

NORTHERN BEACHES COUNCIL

27 June 2016



Caltex Australia Pty Ltd
C/- Kdc Pty Ltd PO Box 70
THE JUNCTION NSW 2291

Dear Sir/Madam

Application Number: Mod2016/0060
Address: Lot 1 DP 1072972 , 1 / 0 Warringah Road, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent 97/173 granted for a service station and convenience store

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's eServices website at www.warringah.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Alex Keller
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0060
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Caltex Australia Pty Ltd
Land to be developed (Address):	Lot 1 DP 1072972 , 1 / 0 Warringah Road BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent 97/173 granted for a service station and convenience store

DETERMINATION - APPROVED

Made on (Date)	20/06/2016
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The request to modify the above-mentioned Development Consent has been approved as follows:

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

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

a) Relevant reports and documentations:

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Noise Assessment Report	February 2016	Muller Acoustic Consulting

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. Modify Condition No.4 to read as follows:

4. Trading Hours

The trading and / or operating hours of the service station and convenience store, or any part thereof, are permitted to occur 24 hours a day, 7 days per week.

Reason: Land use management.

C. Add Condition No.4A "Operational Management" to read as follows:

4A. Operational Management

The following operational management measures are to be set in place for the site:

- i) Fuel and goods deliveries for resupply are limited to the hours of 6am to 8pm, 7 days per week.
- ii) The tyre inflation point is not to use an audible alarm.
- iii) The solid acoustic fences around the mechanical plant are to be retained, and access gates to plant / waste enclosures kept closed at night.
- iv) High-flow diesel bowser is to be made unavailable for truck refuelling between 12:30am and 5:30am, 7 days per week.

Reason: To ensure minimal noise disturbance from operational activities affecting surrounding dwellings.

D. Delete Condition No.6 (Boomgate to Cornish Road) to read as follows:

6. [Deleted]

Important Information

This letter should therefore be read in conjunction with DA1997/63 (Consent No.97/173) dated 27 June 1997.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Alex Keller, Senior Development Planner

Date 20/06/2016