



ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 017-12-06

(FILE NO. 0607/068)

**SIGNAGE STRATEGY FOR CARRIAGEWORKS AND ASSOCIATED
INSTALLATION OF SIGNAGE**

I, the Chief Executive Officer of the Redfern Waterloo Authority as delegate of the Minister Planning under Instrument of Delegation dated 22 February 2007, pursuant to Sections 80 (1)(a) and 80A of the *Environmental Planning & Assessment Act, 1979*, clause 9A of the *State Environmental Planning Policy (Major Projects) 2005* determine the development application referred to in the attached Schedule 1, by **granting consent** to the application subject to the conditions of consent in the attached Schedule 2.

The reasons for the imposition of conditions are:

1. To confirm the details of the application and plans submitted by the applicant, and to ensure that the structures are not altered without approval.
2. To comply with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.
3. To ensure compliance with relevant planning controls.
4. To ensure that the work is carried out to an acceptable standard and in accordance with the Building Code of Australia and any standards, codes and regulations.
5. To protect the amenity of the local environment, and adjoining residents, businesses and landowners.

Robert Domm
Chief Executive Officer
Redfern Waterloo Authority

Sydney, 5 April 2007

SCHEDULE 1**PART A—TABLE**

Application made by:	Arts NSW
Application made to:	Minister for Planning
Development Application:	DA 017-12-06
On land comprising:	245 Wilson Street, Eveleigh NSW 2015 Part of Lot 4 DP 862514
Local Government Area	City of Sydney
For the carrying out of:	Signage Strategy for CarriageWorks and associated temporary and permanent installation of signage on the North Eveleigh site for way finding, business identification and promotion of the CarriageWorks.
Estimated Cost of Works	\$35,000
Type of development:	Local Development
S.119 Public inquiry held:	No
Approval Body / Bodies:	Not Integrated
Determination made on:	5 April 2007
Determination:	Development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	This development consent commences on the date identified in the formal notification letter accompanying the Determination.
Date consent is liable to lapse	This consent will lapse 5 years from the date of commencement of consent, unless: <ul style="list-style-type: none"> ▪ a shorter period of time is specified by the Regulations, or ▪ a condition in Schedule 2, or ▪ the development has physically commenced.

PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 017-12-06***Responsibility for other approvals / agreements***

The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid, for a development application, within 12 months after the date on which the Applicant received this notice.

Appeals—Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Legal notices

Any advice or notice to the consent authority shall be served on the Chief Executive Officer of the Redfern-Waterloo Authority.

Further Information

If you have any queries regarding this matter, please contact Ms Yolanda Gil on 9202 9107.

PART C—DEFINITIONS

In this consent,

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Applicant means Arts NSW or any party acting upon this consent.

Approval Body has the same meaning as within Division 5 of Part 4 of the Act,

BCA means the Building Code of Australia.

Certifying Authority has the same meaning as Part 4A of the Act.

CEO means the Chief Executive Officer of the Redfern-Waterloo Authority.

Council means the City of Sydney.

DA No. 017-12-06 means the development application and supporting documentation submitted by the Applicant on 12 December 2006.

Department means the Department of Planning or its successors.

Planning and Urban Design Director means the Planning and Urban Design Director of the Redfern-Waterloo Authority.

Minister means the Minister for Planning.

Regulations mean the *Environmental Planning and Assessment Regulations, 2000* (as amended).

RWA means the Redfern-Waterloo Authority.

Subject Site has the same meaning as the land identified in Part A of this schedule.

Advisory Notes – means advisory information relating to the approved development but do not form a part of this consent.

SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 017-12-06

PART A—GENERAL CONDITIONS

A1 *Development Description*

Development consent is granted only to carrying out the development described in detail below:

1. Signage Strategy for CarriageWorks, and
2. Installation of signage specified in the Signage Strategy. This includes permanent signage located on the signage structure erected on the viewing platform along Wilson Street (SS sign), and temporary:
 - directional sign located on the Blacksmiths' Shop at the pedestrian entry off Wilson Street (ES sign),
 - three directional signs on the North Eveleigh site (VSa signs), and
 - sign located at vehicular entrance fronting Wilson Street (ID2 sign).

A2 *Development in Accordance with Plans*

The development shall be in accordance with development application number 017-012-06 submitted by the Applicant on 12 December 2006, and in accordance with the supporting documentation submitted with the application, including, but not limited to, following:

Statement of Environmental Effects dated 12 December 2006.			
Signage Strategy and architectural drawings prepared by <i>Tonkin Zulaikha Greer</i>			
Drawing No.	Revision	Name of Plan	Date
A-100	DA	Signage Strategy	02/04/07
A-101	DA	Signage Site Plan	02/04/07
A-102	DA	Signage Elevations	02/04/07
A-103	DA	Indicative Signage Graphics	02/04/07

and as amended by the following conditions:

A3 *Time Limited Consent for ES, VSa and ID2 Signage*

Signage referred to as ES, VSa and ID2 in Drawing Number A101 and A103 is temporary and must be removed by 4 April 2009. A further Development Application shall be lodged before the expiration of the above date for the consent authority's consideration for the continuation of the signage.

A4 Additional Text on Signs

All signs that make reference to Redfern and Macdonaldtown Railway Station must be amended to indicate that access is "along Wilson St".

A5 Additional Noise Signage

The Signage Strategy should include two additional signs advising patrons to leave the site quietly and to respect the adjoining neighbours. One of the signs should be installed inside the CarriageWorks near the main exit to the building and the other installed near the stairs and access ramp leading to Wilson Street. A copy of the text must be provided to the RWA before being installed for approval.

A6 Hours of Illumination on Signage

The lighting illuminating the signage should be automatically timed to switch off every day from midnight to 6 am.

A7 Limitation on Advertising

Advertising is to be limited to activities directly related to the event/performance scheduled in the CarriageWorks and business identification of tenants or businesses situated in the CarriageWorks.

A8 Additional Signage on Site

Any additional signage not identified in the Signage Strategy will require a new Development Application.

A9 Works Compliance

All building works shall be constructed in accordance with the relevant Australian Standards, Codes of Practice and the Building Code of Australia.

A10 Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

A11 Prescribed Conditions

The Applicant shall comply with the prescribed conditions of development consent under clause 98 and 98A of the Regulation.

PART B - PRIOR TO COMMENCEMENT OF WORKS

B1 *Structural Adequacy of ID2 Signage - BCA*

Structural details of the proposed ID2 sign must be submitted to the satisfaction of the Certifying Authority. The details must be prepared by an appropriately qualified person. A copy must be submitted to the Redfern-Waterloo Authority and Council.

B2 *Illumination of Signage*

Lighting of signage shall be designed to ensure no adverse impact on the amenity of the surrounding area. Lighting of signage shall comply with *AS 4282 Control of Obstructive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted from an independent qualified practitioner to the satisfaction of the Certifying Authority prior to the commencement of works. A copy must be submitted to the Redfern-Waterloo Authority and Council.

B3 *RailCorp Risk Assessment/Management Plan*

For new signage structures, a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works is to be prepared to the satisfaction of RailCorp prior to the works commencing on site. It should be noted that RailCorp's representative may impose conditions on the methods to be used and require the provision of on-site Safe Working supervision for certain aspects of the works.

B4 *Craneage and other aerial Operations*

Where applicable, a plan showing all craneage and other aerial operations for the development is to be submitted to RailCorp. Changes may be required by RailCorp.

PART C - DURING CONSTRUCTION

C1 *Hours of Work*

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive
- (2) between 8:00 am and 1:00 pm, Saturday, and
- (3) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (1) the delivery of materials is required outside these hours by the Police or other authorities,
- (2) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm, or
- (3) written approval is obtained from the Planning and Urban Design Director of Redfern-Waterloo Authority prior to the carrying out of the work and residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

C2 *Road/footpath Damage*

The cost of repairing any damage caused to RWA, Council or any other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the issue of any Occupation Certificate.

PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**D1 *Occupation Certificate***

An Occupation Certificate must be obtained from a Certifying Authority prior to commencement of occupation. A copy of the certificate shall be submitted to RWA's Planning Division and Council.

PART E - POST OCCUPATION**E1 *Removal of Graffiti***

The owner/manager of the signs must be responsible for the removal of all graffiti from the structures or signs within 48 hours of its application.

E2 *Maintenance of Signage Structures and Signs*

The owner/manager of the signs must be responsible for the ongoing maintenance of the signs. The signage shall be maintained in a neat and tidy condition at all times.

ADVISORY NOTES***AN1 Compliance with Building Code of Australia***

The Applicant is advised to consult with the Certifying Authority about any modifications needed to comply with the BCA prior to commencement of works.

AN2 Structural Capability for Existing Structures

The structural capabilities of existing structures will need to meet the requirements of the BCA and may require engaging a structural engineer.

AN3 Modification to development consent

That the applicant or any person entitled to act on this consent may make an application to modify this development consent in accordance with Section 96 of the Act.