

PENRITH CITY COUNCIL

NOTICE OF DETERMINATION

DESCRIPTION OF DEVELOPMENT

Application number:	DA21/0444
Description of development:	Erection of an Electronic Sign Associated with Nepean Community & Neighbourhood Centre
Classification of development:	Class 10b

DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 7 DP 262781
Property address:	1 Kington Place, CRANEBROOK NSW 2749

DETAILS OF THE APPLICANT

Name & Address:	Mr C Ceo Architectural 243 Peach Orchard Road FOUNTAINDALE NSW 2258
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DECISION OF CONSENT AUTHORITY

In accordance with Section 4.18(1) (a) of the Environmental Planning and Assessment Act 1979, consent is granted subject to the conditions listed in attachment 1.

Please note that this consent will lapse on the expiry date unless the development has commenced in that time.

Date from which consent operates	18 August 2021
Date the consent expires	18 August 2026
Date of this decision	18 August 2021

POINT OF CONTACT

If you have any questions regarding this determination you should contact:

Assessing Officer:	Pukar Pradhan
Contact telephone number:	+612 4732 7726

NOTES

Reasons

The conditions in the attached schedule have been imposed in accordance with Section 4.17 of the Environmental Planning and Assessment Act 1979 as amended.

Conditions

Your attention is drawn to the attached conditions of consent in attachment 1.

Certification and advisory notes

You should also check if this type of development requires a construction certificate in addition to this development consent.

It is recommended that you read any Advisory Note enclosed with this notice of determination.

Review of determination

The applicant may request Council to review its determination pursuant to Division 8.2 of the Environmental Planning and Assessment Act 1979 within twelve months of receiving this Notice of Determination.

These provisions do not apply to designated development, complying development or crown development pursuant to Section 8.2(2) of the Environmental Planning and Assessment Act 1979.

Appeals in the Land and Environment Court

The applicant can appeal against this decision in the Land and Environment Court within twelve months of receiving this Notice of Determination.

There is no right of appeal to a decision of the Independent Planning Commission or matters relating to a complying development certificate pursuant to clause 8.6(3) of the Environmental Planning and Assessment Act 1979.

Designated development

If the application was for designated development and a written objection was made in respect to the application, the objector can appeal against this decision to the Land and Environment Court within 56 days after the date of this notice.

If the applicant appeals against this decision, objector(s) will be given a notice of the appeal and the objector(s) can apply to the Land and Environment Court within 56 days after the date of this appeal notice to attend the appeal and make submissions at that appeal.

Sydney Western City Planning Panels

If the application was decided by the Sydney Western City Planning Panel, please refer to Section 2.16 of the Environmental Planning and Assessment Act, 1979 (as amended) for any further regulations.

ATTACHMENT 1: CONDITIONS OF CONSENT

General

1 The development must be consistent with the plans numbered below,

Description	Plan Number	Rev/Issue	Prepared by	Date
Site Plan	SOC 22115	A	CEO Architectural	19/05/2021
Elevation & Section	S 01 & S 02	3	Denis Blunt Consulting Engineers	06/12/2018
Colour finishes			Sign Pac	18/05/2021
Waste Management Plan	-	-	CEO Architectural	19/05/2021

and stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

2 The operating hours are from 6am to 10pm daily. Digital sign shall be switched off out side these hours.

3 The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism is to be removed/repared as soon as practicably possibly.

4 The sign shall be erected strictly in accordance with the manufacture's or engineer's specifications, and relevant Australian Standards. Any installation fixtures associated with the sign or internally illumination shall be wholly contained within the body of the sign and not be visible from the public domain.

5 The signage is to be located wholly within the site.

6 Signage displays must not contain/use;

- Flashing Lights or messages.
- Animated display, moving parts or simulated movements.
- Complex displays that hold a driver's attention beyond "glance appreciation".
- Displays resembling traffic signs or signals, or giving instruction to traffic by using colours and shapes that imitate a prescribed traffic control device or words such as 'halt' or 'stop'.
- A method of illumination that distracts or dazzles.
- The approved sign shall have a minimum dwell time of 4 seconds between change of messages/pictures.

7 All signs shall be maintained in good working condition in perpetuity and repaired or replaced if damaged or as required over time.

8 The illumination levels are to be in accordance with relevant guidelines and standards. The sign should not create a distraction for motorists on Pendock Road.

Environmental Matters

- 9 Erosion and sediment control measures shall be installed **prior to the commencement of works on site** including approved clearing of site vegetation.

BCA Issues

- 10 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community.

Construction

- 11 Stamped plans, specifications, a copy of the development consent and any other Certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage is to be removed when the construction works have been completed.

- 12 Prior to the commencement of construction works:

(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a standard flushing toilet connected to a public sewer, or
- if that is not practicable, an accredited sewage management facility approved by the council, or
- alternatively, any other sewage management facility approved by council.

(b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards.

- 13 Construction works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control

Guidelines:

- Mondays to Fridays, 7am to 6pm
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm
- No work is permitted on Sundays and Public Holidays.

The provisions of the Protection of the Environment Operations Act, 1997 in regulating offensive noise also apply to all construction works.

Landscaping

- 14 Existing landscaping is to be retained and maintained at all times.

SIGNATURE

Name:	Pukar Pradhan
Signature:	

For the Development Services Manager