



NSW GOVERNMENT  
**Department of Planning**

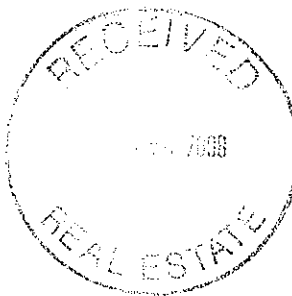
09/12/2008  
Our ref: DA 63-7-2008

RTA COPY

P/N 6819

Contact: James Kirby  
Phone: (02) 9228 6574  
Fax: (02) 9228 6544

Mr Ross Walker  
Manager, Commercial Development  
Roads Traffic Authority  
Centennial Plaza  
260 Elizabeth Street  
Surry Hills, NSW 2010



Dear Mr Walker,

**RE: Development Application DA-63-7-2008 Parramatta Road Pedestrian Overbridge, Auburn**

I am writing to inform you that the above application has been approved by the Minister for Planning on 01/12/2008, subject to conditions. The approval is on the basis of the attached Notice of Determination. A copy of the endorsed plans in accordance with the consent is also attached for your information.

Please note the development consent operates from the date of this letter.

Should you have any enquiries regarding the above matter, please contact James Kirby on 9228 6574 or via email to [james.kirby@planning.nsw.gov.au](mailto:james.kirby@planning.nsw.gov.au).

Yours sincerely,

Michael Woodland  
Director, Urban Assessments

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 63-7-2008

(FILE NO. S08/01221)

INSTALLATION OF AN ILLUMINATED ADVERTISEMENT

I, the Minister for Planning, pursuant to Sections 80 (1) (a) and 80A of the *Environmental Planning & Assessment Act, 1979*, and clause 12(d)(ii) of State Environmental Planning Policy No 64 – Advertising and Signage 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 ensure that the signage and associated structures do not result in any significant adverse environmental impacts; and
- (2) To protect the public interest



The Hon. Kristina Keneally MP  
Minister for Planning

Sydney,

1 Dec.

2008

## SCHEDULE 1

### PART A—TABLE

<b>Application made by:</b>	Roads and Traffic Authority 260 Elizabeth Street, Surry Hills NSW 2010
<b>Application made to:</b>	Minister for Planning
<b>Development Application:</b>	DA 63-7-2008
<b>On land comprising:</b>	Lot 3 in DP 1040643 & Lot 2 in DP 1031576 – Parramatta Road Pedestrian Overbridge
<b>Local Government Area</b>	Auburn
<b>For the carrying out of:</b>	Installation of two illuminated advertisements on either side of an existing pedestrian overbridge  A detailed description of the development consented to is described in Conditions A1, Part A, Schedule 2
<b>Estimated Cost of Works</b>	\$85,000
<b>Type of development:</b>	Advertised Development
<b>S.119 Public Inquiry held:</b>	No
<b>BCA building class:</b>	10b
<b>Approval Body / Bodies:</b>	Not Integrated
<b>Determination made on:</b>	
<b>Determination:</b>	A development consent is granted subject to the conditions in the attached Schedule 2.
<b>Date of commencement of consent:</b>	This development consent commences on the date identified in the formal notification letter accompanying the Determination.
<b>Date consent is liable to lapse</b>	This consent will lapse 15 years from the date of commencement of consent, unless:  (1) a shorter period of time is specified by the Regulations or (2) a condition in Schedule 2, or (3) the development has physically commenced.

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## PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 63-7-2008

### ***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.

### ***Legal notices***

Any advice or notice to the consent authority shall be served on the Director-General.

## PART C—DEFINITIONS

In this consent,

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

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

***Applicant*** means Roads and Traffic Authority 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.

***Certifier*** has the same meaning as Section 116G of the Act.

***Council*** means Strathfield Council.

***DA No. 63-7-2008*** means the development application and supporting documentation submitted by the Applicant on 7 July 2008.

***Department*** means the Department of Planning or its successors.

***Guidelines*** means the *Transport Corridor Outdoor Advertising And Signage Guidelines – Assessing Development Applications Under SEPP 64, July 2007*.

***Director-General*** means the Director-General of the Department.

***Minister*** means the Minister for Planning.

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

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

## SCHEDULE 2

### CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. DA 63-7-2008

#### PART A—ADMINISTRATIVE CONDITIONS

##### **A1 Development Description**

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

- 1) Installation of two, internally illuminated advertising structures of 20m wide x 1.8m high (36sqm) and 1.2m deep and logo (0.25sqm) on both sides of the existing Parramatta Road Pedestrian overbridge.

##### **A2 Development in Accordance with Plans**

The development shall be in accordance with development application number 63-7-2008 submitted by the Applicant on 7 July 2008, and in accordance with the following:

Statement of Environmental Effects entitled Outdoor Advertising, Parramatta Road Pedestrian overbridge, Auburn prepared by Mike George Planning, dated July 2008			
Architectural (or Design) Drawings prepared by Opus International Consultants			
Drawing No.	Revision	Name of Plan	Date
11707	3	General Arrangement	29-02-2008

except for:

- 1) any modifications as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- 2) otherwise provided by the conditions of this consent.

##### **A3 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.

##### **A4 Duration of Consent**

This development application consent is issued for a limited period of 15 years. The consent will cease to be in force/expire after the determination date in Part A Schedule 1 of the consent.

Note: A new Development Application must be submitted prior to that date for assessment and determination if it is intended to continue the use beyond the cessation date.

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### ***A5 Flashing Illumination***

The approved advertisement must not have / use:

- 1) Flashing lights;
- 2) Electronically Changeable/Variable Messages;
- 3) Animated display, moving parts or simulated movement;
- 4) Any large area of illuminated display in the colour red;
- 5) Complex displays that hold a driver's attention beyond 'glance appreciation';
- 6) Displays resembling traffic signs or signals; and
- 7) A method and level of illumination that distracts or dazzles.

### ***A6 Relocation of RTA directional signage***

If the advertisement obscures any RTA directional signage, the directional sign is to be relocated by the RTA at the applicant's cost to a location that is satisfactory to the RTA.

### ***A7 Prescribed Conditions***

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

**END OF PART A**

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## **PART B —PRIOR TO COMMENCEMENT OF WORKS**

### **B1 STRUCTURAL DETAILS**

Prior to the commencement of construction, the Applicant shall submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- 1) the relevant clauses of the BCA,
- 2) the relevant development consent,
- 3) drawings and specifications comprising the Construction Certificate, and
- 4) the relevant Australian Standards listed in the BCA (Specification A1.3).

### ***Construction Management***

#### ***B2 Construction Management Plan***

Prior to the commencement of any works on the site, a Construction Management Plan shall be submitted to and approved by the Certifier. The Plan shall address, but not be limited to, the following matters where relevant:

- 1) hours of work (to ensure minimal disruption of any surrounding residential amenity and traffic operation),
- 2) contact details of site manager,
- 3) traffic management, including details of the location of parking for vehicles associated with the construction (ie. Parked vehicles shall not impede the movement of traffic or pedestrians in and around the site)
- 4) noise and vibration management, and
- 5) waste management

The Applicant shall submit a copy of the approved plan to the Department and Council.

#### ***B3 Long Service Levy Payment***

Construction is not to commence unless the required levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid.

#### ***B4 Outdoor Lighting***

The advertisement shall not release light above horizontal and shall comply with AS4282:1997 *Control of Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifier prior to the commencement of works.

#### ***B5 Contact Telephone Number***

Prior to the commencement of the works, the Applicant shall forward to the Department and Council a 24 hour telephone number to be operated for the duration of the construction works. This telephone number is to be continually attended by a person with authority over the works for the duration of the development

**END OF PART B**

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## **PART C—DURING CONSTRUCTION**

### ***Construction Management***

#### ***C1 Approved Plans to be On-site***

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 Department, Council or the Certifier.

#### ***C2 Site Notice***

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Certifier and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- 1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- 2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- 3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- 4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.



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## **Noise and Vibration**

### **C3 Hours of Work**

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

- 1) between 9:00 pm and 4:00 am, Mondays to Fridays inclusive;
- 2) between 9:00 pm and 4:00 am, Saturdays;
- 3) no work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- 4) the delivery of materials is required outside these hours by the Police or other authorities;
- 5) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- 6) the work is approved through the Construction Noise and Vibration Management Plan; and
- 7) 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.

The above hours may be varied with the written agreement of the Director-General having regard to traffic safety while addressing amenity impacts of surrounding land uses.

### **C4 Construction Noise**

Noise from construction activities associated with the development shall comply with the NSW Environment Protection Authority's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.

### **C5 No materials on footpath**

No materials, machinery, signs or vehicles used in or resulting from construction or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

### **C6 Construction Inspections**

The building works where applicable must be inspected at the following stages during construction:

- Pre-commencement, and
- Completion

Compliance certificates verifying a satisfactory level of compliance must be lodged with the Certifier for each required inspection.

**END OF PART C**

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## **PART D—POST OCCUPATION**

### ***D1 Advertisement Materials***

All future advertising skins installed on the signage structure shall employ the use of a biodegradable PVC material (BIOflex or similar where possible) to ensure that the signage satisfies environmental design and performance requirements.

### ***D2 Maintenance***

Regular maintenance of the approved advertisement shall be undertaken in accordance with the approved Operational Management Plan prepared by APN Outdoor Pty Ltd, dated 18 April 2008.

### ***D3 Advertising Revenue/Public Benefit***

The total amount of outdoor advertising revenue received each year must be recorded by the RTA in its financial accounts and Annual Reports. The Annual Reports must also outline the RTA investments made each year on transport safety, amenity improvements or other public works listing specific works to which the funds have been or are to be applied.

### ***D4 Wind Loading***

The approved advertisement must meet wind loading requirements as specified in Australian Standard AS 1170.1 and AS 1170.2.

### ***D5 Location of certain names and logos***

The name or logo of the person who owns or leases the approved advertisement may appear only within the advertising display area and must not be greater than 0.25 square metres.

### ***D6 Removal of graffiti***

The owner/manager of the site or sign must be responsible for the removal of all graffiti from the advertisement within 48 hours after notification.

**END OF PART D**

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## **ADVISORY NOTES**

### ***AN1 Requirements of Public Authorities for Connection to Services***

The Applicant shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the Certifier prior to the commencement of works.

### ***AN2 Compliance with Building Code of Australia***

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

### ***AN3 Structural Capability for Existing Structures***

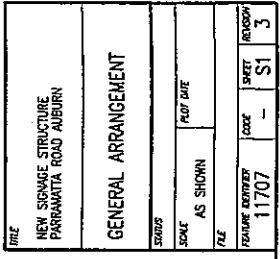
The structural capabilities of an existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

The Applicant shall provide evidence of the issue of a Structural Works Inspection Certificate and structural certification shall be submitted to the satisfaction of the Certifier prior to the commencement of works.

### ***AN4 Use of Mobile Cranes***

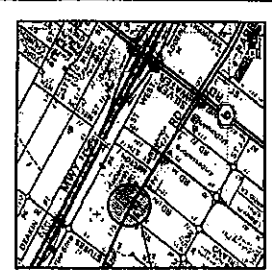
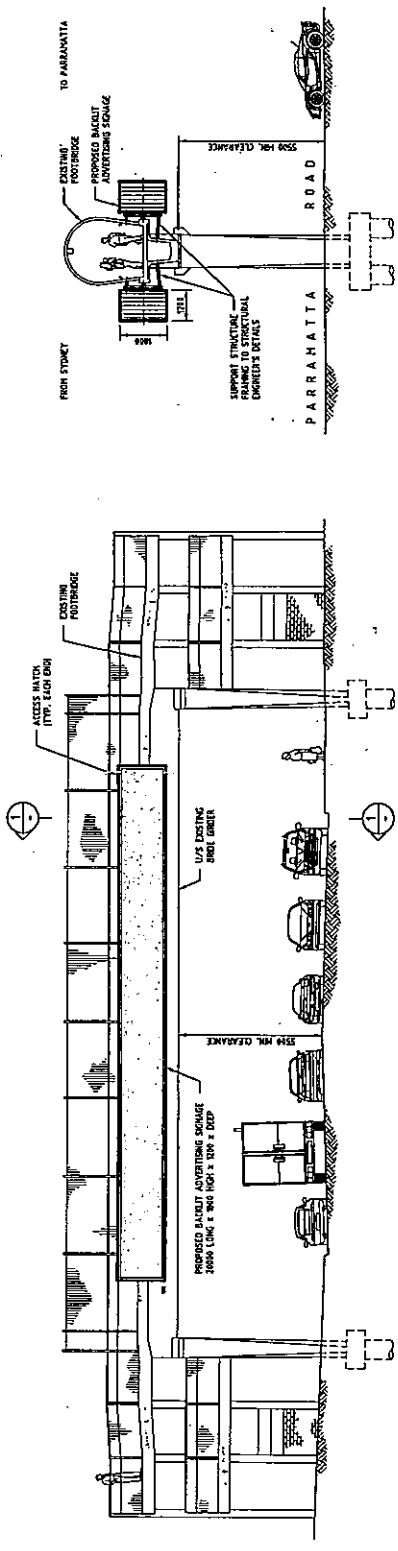
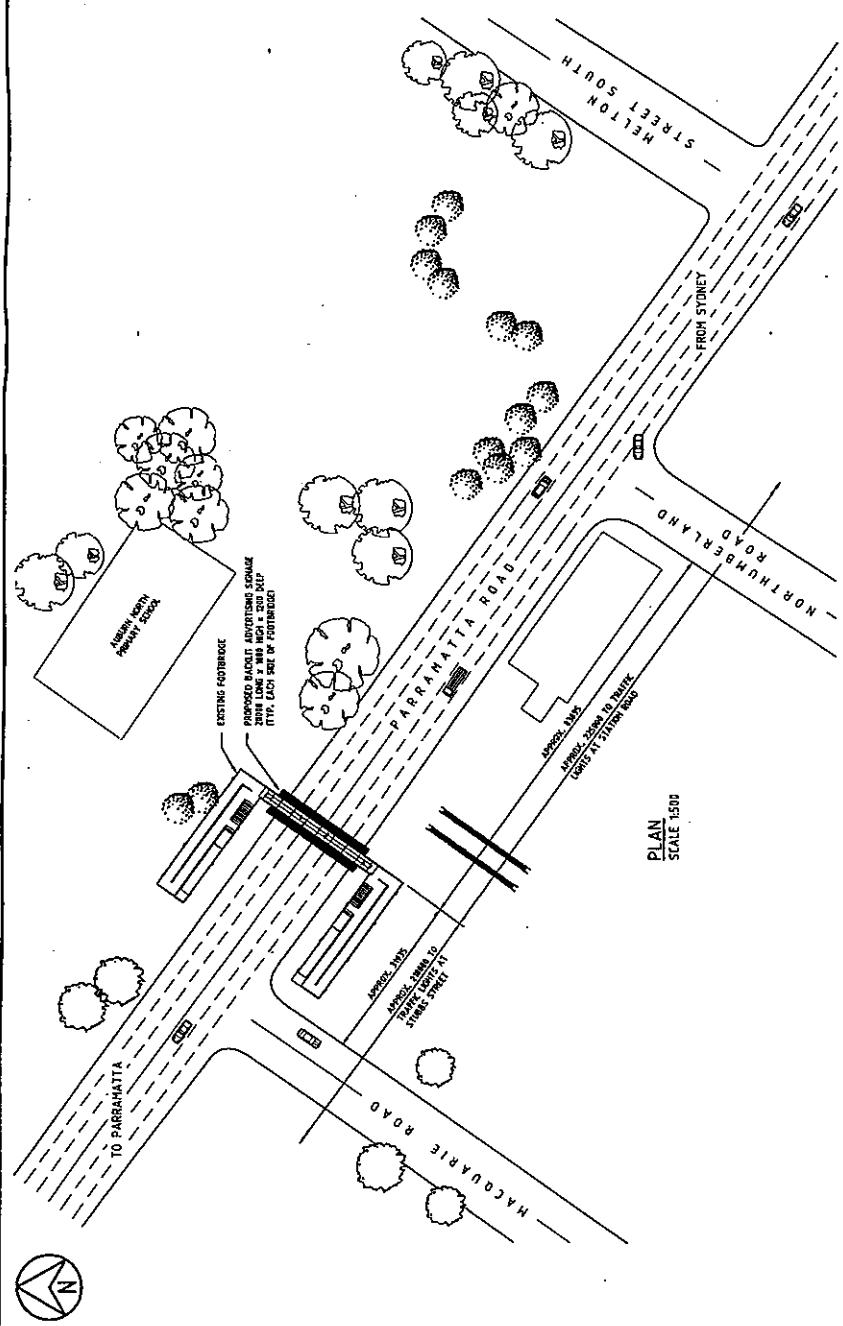
The Applicant shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with to the satisfaction of the Certifier:

- 1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
  - a) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
  - b) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- 2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.



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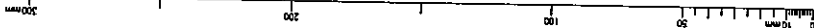
**APN OUTDOOR**

**Sydney Office**  
Open International Consultants  
Level 12, North Tower  
1-3 Railway St, Chisholm NSW  
190 Bx 5140  
West Chisholm, NSW 1515  
Australia

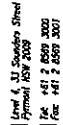
**OPUS**  
Tel: +61 2 8725 5800  
Fax: +61 2 8964 6777  
AUS 08 007 144 944

FILE	NEW SIGNAGE STRUCTURE PARRAMATTA ROAD AUBURN											
GENERAL ARRANGEMENT												
EXCIS	SCALE	PLAT DATE										
AS SHOWN												
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FEATURE	ENTRY	CODE	SHEET	RETENTION								
11707	-	S1	3									
11707 - G. APPROX. SHEET 61 (EASTING)												

**PRELIMINARY  
NOT FOR CONSTRUCTION**



Sheet No

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**OPUS**  
PO Box 5540  
West Chiswood NSW 1515  
Australia  
Tel +61 2 8325 5600

## GENERAL ARRANGEMENT

**PRELIMINARY  
NOT FOR CONSTRUCTION**

### **DRAFTING SCALES**

11707 - CA ORIGINALLY SUFFICIENT 11704

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

**DETERMINATION OF A MODIFICATION TO A DEVELOPMENT APPLICATION TO  
AMEND THE CONDITIONS OF CONSENT FOR ADVERTISING SIGNAGE –  
PARRAMATTA ROAD, AUBURN DA 63-07-08**

Under the instrument of delegation dated 4 March 2009, the Minister has delegated her functions under Section 96(1A) of the Act relating to modifying development consents to the Director, Urban Assessments. Having regard to the Instrument of Delegation, it is considered appropriate that the application be determined under delegation by the Director, Urban Assessments

The reasons for the imposition of conditions are:

- To ensure that the signage and associated structures do not result in any significant adverse environmental impacts; and
- To protect the public interest.



Michael Woodland  
Director  
Urban Assessments

Sydney, 11 NOVEMBER 2009



## SCHEDULE 1

### PART A — TABLE

<b>Application Number:</b>	DA 63-07-2008
<b>Application made by:</b>	The Roads and Traffic Authority of New South Wales
<b>On land comprising:</b>	Parramatta Road, Auburn
<b>Local Government Area</b>	Auburn City Council
<b>For the carrying out of:</b>	Advertising under State Environment Planning Policy No. 64 – Advertising and Signage
<b>Section 96(1A) Application:</b>	To modify DA 63-7-2008 in the following manner:  The removal of condition D1 “Advertisement Materials” from existing consent conditions, granted on 1 December 2008
<b>Development consent granted by:</b>	Minister for Planning
<b>Determination made on:</b>	
<b>Type of development:</b>	SEPP 64 – Advertising and Signage
<b>Section 119 public enquiry held:</b>	No

### PART B — NOTES RELATING TO THE MODIFICATION OF DEVELOPMENT CONSENT NO. DA 63-07-08 MOD 1

#### ***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 available within the time limit specified within Clause 1, Part 17 of the Land and Environment Court Rules 1996, which is 60 days after the date on which the applicant received this notice, or as otherwise specified under an Act or statutory instrument.

#### ***Legal Notices***

Any advice or notice to the consent authority shall be served on the Director-General.

#### ***Part C - Definitions***

The definitions within this modification are consistent with the definitions in Schedule 1 of the consent to DA 63-07-2008

## SCHEDULE 2

### MODIFICATION (MOD 1) OF DEVELOPMENT CONSENT TO

Parramatta Road, Auburn (DA 63-07-08)

The development consent is modified as follows:

The following condition (D1) is removed from the existing development consent (DA 63-07-08) – Parramatta Road, Auburn

#### **D1      *Advertisement Materials***

~~All future advertising skins installed on the signage structure shall employ the use of a biodegradable PVC material (Bioflex or similar where possible) to ensure that the signage satisfies environmental design and performance requirements.~~

The following advisory notes are added to the development consent:

#### **AN5    *Used Advertising Skins.***

All advertising skins shall be disposed of at an appropriate facility or recycled, where possible.

#### **AN6    *Use of Biodegradable Materials.***

The use of biodegradable advertising skins is encouraged, where possible.

End of modification to: DA 63-07-08