

09032
30 April 2010

Mr Daniel Keary
Director, Government Land and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Daniel

**RESPONSE TO SUBMISSIONS
DARLING WALK COMMERCIAL FIT-OUT**

We refer to the above application for the fit-out of the commercial tenancy and installation of signage at Darling Walk, Darling Harbour (MP 09_0156). Two submissions were received during the public exhibition of the Environmental Assessment (EA), one from the City of Sydney Council and one from a member of the public.

The City of Sydney Council did not raise any objection to the proposed commercial fit-out. The submission related to illuminated signage and the potential impacts on the amenity of nearby residential properties. The Council has proposed a condition to ensure that the illumination of the sign does not cause glare or adverse impacts on the amenity of the neighbourhood. The proposed condition also states that the sign must not include flashing parts. The impact of the proposed signage was addressed as part of the assessment, and it is considered that there will be no adverse impacts on residential properties as a result of the illumination. The proposed signs will not contain flashing or moving parts and they are able to be dimmed if required. The applicant does not object to the proposed condition being imposed.

The second submission primarily relates to the height of the building. The building height was established in a separate application and is not relevant to the scope of the fit-out and signage works. The submission also raises concerns around construction hours on site. Works on site are undertaken in accordance with the Construction Management Plan submitted as part of this, and previous applications.

No changes are proposed to the EA as submitted in February 2010, we request that the Department of Planning proceed with its assessment of the application on this basis.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or kosborne@jbaplanning.com.au.

Yours faithfully

A handwritten signature in blue ink that reads 'K. Osborne'.

Kirk Osborne
Principle Planner