

## **Condition 2 - Amend**

*The use of the building for the purposes of a temporary café is limited to a period of ~~5 years from the date of completion of the building and subsequent issue of the Occupation Certificate.~~ until the cease of operation to the display village and sales office.*

### **Reason/Justification**

This is due to the fact that the subject temporary café is ancillary to the sale office in which is still in operation. The amendment would allow for the café to continue operating until the completion of the Waterford development.

## **Condition 10 - Amend**

*The hours of operation of the café shall be confined to ~~9.00am to 6.00pm~~ 7.00am to 4.00pm Monday to Sunday.*

### **Reason/Justification**

This adjustment to the hours of operation is to accommodate the surrounding demographic.

## **5. REQUIREMENTS FOR A SECTION 4.55(1A) MODIFICATION**

### **5.1 Relevant Issues under Section 4.55(1A)**

To lodge an amendment under Section 4.55(1A) of the Act, the applicant needs to prove that the modifications will involve minimal environmental impact, as follows:

#### **“(1A) Modifications involving minimal environmental impact**

*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*

**Comment:** The proposed amendments will not have any additional impacts to the environment than what was originally approved under this DA given the proposed extension of the use for the building that is existing and would have no impacts to the environment.

*(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

**Comment:** The proposed amendments does not alter the temporary café use of the site, nor alter the location of the café, access to the site or parking available on site. The proposed modification will rather enable an extension for the café to remain operational until the closure of the sales office.