



Aug 17

DETERMINATION NOTICE NO. 11611

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Endorsed Date of Consent: 12 June 1997
(Council's File No.P.48/993/2/50)

TO: Mr George Elias
105 Harrow Road
GLENFIELD NSW 2167

Being the applicant in respect of Development Application No. 441/97 and pursuant to Section 92 of the Act, Notice is hereby given of the determination of the Consent Authority of Development Application No. 441/97 relating to:

PROPERTY: LOT 50, DP 835269, Nos. 2-4 Warren Avenue, Bankstown

The Development Application has been determined by **GRANTING OF CONSENT** subject to conditions specified in this Notice.

**DESCRIPTION OF
DEVELOPMENT:**

**ERECTION OF 1 WALL SIGN FOR COMPANY IDENTIFICATION
AND 2 ROOF TOP SIGNS FOR LEASE**

CONDITIONS OF APPROVAL:

1. Development shall take place generally in accordance with plans and details submitted in respect of Development Application dated 30.5.97 except where varied by the conditions that follow.
 2. This consent will lapse two years from the endorsed date of consent unless either the use has commenced, or any building works have physically commenced, or an extension of the consent has been granted by Council.
 3. Details of the method of fixing the sign to the building wall shall be submitted to Council and a building application shall be submitted for the roof top signs.
 4. Signs to be maintained in good order at all times.
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.../2

Fire 1997

Building Certificate

5. Signs shall not flash or contain flashing lights or devices which enable the sign to change colour or create movement.
6. The content of the roof top advertising signs shall be the subject of approval via a Development Application, such application shall contain details of the duration of any lease agreement.
7. All signage shall be removed once the approved useage ceases.

ADVICE TO APPLICANT

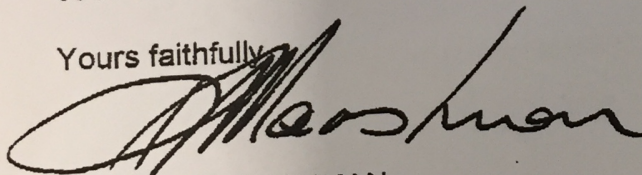
A. Please be advised that the following matters should be noted:

NOTES:

- (1) To ascertain the date upon which the Consent becomes effective refer to Section 93 of the Act.
- (2) To ascertain the extent to which the Consent is liable to lapse refer to Section 99 of the Act.
- (3) Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a Consent Authority a right of appeal to the Land and Environment Court exercisable within twelve (12) months after receipt of this Notice.
- (4) The conditions are imposed taking into account the matters for consideration in determining a Development Application under Section 90(1) of the Environmental Planning and Assessment Act, 1979.
- (5) The reasons for imposing the above conditions are to achieve the objectives of the relevant planning instruments and policies including appropriate provision of landscaping, parking and manoeuvring areas, drainage structures, and the minimisation of any adverse impact arising from the construction and occupation of the development.

For further information, please contact Ursula Lang of Council's Civic Approvals on 9707 9481.

Yours faithfully,



RICHARD MARSHMAN
PRINCIPAL DEVELOPMENT PLANNER

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