

## APPLICATION FOR MODIFICATION ASSESSMENT REPORT

<b>Application Number:</b>	Mod2023/0579
<b>Responsible Officer:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 1 DP 1282038, 4 - 8 Inman Road CROMER NSW 2099
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1170 granted for Proposed signage, alteration to glazing and enclosing work.
<b>Zoning:</b>	Warringah LEP2011 - Land zoned E4 General Industrial
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	The Trust Company (Australia) Limited
<b>Applicant:</b>	Guy Mathews

<b>Application Lodged:</b>	03/11/2023
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Refer to Development Application
<b>Notified:</b>	Not Notified
<b>Advertised:</b>	Not Advertised
<b>Submissions Received:</b>	0
<b>Clause 4.6 Variation:</b>	Nil
<b>Recommendation:</b>	Approval

### PROPOSED DEVELOPMENT IN DETAIL

The application proposes to modify the consent under DA2023/1170 for Proposed signage, alteration to glazing and enclosing work.

The modifications include:

- Height extension of existing approved wall signs 1 and 2 on western and southern elevations of building respectively, by 935mm (4.26m<sup>2</sup> overall).
- Re-location of approved sign 2 towards the eastern end of the southern elevation.

It is noted that, in accordance with Council's Community Participation Plan, some minor development

is of a scale and nature that does not require public exhibition. This includes the "erection of signs in commercial and industrial zoned land (unless adjoining residential zoned land)".

## 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 the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

## SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - D23 Signs

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099
<b>Detailed Site Description:</b>	<p>The site, known as Northern Beaches Business Park, is located at No.4-8 Inman Road, Cromer. It has two (2) street frontages, being South Creek Road to the south and Inman Road to the west.</p> <p>The site is currently under construction.</p> <p>The site is zoned E4 General Industrial under the Warringah Local Environmental Plan 2011 (WLEP2011) and includes mostly office buildings and large warehouse/manufacturing buildings.</p> <p>The site was previously developed to include a variety of buildings and structures, ranging in age from the 1920's through to 2005. More recently, a large portion of the site has been cleared and demolished.</p> <p>Vehicle access to the site is available off both South Creek Road and Inman Road.</p>

Map:



## SITE HISTORY

The land has been used for industrial purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

Application **DA2019/1346** for Demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self-storage, office premises and ancillary café (Approved SNPP 17/08/2020)

Application **Mod2020/0611** for Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility including new warehouse and selfstorage office premises and ancillary cafe (Approved 01/04/2021)

Application **DA2021/1464** for Subdivision of existing land into three (3) allotments (Approved 23/02/2022)

Application **DA2021/2608** for Use of Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage (Approved 24/06/2022)

Application **Mod2022/0396** for Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility including new warehouse and selfstorage office premises and ancillary cafe (Approved 16/11/2022)

Application **Mod2022/0452** for Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility including new warehouse and self-storage office premises and ancillary cafe (Approved 15/12/2022)

Application **DA2022/1807** for Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility) (Approved 30/01/2023)

Application **Mod2022/0722** for Modification of Development Consent DA2021/2608 granted for Use of

Premises (Warehouse 1) as an Indoor Recreation Facility (swim school), internal fit-out, reconfiguration of car parking and signage (Approved 27/02/2023)

Application **DA2023/0294** for Change of use and fitout of Warehouse 7 and 8 for the purpose of a indoor recreation facility (Approved 18/07/2023)

Application **Mod2023/0386** for Modification of Development Consent DA2019/1346 granted for demolition works and alternations and additions to an existing industrial facility, including new warehouse, and self storage, office premises and ancillary café (Approved 03/08/2023)

Application **DA2023/1142** for Use of existing premises as an indoor recreational facility, including fitout and signage (Approved 24/11/2023)

Application **DA2023/1170** for Proposed signage, alteration to glazing and enclosing work (Approved 16/10/2023)

### **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 DA2023/1170, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, are:

<b>Section 4.55(1A) - Other Modifications</b>	<b>Comments</b>
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	<p><b>Yes</b></p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons:</p> <p>The modification application proposes a minor extension and re-location to the signage approved under the original consent.</p>
(b) it is satisfied that the development to which the consent as modified relates is	The consent authority can be satisfied that the development to which the consent as modified relates is substantially the same as the development for which the consent was originally granted

<b>Section 4.55(1A) - Other Modifications</b>	<b>Comments</b>
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	<p>under DA2023/1170 for the following reasons:</p> <p>The modification application proposes a minor extension and re-location to the signage approved under the original consent.</p> <p>The consent authority cannot be satisfied that the development to which the consent as modified relates is substantially the same as the development for which the consent was originally granted under DA2023/1170.</p>
(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 2021, and the Northern Beaches Community Participation 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 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

<b>Section 4.15 'Matters for Consideration'</b>	<b>Comments</b>
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft	There are no current draft environmental planning instruments.

Section 4.15 'Matters for Consideration'	Comments
environmental planning instrument	
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiiia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)	<p><u>Part 4, Division 2</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&amp;A Regulation 2021 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 36 and 94</u> of the EP&amp;A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider AS 2601 - 2001: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 62 and/or 64</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (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) <b>Environmental Impact</b> 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) <b>Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) <b>Economic Impact</b> The proposed development will not have a detrimental economic</p>

Section 4.15 'Matters for Consideration'	Comments
	impact on the locality considering the nature of the existing and proposed land use.
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (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.

### BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

### NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application was not notified.

### REFERRALS

Internal Referral Body	Comments
Environmental Health (Contaminated Lands)	<p><b>This application is seeking to modify consent DA2023/1170 in relation to the relocation of a business signage. Environmental Health has considered land contamination issues and determines there should be no concerns as disturbance of the ground is not part of this modification.</b></p> <p><b>Environmental Health recommends approval subject to no conditions.</b></p>
Environmental Health (Industrial)	<p><b>General Comments</b></p> <p>This application is seeking to modify consent DA2023/1170 in relation to the relocation of a business signage. Environmental Health has considered lighting issues and determines there should be no concerns.</p> <p>Environmental Health recommends approval subject to no conditions.</p>
Strategic and Place Planning (Heritage Officer)	<b>HERITAGE COMMENTS</b>
	Discussion of reason for referral
	This application has been referred as the site contains a heritage item, being <b>Item I52 - Roche Building</b> and is within the vicinity of 2 other heritage items being <b>Item I53 - Givaudan-Roure</b>

Internal Referral Body	Comments		
	<p><b>Offices and Item 138 Trees - Campbell Avenue</b>, which are all listed within Schedule 5 of Warringah LEP2011.</p>		
	<p>Details of heritage items affected</p>		
	<p>Details of heritage item on site, as contained within the Heritage Inventory, are:  <b>Item 152 - Roche building</b>  <u>Statement of Significance</u>            A substantial &amp; excellent example of an industrial complex in the late 20th Century international style.            Displays high degree of integrity. One of first industrial complexes set in substantial landscaped grounds. Socially significant due to landmark nature</p>		
	<p>Other relevant heritage listings</p>		
	SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
	Australian Heritage Register	No	
	NSW State Heritage Register	No	
	National Trust of Aust (NSW) Register	No	
	RAIA Register of 20th Century Buildings of Significance	No	However, Roche building was previously on RAIA Register
	Other	No	
	<p>Consideration of Application</p>		
	<p>This application proposes modification of Consent DA2023/1170, which approved signage, alteration to glazing and enclosing work on 16 October 2023. This modification proposes to enlarge the two main signage panels, so that they contain space for 5 tenants instead of 4. Each signage panel will be 4.26 sqm larger. The modification also proposes moving Signage panel 2 which faces South Creek Road, from the western corner of the facade of Warehouse 10, to the eastern corner adjacent to the driveway off South Creek Road.</p>		
	<p>Given that the signs are affixed to the new warehouse buildings, providing tenant identification signage, it is considered that there will not be any adverse visual impact on the heritage significance of the site. The new location for Signage panel 2 is preferable than the approved location, as it is further removed from retained heritage buildings and separated from the existing freestanding sign on the corner of Inman Road and South Creek Road.</p>		
	<p><b>Therefore, no objections are raised on heritage grounds and no conditions required.</b></p>		



Internal Referral Body	Comments
	<p><u>Consider against the provisions of CL5.10 of WLEP 2011:</u>            Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A            Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? N/A</p>

### ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)\*

All, Environmental Planning Instruments (SEPPs 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 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 (Industry and Employment) 2021

Section 3.6 and 3.11 of Chapter 3 require Council to determine consistency with the objectives stipulated under Subsection 3.1 (1)(a) of the aforementioned SEPP and to assess the proposal against the assessment criteria of Schedule 5.

The objectives of this chapter 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 5 of Chapter 3, the following assessment is provided:

Matters for Consideration	Comment	Complies
<p><b>1. Character of the area</b>            Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</p>	<p>The proposal is compatible with the existing/desired future character of the area or locality.</p>	<p>YES</p>
<p>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</p>	<p>The proposal is not considered to be inconsistent with the existing theme of outdoor advertising.</p>	<p>YES</p>
<p><b>2. Special areas</b>            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,</p>	<p>The proposal does not detract from the amenity or visual quality of any environmentally sensitive areas or heritage areas.</p>	<p>YES</p>

waterways, rural landscapes or residential areas?		
<b>3. Views and vistas</b> Does the proposal obscure or compromise important views?	The proposal does not impact any views, vistas or viewing rights of other advertisers.	YES
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposal does not impact any views, vistas or viewing rights of other advertisers.	YES
Does the proposal respect the viewing rights of other advertisers?	The proposal does not impact any views, vistas or viewing rights of other advertisers.	YES
<b>4. Streetscape, setting or landscape</b> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposal is compatible with the scale and proportion of the existing streetscape.	YES
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal is compatible with the scale and proportion of the existing streetscape.	YES
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal signage includes four panels for individual signage which is considered an efficient rationalisation.	YES
Does the proposal screen unsightliness?	The proposal does not result in any unsightliness.	YES
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above any structures or canopy.	YES
<b>5. Site and building</b> 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 proposal is compatible with the scale and proportion of the existing development.	YES
Does the proposal respect important features of the site or building, or both?	The proposal respects the features of the building.	YES
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposal shows innovation and imagination in its relationship to the site or building,	YES
<b>6. Associated devices and logos with advertisements and advertising structures</b> 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 proposed business identification signage includes the logo of the tenancy.	YES
<b>7. Illumination</b> 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?	No illumination is proposed.	YES
Can the intensity of the illumination be adjusted, if necessary?	No illumination is proposed.	YES

Is the illumination subject to a curfew?	No illumination is proposed.	YES
<b>8. Safety</b> Would the proposal reduce the safety for any public road, pedestrians or bicyclists?	The proposal is not considered to impact pedestrian safety.	YES
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal is not considered to impact pedestrian safety.	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 this chapter and its underlying objectives.

## SEPP (Resilience and Hazards) 2021

### Chapter 4 – Remediation of Land

Sub-section 4.6 (1)(a) of Chapter 4 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under sub-section 4.6 (1)(b) and (c) of this Chapter and the land is considered to be suitable for the residential land use.

## Warringah Local Environmental Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

### Compliance Assessment

Clause	Compliance with Requirements
5.3 Development near zone boundaries	Yes
5.10 Heritage conservation	Yes

## Warringah Development Control Plan

### Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D10 Building Colours and Materials	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
D12 Glare and Reflection	Yes	Yes
D23 Signs	Yes	Yes

### Detailed Assessment

#### **D23 Signs**

##### Description of development

The modification works relate to a minor enlargement of approved wall signs 1 and 2 by 4.26m<sup>2</sup>, as well as the re-location of sign 2 to the eastern end of the southern elevation.

The control prescribes the following requirements for wall signage:

Sign	Requirement	Width	Height	M <sup>2</sup>	Complies
Wall sign (painted onto a wall of a building or attached to the wall of a building, not being a sign elsewhere listed in this table)	<p>Shall not extend within 200mm of the top and sides of the wall.</p> <p>Shall not cover any window or architectural projections;</p> <p>Must be of a size and shape that relates to the architectural design of the building to which it is attached;</p> <p>Where illuminated, shall not be less than 2.7 metres above the existing natural ground level ground; and</p> <p>Shall not project more than 300mm from the wall.</p>	4.56m	4.675m	21.32m <sup>2</sup>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

##### Comment:

The modified development is considered to be consistent with the requirements of the control, subject to conditions of consent recommended in the original consent requiring signage to not project more than 300mm from the wall.

An assessment of the application has also found the development to be consistent with the requirements of *State Environmental Planning Policy No. 64 - Advertising and Signage*.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WDCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

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

The proposal will not significantly affect 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**

### **Northern Beaches Section 7.12 Contributions Plan 2022**

Section 7.12 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 2021;
- 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 to Modification Application No. Mod2023/0579 for Modification of Development Consent DA2023/1170 granted for Proposed signage, alteration to glazing and enclosing work. on land at Lot 1 DP 1282038,4 - 8 Inman Road, CROMER, subject to the conditions printed below:

## Modification Summary

The development consent is modified as follows:

### MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN# - 382809 Council MOD# - Mod2023/0579	The date of this notice of determination	Modification of Development Consent DA2023/1170 granted for Proposed signage, alteration to glazing and enclosing work  Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation

### Modified conditions

#### **A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
S-100	D	Signage Plan	2M Creative	16 August 2023
S-101	D	Signage Plan	2M Creative	16 August 2023

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

In signing this report, I declare that I do not have a Conflict of Interest.

**Signed**



**Dean Pattalis, Planner**

The application is determined on //, under the delegated authority of:



**Steven Findlay, Manager Development Assessments**