

# PENRITH CITY COUNCIL

## NOTICE OF DETERMINATION

### DESCRIPTION OF DEVELOPMENT

Application number:	DA19/0759
Description of development:	Business Identification Signage - Erection of Two Wall Mounted Business Identification Signs
Classification of development:	Class 10b

### DETAILS OF THE LAND TO BE DEVELOPED

Legal description:	Lot 101 DP 749088
Property address:	54 - 60 Henry Street, PENRITH NSW 2750

### DETAILS OF THE APPLICANT

Name & Address:	The Salvation Army 48 Luttrell Street GLENMORE PARK NSW 2745
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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	29 November 2019
Date the consent expires	29 November 2024
Date of this decision	28 November 2019

## POINT OF CONTACT

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

Assessing Officer:	Jacqueline Klincke
Contact telephone number:	+612 4732 8391

## NOTES

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### **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 six 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 six 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 28 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 28 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 implemented substantially in accordance with the following stamped approved plans issued 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.

Drawing Title	Job Number	Prepared By	Dated
Item 1 Mock Up	32020	Signwave	13/6/2019
Item 1	32020	Signwave	13/6/2019
Item 2 Mock Up	32020	Signwave	13/6/2019
Item 2	32020	Signwave	13/6/2019

- 2 The finishes of all signs and buildings on site are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.
- 3 The signs shall not be illuminated.
- 4 Erection of the signs shall not unduly reduce or compromise the structural integrity of the existing building.
- 5 The signs must not contain any advertising of a person/business who does not carry out business at the premises of place. The signs are limited to:
  - (a) the nature of the person of business,
  - (b) the nature and services of and by the business carried on at the premises at which the sign is displayed,
  - (c) may include the address of the premises at which the sign is displayed, and
  - (d) may include any way finding requirements for accessing the site.
- 6 The signs are to be installed in accordance with the manufacturer's specifications.

## Environmental Matters

- 7 All waste generated as a result of the development are to be re-used, recycled or disposed of at a lawful waste/recycle management facility.

## BCA Issues

8 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. Compliance with the performance requirements can only be achieved by:

(a) complying with the deemed to satisfy provisions, or

(b) formulating an alternative solution which:

- complies with the performance requirements, or
- is shown to be at least equivalent to the deemed to satisfy provision, or

(c) a combination of (a) and (b).

## Landscaping

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

## SIGNATURE

Name:	Kathryn Saunders Acting Principal Planner
Signature:	

For the Development Services Manager