

20 May 2022



Chapman Planning Pty Ltd
Suite 8 88 Mountain Street
ULTIMO NSW 2007

Dear Sir/Madam

Application Number: Mod2022/0022
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

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 website at www.northernbeaches.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 1300 434 434 or via email quoting the application number, address and description of works to council@northernbeaches.nsw.gov.au

Regards,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2022/0022
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Chapman Planning Pty Ltd
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

DETERMINATION - APPROVED

Made on (Date)	18/05/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

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.

Important Information

This letter should therefore be read in conjunction with DA2016/0523 dated 12 October 2016, MOD2017/0223 dated 13 December 2017 and MOD2019/0024 dated 03 July 2019.

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.

Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

Section 8.10 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.

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

Signed

On behalf of the Consent Authority



Name

Steven Findlay, Manager Development Assessments

Date

18/05/2022