



NSW GOVERNMENT
Department of Planning

30 April 2009

Ms Nicole Campbell-Williams
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Our ref: DA 052-04-2009

Notice of Determination of a Development Application

Issued under section 81(1)(a) of the *Environmental Planning and Assessment Act 1979*

Reference No. S09/00640

**Development Application
Number** DA 052-04-2009

Development Application

Name of Applicant Nicole Campbell-Williams – Diadem on behalf of
Commonwealth Bank of Australia

Address of Applicant Level 3/473 Bourke Street
Melbourne VIC 3000

Address of land to be developed Darling Park Tower 1, 201 Sussex Street

Proposed Development To install two high level illuminated wall signs

Determination Date 30 April 2009

Determination Approval

Details of conditions **See attached schedule**

Note:

- (1) This notice should be read in conjunction with the approved plans endorsed as part of this consent.
- (2) This consent becomes effective from the endorsed determination date.
- (3) The consent will lapse 5 years after the date of the effective consent date, unless a specific condition of the consent stipulates a lesser period or the consent is subject to a "deferred commencement" consent, or the use has commenced or any building works have been physically commenced.
- (4) Section 125 of the Act confers the authority to direct and person to comply with the terms and conditions of any consent and any person failing to comply with such a direction shall be guilty of an offence under the Act.
- (5) The applicant or any other person entitled to act on this consent may apply to modify the consent in accordance with section 96 of the Act.
- (6) Additional advisory notes regarding this consent maybe attached to the Notice of Determination.

Other approvals

Nil

Right of appeal

If you are dissatisfied with this decision section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice

Further information

If you have any queries regarding this matter, please contact Megan Fu on (02) 9228 6531, or email megan.fu@planning.nsw.gov.au

Signed

Under delegated authority from the Minister for Planning, and pursuant to section 81(1)(a) of the *Environmental Planning and Assessment Act 1979*, I hereby grant consent subject to the conditions in the attached schedule.



Shayne Watson
Planning Assessment Manager
Delegate for Minister for Planning

Sydney 30 April 2009

SCHEDULE

ADDRESS: Darling Park Tower 1, 201 Sussex Street

DA NUMBER: DA 052-04-2009

FILE NUMBER: S09/00640

DESCRIPTION OF DEVELOPMENT: To install two high level illuminated wall signs

A APPROVED DEVELOPMENT

- A1** The development shall be generally in accordance with development application number DA 052-04-2009 submitted by the applicant on 15 April 2009 and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Architectural (or Design) Drawings prepared by Diadem			
Drawing No.	Revision/ Issue	Name of Plan	Date
8276_V_SITE PLAN-01	4	High Level Signage – Site Plan	13.11.2008
8276-V-MONTAGE-01c	4	High Level Signage – MONTAGE	06.01.2009
8276_V_NORTH ELEV-01D	4	High Level Signage – Elevation A	06.01.2009
8276-V-SOUTH ELEV-01D	4	High Level Signage – Elevation B	06.01.2009
8276-V-Detail-01C	4	High Level Signage – Typical Detail	06.01.2009
Statement of Environmental Effects prepared by Diadem dated 12 January 2009.			

Except as amended by the following conditions:

- A2** All cabling, conduit, electrical equipment and the like shall be fully concealed from view.
- A3** The sign is to be composed of individual letters and elements placed on the building façade. No additional backing panel other than those identified in the stamped approved plans or other structure linking the letters or logo is permitted.
- A4** No changes (including text) or fixtures other than those shown on the stamped plans are to be installed without the prior approval of the Sydney Harbour Foreshore Authority. Any proposal to alter the text or content of the sign shall be the subject of a separate development application.
- A5** No third party advertising on the approved signage is permitted as part of this development consent.

B CONDITIONS TO BE MET PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- B1** The stamped drawings must now be lodged with a Principal Certifying Authority (PCA) for a Construction Certificate. The applicant must supply the Department of Planning with a copy of the Construction Certificate within 2 days from the date of its issue.
- B2** All lighting shall generally comply, where relevant, with Australian Standards AS/NZ 1158 3.1:1999 Pedestrian Area (Category P) Lighting and AS4282: Control of Obstructive Effects of Outdoor lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

C CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF WORK

- C1** Prior to the erection of any signage, a structural certificate for design shall be submitted, to the Department of Planning confirming that the structural drawings have been checked and comply with:
- (a) The relevant clauses of the Building Code of Australia (BCA);
 - (b) The relevant conditions of development consent;
 - (c) The approved Architectural Plans released for construction; and
 - (d) The relevant Australian Standards listed in the BCA (Specification A1.3).

D CONDITIONS TO BE MET DURING DEMOLITION AND/OR CONSTRUCTION WORK

- D1** The hours of construction and work on the development shall be as follows:
- (a) All work, including demolition, excavation and building work in connection with the proposed development must only be carried out between the hours of:
 - 7.00a.m. and 7.00p.m. on Mondays to Fridays, inclusive; and
 - 7.00a.m. and 3.00p.m. on Saturdays, inclusive; and
 - no work must be carried out on Sundays or public holidays.
 - (b) Building work which involves high noise outputs (such as jack hammering, grinding, repetitive manual hammering, electric planing, masonry drilling or circular sawing) shall not be undertaken in the hours of 12 noon – 2:00 pm.
 - (c) Work may be undertaken outside these hours only where:
 - the delivery of materials is required outside these hours by the Police or other authorities, or
 - works are required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm, or
 - written approval is obtained from the Department of Planning prior to carrying out the work and residents likely to be affected are notified of the timing, nature and duration of the work at least 48 hours prior to commencement.

- D2** All work, including demolition, excavation and building work must comply with "The City of Sydney Code of Practice for Construction Hours/Noise 1992" and Australian Standard 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".
- D3** Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the Protection of the Environment Operations Act, 1997 must be satisfied at all times
- D4** To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel and work shall be conducted at all times in accordance with the relevant Australian Standards and Work Cover requirements.
- D5** In order to minimise noise impacts and achieve consistency with the approved hours of construction, vehicles associated with the development shall not gather in the vicinity of the site awaiting the daily commencement of approved construction hours no earlier than 15 minutes prior to such commencement.
- D6** The public domain must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.
- D7** A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Sydney Harbour Foreshore Authority, Council or the PCA.

E CONDITIONS TO BE MET DURING THE OPERATION OF THE CONSENT

- E1** The subject signage must not at any time during the operation of this consent have and/or use:
- Flashing lights;
 - Electronically changeable messages;
 - Animated display, moving parts or stimulated movement;
 - Complex displays that hold a drivers attention beyond "glance appreciation;"
 - Displays resembling traffic signs or signals; and
 - A method or levels of illumination that distracts or dazzles.
- E2** At no time is the intensity, period of intermittency and hours of illumination of the signage to cause injury to the amenity of the neighbourhood. If in the opinion of the consent authority injury is likely to be caused, the intensity, period of intermittency and hours of illumination must be varied to the satisfaction of the consent authority.

PRESCRIBED CONDITIONS

P1 Compliance with Building Code of Australia and insurance requirements under the *Home Building Act 1989*

- a) the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
- b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, a contract of insurance is required to be in force before any building work authorised to be carried out by the consent commences.

P2 Erection of signs

1. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.
2. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Note. Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained in accordance with clause 227A of the Environmental Planning and Assessment Regulations 2000. A maximum penalty of \$1,100 applies for failing to comply with this condition.

The reasons for the imposition of the above conditions are:

- To confirm the details of the application and plans submitted by the applicant, and to ensure that the structure is not altered without approval.
- To comply with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.
- To ensure compliance with relevant planning controls.
- To ensure that the work is carried out to an acceptable standard and in accordance with the Building Code of Australia.
- To ensure the demolition, excavation and building works are carried out within the required standards, with minimal impact to the locality.
- To protect the amenity of the local environment, residents and adjoining landowners.