

Our Reference:
Contact:
Phone:

2018/9/2
Miss S Pritchard
02 8757 9959

13 March 2019

Rachel McNeil
2B, 125 Bull Street
Newcastle NSW 2302

Dear Sir/Madam

**Premises: 601-605 Great Western Highway Greystanes
Section 4.55(2) modification to development consent no. 2018/9/1
Modification no. 2018/9/2**

I refer to your application lodged on 7 December 2018 seeking amendment to DA 2018/9/1 issued for demolition of existing structures and construction of a single storey service station with attached kiosk and underground fuel storage tanks, a detached single storey food and drink premises, and associated signage. The modification application seeks consent to amend the approved delivery hours to 24 hours a day, seven (7) days a week.

Pursuant to section 4.55(2) of the Environmental Planning & Assessment Act 1979, Council grants approval for the modification sought.

Accordingly, Development Consent 2018/9/1 is amended as follows:-

Condition 2 is amended to read as follows:

1. Development shall take place in accordance with following endorsed plans and documents:
 - Architectural plans prepared by D + R Architects, job number 17010;

Drawing No.	Title	Issue	Date
DA 1.03	Demolition plan	A	21 December 2017
DA 1.04	Site + floor plan	H	7 August 2018
DA 1.05	Floor plan	A	21 December 2017
DA 1.06	Roof plan	C	21 December 2017
DA 1.07	Elevations	B	21 December 2017
DA 1.08	Elevations	B	21 December 2017
DA 1.09	Sections	B	21 December 2017
DA 1.10	Signage	A	21 December 2017

- Stormwater layout plans prepared by Henry & Hymas Consulting Engineers Pty Ltd, (OSD Plan No. 2007-042A);

Drawing No.	Title	Rev.	Date
17B28_CC_C000	Cover sheet, drawing schedule, notes & locality sketch	01	19 December 2017
17B28_CC_C001	General arrangement plan	01	November 2017
17B28_CC_C002	Stormwater miscellaneous & CDS unit details	01	19 December 2017
17B28_CC_C003	Aquator unit details	01	19 December 2017
17B28_CC_C004	Stormwater longitudinal sections	01	19 December 2017
17B28_CC_C005	Sediment & erosion control plan	01	19 December 2017
17B28_CC_C006	Sediment & erosion control typical details	01	19 December 2017

- Landscape plans prepared by Mara Consulting, job number 1742, sheet numbers 01-14 (inclusive), issue D dated 21 December 2017;
- Baseline Soil Contamination Assessment Environmental Site Assessment prepared by EP Risk Management Pty Ltd, reference EP0662v3, dated 11 December 2017;
- Water sensitive urban design strategy prepared by Henry & Hymas Consulting Engineers Pty Ltd, Revision 00 dated December 2017;
- Water quality management plan prepared by Henry & Hymas Consulting Engineers Pty Ltd, reference 17B28, dated 19 December 2017;
- Noise assessment report prepared by Muller Acoustic Consulting, document ID MAC1705556RP1, dated 18 December 2017;
- Correspondence from RMS dated 19 April 2018, reference SYD18/00424/01;
- Correspondence from Endeavour Energy dated 21 February 2018;
- Correspondence from Sydney Water dated 12 March 2018;
- Plan of management for proposed McDonald's operation, dated December 2017;
- Plan of management for proposed 7-Eleven service station, dated December 2017;
- Waste management plan prepared by KDC, dated December 2017;

As amended by the following document approved by the subject modification application 2018/9/2, dated 13 March 2019:

- Plan of management for proposed 7-Eleven Service Station, dated February 2019

except as otherwise provided by the conditions of this determination and/or marked in red.

Condition 162 is amended to read as follows:

162. Deliveries will be carried out in accordance with the following:

- a) Waste collection, and fuel deliveries, are to be carried out between 7 am and 10 pm, 7 days a week.
- b) Deliveries of fresh produce and other small consumable items to the convenience store may be carried out 24 hours, 7 days a week.
- c) All other deliveries to the premises are to be carried out between 7 am and 10 pm, 7 days a week.

All other conditions of Development Consent 2018/9/1 remain unchanged.

Section 8.9 of the Environmental Planning & Assessment Act 1979 confers upon an applicant, dissatisfied with Council's determination of an application made pursuant to Section 4.55(2) a right of appeal to the Land and Environment Court.

Section 8.2 of the Act provides that an applicant may request, within 28 days of the date of determination of the section 4.55(2) application, that the Council review its determination (this does not apply to designated development). A fee is required for this review.

If you have any further enquiries please contact Miss S Pritchard of Council's Environment & Infrastructure Division on 02 8757 9959, Monday to Friday.

Yours faithfully,

Sohail Faridy

COORDINATOR DEVELOPMENT ASSESSMENT