

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2014/0003
Responsible Officer:	David Auster
Land to be developed (Address):	Lot 10 DP 1129650 , 16 - 20 Fisher Road DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2004/1298 granted for Demolition works, alterations and additions to the existing structure, internal re-configuration, external building changes, provision of terraces/courtyards, storage space, new cool room, new loading dock and stairways
Zoning:	LEP - Land zoned R3 Medium Density Residential LEP - Land zoned B4 Mixed Use
Development Permissible:	No - Zone R3 Medium Density Residential Yes - Zone B4 Mixed Use
Existing Use Rights:	No
Consent Authority:	Warringah Council
Land and Environment Court Action:	No
Owner:	Manly Warringah Master Builders Club Ltd
Applicant:	Manly Warringah Master Builders Club Ltd
Application lodged:	06/01/2014
Application Type:	Local
State Reporting Category:	Commercial/Retail/Office
Notified:	20/01/2014 to 04/02/2014
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 Local Environmental Plan 2011 - Zone R3 Medium Density Residential

Warringah Development Control Plan - D23 Signs

Warringah Development Control Plan - Area 9 Fisher Road

SITE DESCRIPTION

Property Description:	Lot 10 DP 1129650 , 16 - 20 Fisher Road DEE WHY NSW 2099
Detailed Site Description:	The site is located on the western side of Fisher Road, and has car park access from Francis Street to the east. The site is currently occupied by the Manly-Warringah Master Builder's Club, which is a two storey building fronting onto Fisher Road. The site has a cross fall from north to south, and no significant vegetation. The Fisher Road end of the site, currently occupied by the Master Builder's Club building, is zoned B4 Mixed Use. The eastern end of the site, currently occupied by the car park, is zoned R3 Medium Density Residential.

Map:



SITE HISTORY

DA2007/0372 - Construction of an Outdoor Licensed Area

MOD2004/1298/1- Modification 1 of Deferred Commencement Conditions to Delete Part a, 1,II; in Reference to an Application for Place of Public Entertainment Licence Under Section 68 of the Local Government ACT 1993

DA2004/1298 - Alterations and Additions to Master Builders Club Following Demolition of Building

DA2004/0594 - Addition New Signage

DA2001/0216 - Upgrade of Ground Floor

PROPOSED DEVELOPMENT IN DETAIL

DA2004/1298 was approved for *"Demolition works, alterations and additions to the existing structure, internal re-configuration, external building changes, provision of terraces/courtyards, storage space, new cool room, new loading dock and stairways."*

The current application proposes the following modifications:

1. the reconfiguration and relocation of the existing gaming area to the north eastern corner of the building with the addition of a louvre clad smoker's gaming area and club signage above, which results in the demolition of the existing offices, reception desk and external planter boxes,
2. The existing bistro and gaming areas are modified to accommodate the new office and reception desk,
3. Installation of an internal glazed lift,
4. Modifications to existing fenestration around the main entry,

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 DA2004/1298, 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 DA2004/1298.
(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 planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<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. <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. <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. <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. <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. <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 Clause is not relevant to this application. <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.

Section 79C 'Matters for Consideration'	Comments
	<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.
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	(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. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental 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
Building Assessment - Fire and Disability upgrades	An Application to Modify Development Consent number DA2001/0216 has been submitted. A review of the amended plans and BCA report submitted with the application has revealed that no additional conditions are required for the amended works. Pursuant to Clause 145 of the EP&A REGS 2000, all new works are

Internal Referral Body	Comments	
	required to comply with the BCA. No objection raised to the modified application.	
Development Engineers	The proposed modification does not affect the approved stormwater management plan for the DA2004/1298 and no development engineering objection is raised to the S 96 application.	
Environmental Health and Protection (Food Premises)	Was sufficient documentation provided appropriate for referral?	YES
	Are the reports undertaken by a suitably qualified consultant?	YES
	Have you considered the following? • Review Statement of Environmental Effects, consider ongoing use: - Food Premises, use AS 4674 and Food Standards Code and BCA (re ventilation and toilets). Consider location of mechanical ventilation (AS 1668) and grease traps - Backpackers/Boarding House, use Public Health Act and Local Gov Regulations and BCA. - Mortuary, use Local Gov Regulations - Skin penetration acupuncture, tattoo, beauty salon, use Local Gov Regulations - Public pool, use Public Health Act - Childcare, use AS 4674 (kitchen) and BCA toilets • Consider waste disposal. All new food shops should have waste stored in rooms. • Consider impact of noise, hours of operation, outdoor seating, location of equipment, times of deliveries, noise management plans, acoustic reports etc. • Shop top housing must have separate waste storage for residential and commercial. EH&P don't look at residential waste areas or collection.	YES
	General Comments Referral assessed by Environmental Health and Protection. No objections subject to the proposed development.	
	Recommendation	APPROVAL - no conditions

Internal Referral Body	Comments
	Comments completed by: Mary Shimon Date: 11 February 2014
Landscape Officer	No objection to the proposed modification.
Natural Environment (Flood)	The proposed alterations and additions constitute minor works above the Flood Planning Level. No objections raised.
Traffic Engineer	No objection with regard to traffic and parking

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)

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 commercial purposes for a significant period of time. No excavation of the site is proposed, with all works above ground level. 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 commercial land use.

SEPP 64 - Advertising and Signage

Clauses 8 and 13 of SEPP 64 require Council to determine consistency with the objectives stipulated under Clause 3(1)(a) of the aforementioned SEPP and to assess the proposal against the assessment criteria of Schedule 1.

The objectives of the policy aim to ensure that the proposed signage is compatible with the desired amenity and visual character of the locality, provides effective communication and is of high quality having regards to both design and finishes.

In accordance with the provisions stipulated under Schedule 1 of SEPP 64, the following assessment is provided:

Matters for Consideration	Comment	Complies
1. Character of the area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	There is no applicable desired future character statement, however, the proposed signage is generally compliant with Clause D23 Signs of the WDCP and in this regard is considered to be compatible.	YES
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no particular theme in the area.	YES
2. Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage will not detract from the area. There are no environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas in close proximity.	YES
3. Views and vistas Does the proposal obscure or compromise important views?	No views or vistas will be obscured.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	The signage is below the top of the building and will not dominate the skyline.	YES
Does the proposal respect the viewing rights of other advertisers?	The signage will not block any other signs.	YES
4. Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The size of the signage complies with the requirements for wall signs under clause D23 Signs of the WDCP. It will not dominate the streetscape.	YES
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage may be expected to contribute to the streetscape.	YES
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage will replace the existing signage. The existing signage is not in need of rationalisation or simplification.	YES
Does the proposal screen unsightliness?	The signage is not needed to screen unsightliness.	YES
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above the building or tree canopy in the area.	YES
5. Site and building Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage will fit onto the front elevation in accordance with the requirements of D23 Signs of the WDCP, and will not be out of proportion on the building.	YES

Does the proposal respect important features of the site or building, or both?	There are no important features of the site or building.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage is sufficiently innovative and imaginative.	YES
6. Associated devices and logos with advertisements and advertising structures Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The sign and light box is designed into the front extension of the building.	YES
7. Illumination Would illumination result in unacceptable glare, affect safety for pedestrians, vehicles or aircraft, detract from the amenity of any residence or other form of accommodation?	The sign is proposed to be illuminated, but given its position well above street level, and in an area made up of generally commercial buildings, will not detract from the amenity of the area.	YES
Can the intensity of the illumination be adjusted, if necessary?	Yes the intensity of the illumination can be adjusted.	YES
Is the illumination subject to a curfew?	No curfew is considered necessary in this case as the signage will not impact on residential development.	YES
8. Safety Would the proposal reduce the safety for any public road, pedestrians or bicyclists?	The signage will not reduce the safety of the road.	YES
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The signage will not obscure any sightlines.	YES

Accordingly, the proposed signage is considered to be of a scale and design suitable for the locality. The proposal is therefore deemed to be consistent with the provisions of the SEPP and its underlying objectives.

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. 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.

Warringah Local Environment Plan 2011

Is the development permissible?	Zone R3 : No Zone B4 : Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	No

Principal Development Standards

Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Minimum subdivision lot size:	N/A	N/A	N/A	N/A	N/A
Height of Buildings:	13m	10.9m	10.9m	N/A	Yes
Rural Subdivision:	N/A	N/A	N/A	N/A	N/A
No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	N/A	N/A	N/A	N/A	N/A

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
6.3 Flood planning	Yes
6.4 Development on sloping land	Yes

Detailed Assessment

Zone R3 Medium Density Residential

All works proposed fall within the B4 zoned section of the site and as such are permissible with consent as alterations and additions to a registered club. There are no works proposed in the R3 zoned section of the site.

Warringah Development Control Plan

Built Form Controls

There are no built form controls applicable to the part of the site zoned B4. All proposed works are within the B4 zone. The site falls into the Dee Why Mixed Use Area and the proposal complies with the Area 9 controls (See G1 Dee Why Mixed Use Area in this report).

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
C5 Erosion and Sedimentation	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
Non-Residential Development	Yes	Yes
Mixed Use Premises (Residential/Non-Residential)	Yes	Yes
D3 Noise	Yes	Yes
D5 Orientation and Energy Efficiency	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
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
D22 Conservation of Energy and Water	Yes	Yes
D23 Signs	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E10 Landslip Risk	Yes	Yes
Part G Special Area Controls	Yes	Yes
G1 Dee Why Mixed Use Area	Yes	Yes
Area 9 Fisher Road	Yes	Yes

Detailed Assessment

D23 Signs

The plans note a "Glazed lit signage structure to later detail" on the side elevations of the front addition. This signage is not detailed and cannot therefore be assessed.

However, the signage shown on the front elevation of the extension, while not shown with dimensions, complies with the requirements for wall signs when scaled from the plans. A condition is recommended requiring the sign to comply with the requirements of clause D23. Subject to this condition the proposed signage is acceptable.

Area 9 Fisher Road

The Build To Lines and Central Courts map shown in the WDCP does not include the western side of Fisher Rd, where the subject site is situated. However, this was an error in publishing the WDCP, and a 40%-60% build to line is meant to apply to the site. The anomaly is due to be fixed in the next amendment to the WDCP.

In this case the proposal is compliant with the requirements and objectives for Area 9, including the build to line, and no issues arise from the development.

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. Mod2014/0003 for Modification of Development Consent DA2004/1298 granted for Demolition works, alterations and additions to the existing structure, internal re-configuration, external building changes, provision of terraces/courtyards, storage space, new cool room, new loading dock and stairways on land at Lot 10 DP 1129650,16 - 20 Fisher Road, DEE WHY, subject to the conditions printed below:

A. Add Condition No.1B - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

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

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
187/DA01	Nov 2013	Scotton + Yee Architects
187/DA02	Nov 2013	Scotton + Yee Architects
187/DA03	Nov 2013	Scotton + Yee Architects
187/DA04	Nov 2013	Scotton + Yee Architects
187/DA05	Nov 2013	Scotton + Yee Architects
187/SA01	Nov 2013	Scotton + Yee Architects

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

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

B. Add Condition prior to issue of construction certificate, 'Signage' to read as follows:

The proposed signage must comply with the requirements for 'Wall Signs' set out in Clause 23 Signs of the Warringah Development Control Plan 2011.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: Compliance with the WDCP 2011. (DACPLCPCC2)

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

David Auster, Development Assessment Officer

The application is determined under the delegated authority of:

Steven Findlay, Development Assessment Manager

ATTACHMENT A

Notification Plan	Title	Date
 2014/008961	plans notification	13/01/2014

ATTACHMENT B

No notification map.

ATTACHMENT C

Reference Number	Document	Date
 2014/008964	Modified Statement of Environmental Effects from cd	19/12/2013
 2014/008967	report Fire Safety Schedule from cd	03/01/2014
 2014/003128	invoice for ram applications - Manly Warringah Master Builders Club Ltd	06/01/2014
 2014/003130	DA Acknowledgement Letter - Manly Warringah Master Builders Club Ltd	06/01/2014
 2014/008977	plans external from CD	13/01/2014
 2014/008978	plans internal from CD	13/01/2014
 2014/008979	plans master set from CD	13/01/2014
 2014/008932	application to modify a consent	13/01/2014
 2014/008937	applicant details	13/01/2014
 2014/008961	plans notification	13/01/2014
 2014/014903	File Cover	20/01/2014
 2014/014919	Referral to AUSGRID - SEPP - Infrastructure 2007	20/01/2014
 2014/015384	Notification Letters - 250	20/01/2014
 2014/021031	Natural Environment Referral Response - Flood	24/01/2014
 2014/022459	Building Assessment Referral Response - 18 Fischer Road Dee Why	28/01/2014
 2014/025926	Traffic Engineer Referral Response	30/01/2014
 2014/037295	Environmental Health and Protection Referral Response - commercial use	11/02/2014
 2014/039070	Engineering Referral Response	12/02/2014
 2014/071120	Landscape Referral Response	12/03/2014