



Planning

30/10/2009

Our ref: DA 081-07-2009



Contact: Joel Ginges
Phone: (02) 9228 6375
Fax: (02) 9228 6544

Mr Paul Gregory
Manager, Commercial Development
Roads Traffic Authority
Level 13
101 Miller Street
NORTH SYDNEY NSW 2059

Dear Mr Gregory,

RE: Development Application DA-081-07-2009 Hume Highway, Strathfield.

I am writing to inform you that the above application has been approved by the Minister for Planning on 29 October 2009, subject to conditions. The approval is on the basis of the attached Notice of Determination.

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

Should you have any enquiries regarding the above matter, please contact Joel Ginges on 9228 6375 or via email to joel.ginges@planning.nsw.gov.au.

Yours sincerely,

Michael Woodland
Director, Urban Assessments

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 081-07-2009

(FILE NO. S09/01460-1)

INSTALLATION OF AN ILLUMINATED ADVERTISEMENT

I, the Executive Director, Major DA Assessments, as delegate for the Minister for Planning grant consent under delegated authority (dated 4 March 2009) to the carrying out of Development Application (DA 081-07-2009) under Part 4 of the *Environmental Planning and Assessment Act 1979*; subject to conditions and sign the Instrument of Consent.

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.




Chris Wilson
Executive Director
Major DA Assessments

Sydney, 29 October 2009

SCHEDULE 1

PART A—TABLE

Application made by:	Roads and Traffic Authority 101 Miller Street, North Sydney NSW 2060
Application made to:	Minister for Planning
Development Application:	DA 081-07-2009
On land comprising:	Pedestrian bridge traversing the Hume Highway, Strathfield South.
Local Government Area	Strathfield
For the carrying out of:	The display of two existing advertising signs measuring 12.65m X 3.3m and two 4m X 1m advertising signs on both sides of the pedestrian bridge located on the Hume Highway, Strathfield South.
Estimated Cost of Works	N/A
S.119 Public inquiry held:	No
BCA building class:	10b
Approval Body / Bodies:	Not Integrated
Determination made on:	29.10.09
Determination:	A development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	Date determination was made – see above
Date consent is liable to lapse	This consent will lapse 15 years unless: (1) a shorter period of time is specified by the Regulations or (2) a condition in Schedule 2 states otherwise, or (3) the development has physically commenced.


Per MP 29.10.09

PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 081-07-2009

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 City Council.

DA No. 081-07-2009 means the development application and supporting documentation submitted by the Applicant on 27 July 2009.

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 081-07-2009

PART A—ADMINISTRATIVE CONDITIONS

A1 Development Description

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

- 1) The display of two existing advertising signs measuring 12.65m X 3.3m and two 4m X 1m advertising signs on both sides of the pedestrian bridge located on the Hume Highway, Strathfield South.

A2 Development in Accordance with Plans

The development shall be in accordance with development application number 081-07-2009 submitted by the Applicant on 27 July 2009.

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 expire 15 years 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.

A5 Sign Content

The approved advertisement must be in accordance with Table 5 of the RTA's Road Safety Advisory Guidelines for Sign Content.

A6 Prescribed Conditions

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

PART B —PRIOR TO COMMENCEMENT OF WORKS

B1 OUTDOOR LIGHTING

The advertisement shall not release light above horizontal and shall comply with AS4282:1997 *Control of Obtrusive Effects of Outdoor Lighting* and – AS/NZS 1906.1:1993 (Retro reflective Materials & Devices for Roads Traffic Control Purposes). Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifier prior to the commencement of works.

PART C—DURING CONSTRUCTION AND MAINTENANCE

C1 Hours of Work

The hours of construction and maintenance, 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, 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) 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 Executive Director, Major Projects Assessment/Director-General having regard to traffic safety while addressing amenity impacts of surrounding land uses.

C2 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*.

PART D—POST OCCUPATION

D1 Maintenance

Regular maintenance of the approved advertisement shall be undertaken in accordance with current RTA maintenance programs. Signs are to be inspected weekly to identify any damage from storms, graffiti or the like. Annual electrical inspections and structural audits are also to be completed.

D2 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.

D3 Wind Loading

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

D4 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 0.25m².

D5 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 of notification.

ADVISORY NOTES

AN1 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.

AN2 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.

AN3 Application for Hoardings and Scaffolding

A separate application shall be made to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place. Such an application shall include:

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.
-

