensure that new development makes a positive contribution to the streetscape and public</i>

domain.

- To ensure a high standard of architectural design.
- To achieve high quality urban design internally and externally and high levels of pedestrian comfort in the public spaces of the centre.
- To emphasise key nodes and entry points to create a sense of arrival.
- To encourage the use of high quality, durable and robust materials.
- To ensure the design response reflects the Northern Beaches vernacular/lifestyle.

Comment:

The modification relates to an increase in the overall height of the approved centre court shade sail structure which, as assessed under MOD2014/0230, is considered to be of a high quality and will not have an adverse impact on the streetscape or public domain and are therefore consistent with this control.

Further, Council's Urban Designer has reviewed the proposal and supporting Visual Impact Study and concludes that the proposed increase in height is acceptable, will not have an unreasonable visual impact and is supported in this instance.

Requirements	Complies
1. Future development on or adjacent to the perimeter of the site must be designed to positively address the street, relate to the natural environment and create a clear distinction between the public and the private domain.	N/A
2. Future development on the site is to incorporate design elements that optimize the use of natural light and the ambient environment to the pedestrian malls within the Centre.	Yes
3. New development along the southern edge of the site must not result in any unreasonable impacts on the amenity of residential properties in Old Pittwater Road and Smith Avenue.	N/A
4. New development along the eastern frontage to Pittwater Road/Condamine Street must incorporate a legible pedestrian connection from the street into the centre that is conveniently located in relation to existing bus stops.	N/A
5. All future development must be designed to strongly and positively reinforce the corners of the site and street alignment and frame the street. Incorporating landmark or distinctive building elements on "Gateway" street corners is encouraged.	Yes
6. Long continuous walls are to incorporate design treatments to reduce their visual mass and bulk. Such design treatments may include the use of architectural treatments or elements that serve to provide building articulation and modulation and the use of a variety of high quality external colours and materials.	Yes
7. Views of the ground level car parking areas must be suitably screened from the street by either landscaping or an appropriate architectural building facade treatment.	Yes

8. High quality, attractive and durable materials are to be used. The selection of colours is to respond to the natural landscape. A detailed schedule of external colours and finishes, a sample board and photo-montages are to be submitted with any application to alter or extend the external façade and roof of Warringah Mall.	Yes
9. The roof is to be designed so that the visual impact of the roof form is minimised.	Yes
10. Rooftop plant and equipment are to be integrated into the building/roof forms or screened in a manner compatible with the building design to minimise visual and acoustic impacts on the surrounding properties, including elevated properties which have views over the centre.	N/A - No new plant is proposed.

Building Height

Objectives

- *To provide street edge definition along the main eastern frontage of the site.*
- *To provide street edges which reinforce, improve or support the hierarchy and character of streets.*
- *To achieve comfortable street environments for pedestrians in terms of daylight, human scale, sense of enclosure and wind mitigation as well as a healthy and sustainable environment for street trees.*
- *To ensure solar access to residential properties and public spaces is protected.*

Comment:

The proposed modification relates to the increase in height of the previously approved centre court shade sail structure. A condition was imposed under the previous modification application (MOD2014/0230) restricting the height of the shade sail to a maximum RL 28.00 which is consistent with building heights shown adjacent to the location of the structure in Figure 2 of this DCP. This condition was imposed due to the absence of a View Impact Study had not been provided in order for the a proper assessment of the impact of the shade sail structure to be undertaken.

This application is supported by a View Impact Study which includes a view analysis from properties located on top of the escarpment above the centre in Allambie Heights and buildings located along Old Pittwater Road. The study has been reviewed by Council's Urban Designer who raises no objections to the increase in height.

Requirements	Complies
17. New development is to comply with the maximum building heights as shown at Figure 2 except where provided for in the following requirement.	<p>N/A - No maximum RL provided for the centre court area in Figure 2.</p> <p>As discussed above, the proposed height of the shade sail over the centre court area is supported in this instance.</p>

<p>18. Development may exceed the maximum height controls shown at Figure 2 only in the following circumstances:</p> <p>(a) Architectural roof features Architectural roof features may exceed the height controls but only if the consent authority is satisfied that the architectural roof feature:</p> <ul style="list-style-type: none"> • satisfies the objectives of the height control, and • comprises a decorative element on the uppermost portion of a building, and • does not include floor space area and is not reasonably capable of modification to include floor space area, and • does not provide access for recreational purposes, and • is not a structure designed specifically for signage or advertising, and • is an integral part of the design of the building in its context, and • will have minimal overshadowing impact, and • does not add to the visual bulk of the building. <p>(b) Plant and equipment Any ancillary plant, equipment or access point may exceed the height controls but only if the consent authority is satisfied that:</p> <ul style="list-style-type: none"> • The height of plant, equipment or access point does not exceed 3.0m. • The total area of the equipment does not exceed 10% of the roof area. • The plant, equipment and access point is integrated with the architectural design of the building/roof. • The plant or access point is centrally located within the roof area to minimize the visibility of these structures when viewed from surrounding properties and the public domain. 	<p>N/A - There are no new plant or architectural roof features proposed.</p>

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

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. Mod2015/0190 for Modification of Consent DA2008/1741 granted for Partial demolition of existing buildings, construction of an extension to the Warringah Mall including two levels of retail floorspace, a multi-level car park and associated stormwater works. 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:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By

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

B. Modify Condition 30C Height of Open Roof Structures to read as follows:

30C. Height of Open Roof Structures

The open air 'garden trellis' glazed canopy located over the 'Myer North' section of the centre is restricted to a maximum height of RL 28.00.

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

Reason: To ensure consistency with the building envelopes identified under Part G4 - Warringah Mall of the WDCP.

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:

Phil Lane, Development Assessment Manager

















ATTACHMENT A

Notification Plan	Title	Date
 2015/251332	Plans Notification	26/08/2015

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 2015/251128	Appendix D - Notice of Determination for MOD 2014 0230	22/12/2014
 2015/251133	Appendix E - Council Urban Design Referral Response	12/08/2015
 2015/251104	Appendix A - Revised Master Set	19/08/2015
 2015/251123	Appendix C - Warringah DCP 2011 Assessment	19/08/2015
 2015/251100	Report Statement of Environmental Effects - Centre Court Roof mod 2	19/08/2015
 MOD2015/0190	Warringah Mall 145 Old Pittwater Road BROOKVALE NSW 2100 - Section 96 Modifications - Section 96 (1a) Minor Environmental Impact	25/08/2015
 2015/250599	DA Acknowledgement Letter - Urbis Pty Ltd	25/08/2015
 2015/251096	Modification Application Form	26/08/2015
 2015/251098	Applicant Details	26/08/2015
 2015/251115	Appendix B - Plans View Impact Study	26/08/2015
 2015/251332	Plans Notification	26/08/2015
 2015/254277	File Cover	28/08/2015
 2015/254287	Referral to AUSGRID - SEPP - Infrastructure 2007	28/08/2015
 2015/262156	Sea Map notification	04/09/2015
 2015/262768	Notification Letters - 505 - posted 7/9/2015	04/09/2015
 2015/285951	Urban Design Referral Response	28/09/2015