

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2022/0022
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Responsible Officer:	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 545812, 43 Booralie Road TERREY HILLS NSW 2084
Proposed Development:	Modification of Development Consent DA2016/0523 granted for demolition works, construction of a service station and signage
Zoning:	Warringah LEP2011 - Land zoned IN2 Light Industrial
Development Permissible:	No
Existing Use Rights:	Yes
Consent Authority:	Northern Beaches Council
Delegation Level:	NBLPP
Land and Environment Court Action:	No
Owner:	Eastden Pty Ltd
Applicant:	Chapman Planning Pty Ltd

Application Lodged:	08/02/2022
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Refer to Development Application
Notified:	16/02/2022 to 02/03/2022
Advertised:	16/02/2022
Submissions Received:	1
Clause 4.6 Variation:	Nil
Recommendation:	Approval

EXECUTIVE SUMMARY

This Section 4.55(2) Modification Application seeks consent to lower the height of a petrol station canopy by 500mm.

The application is returned to the Northern Beaches Local Planning Panel (NBLPP) as they had previously applied conditions pertinent to the canopy design to earlier consents. An earlier application (MOD2019/0024) was approved by the NBLPP to increase the height of the canopy, subject to special condition 1B relating to light overspill and screening. That condition required works to be complete by a specified time. The works were not carried out, and a subsequent application (MOD2020/0113) was submitted to alter that condition and was subsequently refused. A Notice of Intention to Issue an Order has been sent to the applicant which has resulted in this subject application.

In its proposal to reduce the existing canopy height by 500mm, the application also seeks to delete special condition 1B.

One (1) submission has been received which neither objects to nor supports the application, but rather requests that the site be monitored during works to ensure works are carried out within the construction hours designated on the parent consent. Those construction hours and original conditions remain applicable.

The assessment of this application has found that there is no material harm caused by the lowering of the canopy height.

This report concludes with a recommendation that the NBLPP **APPROVES** the modification application.

PROPOSED DEVELOPMENT IN DETAIL

The application seeks consent for two things:

1. Lowering of canopy height

The application seeks to modify approved Condition 1 to supersede architectural plans to incorporate a lowering of the approved canopy height by 0.5m, thus providing a 4.5m distance to the underside of the canopy with a 1m parapet above.

2. Deletion of Condition 1B

Condition 1B (extracted in the Site History component of this report) was imposed under MOD2019/0024 which related to the addition of a 0.5m screen beneath the existing underside of the canopy along the south-eastern edge. The applicant contends that the lowering of the canopy achieves the intended result of Condition 1B and it is therefore redundant.

During the course of this application revised plans were requested, requiring the removal of certain pieces of signage from the building which do not exist. For clarity, this application does not include (nor approve if approval is granted) any modification to existing or installation of additional signage or lighting, and does not alter the approved operations of the service station.

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 - C2 Traffic, Access and Safety

Warringah Development Control Plan - D6 Access to Sunlight

Warringah Development Control Plan - D9 Building Bulk

Warringah Development Control Plan - D12 Glare and Reflection

SITE DESCRIPTION

Property Description:	Lot 1 DP 545812 , 43 Booralie Road TERREY HILLS NSW 2084
Detailed Site Description:	The site is located on a corner allotment on the south eastern corner of Booralie Road and Tepko Road. The site is irregular in shape and has a surveyed area of 1,088m² with a street frontage to Booralie Road of 31.1m and to Tepko Road of 45.3m. Presently the site accommodates a self-service petrol station with a canopy structure, and signage. The site is upon land zoned for IN2 Light Industrial and is bound by similarly zoned land to the south and west. North and east of the site is land zoned for R2 Low Density Residential development and accommodates residential accommodation of varying forms. A narrow strip of land zoned for RE1 Public Recreation runs along the eastern edge of the site and connects to Myoora Road. This strip of land provides a landscaped buffer between the residential and industrial zones. The allotment is generally flat with no topographical features and does not have any significant or noteworthy vegetation.

Map:



SITE HISTORY

A review of Council records has revealed that the subject site has operated as a service station and associated uses over the past 30+ years.

DA2016/0523

Development Application No. DA2016/0523 for demolition works and construction of a service station and signage was approved by the Northern Beaches Development Assessment Panel (NBDAP) on 12 October 2016.

MOD2016/0324

Modification Application No. MOD2016/0324 sought to change the approved hours of operation and signage illumination approved under DA2016/0523. Due to concerns in relation to impacts on surrounding residential amenity, the NBDAP refused the application.

MOD2017/0223

Modification Application No. MOD2017/0223 sought to change the approved hours of operation and signage illumination. The proposed hours were:

- Monday to Friday - 5.00am - 11.00pm;
- Saturday - 6.00 am - 11.00pm; and
- Sunday and Public Holidays - 7.00am - 10.00pm

The assessment report recommended the proposed hours be reduced and that they should be subject to a 12 month trial period. The recommended hours were:

- Monday to Friday - 6.00am - 11.00pm;
- Saturday - 6.00am - 11.00pm;

- Sunday and Public Holidays - 7.00am - 10.00pm

The application was approved by the NBDAP on 13 December 2017.

MOD2019/0024

Modification Application No. MOD2019/0024 sought a retrospective approval for increasing the height of the service station canopy from 5.5m to 6.0m. The application was approved by the NBLPP on 3 July 2019 with special condition 1B imposed in relation to the installation of shields.

Amendment to the approved plans

The installation of a new screen to shield visibility of the soffit and lights of the existing service station canopy from the south east.

The new screen is to:

- extend for the entire length of the portion of the canopy facing 37 Booralie Road, Terrey Hills
- be located immediately below the existing fascia
- have a finished dimension of not less than 0.5 m below the underside of the existing soffit and fascia
- match the existing fascia in material and colour
- be constructed in a manner that will ensure its long term durability and stability
- be constructed in a manner that will ensure no light can penetrate between it and the existing fascia.

The screen shall be installed by 30 September 2019.

Details of the proposed screen are to be provided to Council for approval by the Manager Development Assessment or Executive Manager Development Assessment no later than 31 August 2019.

Reason: To reduce the effect of the canopy lighting on the adjoining public land and 37 Booralie Road, Terrey Hills to that which would have applied under the pre-existing approval.

Note: there is no record of details being provided to Council before 31 August 2019.

MOD2020/0113

Modification Application No. MOD2020/0113 sought to amend the above Condition No. 1B by proposing an alternative screen solution including the installation of 250mm aluminium light screen boxes around each canopy down-light.

The application was refused by the NBLPP on 01 July 2020 due to unreasonable glare and reflection.

EPA2021/0212

A complaint was received on 28 July 2021 to investigate:

Light screen as per Condition 1B of Mod2019/0024 has not been installed. The applicant applied for an alternative solution under Mod2020/0113, which was refused by the Panel on 01 July 2020. The applicant's appeal rights have since expired, which leaves the applicant with the only option to construct the light screen.

The investigation of that complaint found that the works detailed above were inconsistent with any approvals and a Notice of Intention to issue an Order was sent to the applicant on 30 August 2021.

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 DA2016/0523, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55 (2) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55 (2) - 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 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 DA2016/0523 for the following reasons: • The works are limited to the reduction in an approved and constructed canopy above the petrol station filling areas from a height of 6m (FFL to ridge) to 5.5m. • No changes are proposed to the layout of structures on the site or the operation of the site as a service station.
(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of	Development Application DA2016/0523 did not require concurrence from the

Section 4.55 (2) - Other Modifications	Comments
Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	relevant Minister, public authority or approval body.
(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, 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.	See discussion on "Notification & Submissions Received" in this report.

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 96 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:

Section 4.15 'Matters for Consideration'	Comments
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 environmental planning instrument	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for industrial purposes for an extended period of time. The proposed development retains the industrial use of the site, and is not considered to create any additional contamination risks.
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)(iia) – Provisions of any planning	None applicable.

Section 4.15 'Matters for Consideration'	Comments
agreement	
Section 4.15 (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>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. Council requested that the applicant revised the submitted 'existing elevations' to reflect what is currently on the site. <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 the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.
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	(i) Environmental Impact 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) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) Economic Impact The proposed development will not have a detrimental economic 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 were established in the parent development consent assessment and no further assessment on this matter is required.

BUSHFIRE PRONE LAND

The site is not classified as bush fire prone land.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 16/02/2022 to 02/03/2022 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the Community Participation Plan.

As a result of the public exhibition process council is in receipt of 1 submission/s from:

Name:	Address:
Mr Daniel Gary Cook	37 Booralie Road TERREY HILLS NSW 2084

During the exhibition of the application one submission was received which read:

Can we ensure this site is monitored to be inline with the approval for hours of work during this construction. In previous construction on this site construction out of the applicable hours was a problem. This included the construction work, deliveries and emptying of skip bins. At one point skip bins were being emptied at 3am. Construction was happening out of hours and deliveries were coming at all hours.

Comment

The recommendations of this report do not alter authorised construction hours. If any construction works and/or removal of materials occur outside of authorised hours then Council's Building Compliance department should be contacted.

REFERRALS

Internal Referral Body	Comments
Building Assessment - Fire and Disability upgrades	The application has been investigated with respect to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development. Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.
Environmental Health (Industrial)	General Comments The proposal to lower the service station canopy by 500 mm to match the original height approved via DA2016/0523 is satisfactory. We agree that it serves the same purpose as adding a 500 mm light barrier, and support the application without objection.
NECC (Development Engineering)	Applicant seeks to modify the approved canopy height. No Development Engineering objection with no conditions.

Internal Referral Body	Comments
Traffic Engineer	Basic Details · DA2016/0523 had been approved for the service station with a canopy height of 5.5 m. · MOD2019/0024 was approved to increase the height of the canopy from 5.5m to 6m. During the approval process, Council added condition of consent 1B for the installation of a new screen to shield the visibility of the soffit and lights of the existing service station to reduce the effect of the canopy lighting on the adjoining public land and 37 Booralie Road, Terrey Hills. · Mod2022/0022, S4.55(2) application seeks amendments to the development consent plans to lower the height of the canopy by 500mm, and subsequently delete the condition of consent 1B. The canopy height will be reduced to that originally approved under DA2016/0523 and resolve the light spill issues currently resulting from the raised canopy height. Traffic: No additional traffic impact due to the modification. Parking: No additional parking requirements or changes due to the modification. Access and swept paths: Vehicular access is not modified, hence swept paths are not required. Pedestrian safety: No concerns due to the modification. Conclusion Given the above, there are no traffic engineering concerns with approval of the modification and no additional conditions to add.

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid who provided a response stating that they have no objections to the proposed development.

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

The lowering of the existing canopy height is found unlikely to disturb any potential contamination on the land.

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 who raised no objections.

Warringah Local Environmental Plan 2011

Is the development permissible?	No
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	Complies
Height of Buildings:	8.5m	Canopy: 6.0m	Canopy: 5.5m	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
5.3 Development near zone boundaries	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B3 Side Boundary Envelope	South - 4.0m	No encroachment	No change	No change
	East - 4.0m	No encroachment	No change	No change
B5 Side Boundary Setbacks	South - 0.9m	0.9m	No change	No change
	East - 0.9m	2.0m	No change	No change
B7 Front Boundary Setbacks - Booralie Road	4.5m	Store - 22.5m Canopy - 3.5m	No change No change	No change
B7 Secondary Front Boundary Setbacks - Tepko Road	4.5m	Store - 2.0m Canopy - 2.6m	No change No change	No change
D1 Landscaped Open Space and Bushland Setting	40%	0.3% (34.7sqm)	No change	No change

Note: the application seeks only to lower the overall height of the canopy by 500mm and therefore does not change any of the above built form control compliance and therefore, no further assessment on these clauses is required.

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A.5 Objectives	Yes	Yes
C2 Traffic, Access and Safety	Yes	Yes
C3 Parking Facilities	Yes	Yes
C4 Stormwater	Yes	Yes
C6 Building over or adjacent to Constructed Council Drainage Easements	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
D3 Noise	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 and Adaptability	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
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes
E2 Prescribed Vegetation	Yes	Yes
E6 Retaining unique environmental features	Yes	Yes
E7 Development on land adjoining public open space	Yes	Yes
E10 Landslip Risk	Yes	Yes

Detailed Assessment

C2 Traffic, Access and Safety

The modifications sought are not anticipated to generate any access issues within the site, noting that heavy rigid vehicles (tankers) are generally 4300mm in height and will therefore be able to pass beneath the canopy.

D6 Access to Sunlight

The lowering of the canopy roof by 500mm will not generate any overshadowing to neighbouring properties over and above the existing development.

D9 Building Bulk

The reduction of the existing canopy height by 500mm will similarly equate to a reduction in the overall perceived bulk of the building.

D12 Glare and Reflection

In its previous decisions the NBLPP requested specific conditions pertaining to the lighting design to the underside of the canopy, including an overhanging fascia edge which was to mitigate any unreasonable light overspill into neighbouring properties, specifically to no. 37 Booralie Road to the southeast.

The proposed lowering of the canopy structure by 500mm achieves a similar light overspill mitigation commensurate to that of the condition already imposed on the consent. In addition to that, the plans submitted detail a 500mm 'screen' (overhanging fascia edge) and a 300mm screen around the lights fixed to the underside of the canopy structure.

These three elements in combination will achieve a similar level of glare and reflectivity protection to neighbouring properties compared to the approved consent, and it is therefore supported to delete the condition as requested subject to endorsing the revised architectural plans.

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 2021

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 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

This assessment has found that the reduction in the existing canopy height above the petrol filling area from 6m (floor to ridge) to 5.5m (floor to ridge) is without impact to any neighbouring properties and does not create any non-compliance with the prevailing planning controls over and above that of the approved development.

The application is lodged in attempt to remedy on-going enforcement action and in this instance, it is considered that the proposed solution is acceptable from a planning perspective and it is therefore recommended that the Northern Beaches Local Planning Panel **APPROVES** the Section 4.55(2) Modification Application.

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Northern Beaches Local Planning Panel as the consent authority grant approval to Modification Application No. Mod2022/0022 for Modification of Development Consent DA2016/0523 granted for demolition works, construction of a service station and signage on land at Lot 1 DP 545812,43 Booralie Road, TERREY HILLS, subject to the conditions printed below:

A. Add Condition No. 1D - 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
TP02 Rev. A - Site Layout New Canopy Levels	30 December 2021	United Petroleum Pty Ltd
TP03 Rev. C - Proposed Canopy Elevations	06 April 2022	United Petroleum Pty Ltd
TP04 Rev. D - Light Screen Option Details	13 December 2021	United Petroleum Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Construction Management Plan (Issue 01)	12 January 2022	LAP Steel Consulting Pty Ltd

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.

B. Delete Condition No. 1B.

C. Add Condition No. 3A - No Approval for Signage - to read as follows:

No approval is granted under MOD2022/0022 for the modification of any existing, or installation/erection of any signage.

Reason: To ensure development is carried out in accordance with the determination and approved plans.