

## DA214/2017/2 Section 4.55 – 149 West Street Crows Nest, TAFE Conversion, Without Prejudice Conditions of Development Consent

### 1. To amend Condition A1, as follows:-

#### A. Conditions that Identify Approved Plans (Section 4.55 Amendments)

A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions of this consent.

Plan No	Issue	Dated	Title	Drawn by	Received
AR.DA.0000	<del>C</del> D	<del>9 June 2017</del> 9 February 2018	Cover sheet, Location Diagram/ Drawing List	TKD Architects	<del>23 June 2017</del> 21 February 2018
AR.DA.1000	D	8 August 2017	Existing and Demolition Site Plan	TKD Architects	16 August 2017
AR.DA.1001	<del>D</del> E	<del>8 August 2017</del> 9 February 2018	Proposed Site Plan	TKD Architects	<del>16 August 2017</del> 21 February 2018
AR.DA.1002	<del>C</del> D	<del>9 June 2017</del> 9 February 2018	Site Analysis	TKD Architects	<del>23 June 2017</del> 21 February 2018
AR.DA.1101	<del>C</del> E	<del>9 June 2017</del> 9 February 2018	Ground Floor Demolition Plan	TKD Architects	<del>23 June 2017</del> 21 February 2018
AR.DA.1102	<del>C</del> D	<del>9 June 2017</del> 9 February 2018	First Floor Demolition Plan	TKD Architects	<del>23 June 2017</del> 21 February 2018
AR.DA.1103	<del>C</del> D	<del>9 June 2017</del> 9 February 2018	Second Floor Demolition Plan	TKD Architects	<del>23 June 2017</del> 21 February 2018
AR.DA.1104	<del>C</del> D	<del>9 June 2017</del> 9 February 2018	Third Floor Demolition Plan	TKD Architects	<del>23 June 2017</del> 21 February 2018
AR.DA.2001	D	8 August 2017	Proposed Ground Floor Plan	TKD Architects	16 August 2017
AR.DA.2002	C	9 June 2017	Proposed First Floor Plan	TKD Architects	23 June 2017
AR.DA.2003	C	9 June 2017	Proposed Second Floor Plan	TKD Architects	23 June 2017
AR.DA.2004	C	9 June 2017	Proposed Third Floor Plan	TKD Architects	23 June 2017
AR.DA.2005	C	9 June 2017	Proposed Roof Plan	TKD Architects	23 June 2017
AR.DA.3001	<del>D</del> E	<del>8 August 2017</del> 9 February 2018	Elevations sheet 01	TKD Architects	<del>16 August 2017</del> 21 February 2018
AR.DA.3002	<del>A</del> B	<del>8 August 2017</del> 9 February 2018	External Signage Details	TKD Architects	<del>16 August 2017</del> 21 February 2018
AR.DA.3101	C	9 June 2017	Sections Sheet 01	TKD Architects	23 June 2017

AR.DA.3102		November 2016	Sections Sheet 02	TKD Architects	23 June 2017
<b>AR.DA.4001</b>	<b>D E</b>	<b><del>8 August 2017</del> 9 February 2018</b>	<b>3D Perspectives</b>	<b>TKD Architects</b>	<b><del>16 August 2017</del> 21 February 2018</b>
L-0002	C	08 September 2017	Materials and Plant Schedule Sheet 1 of 1	Context	02 November 2017
L-4001	B	08 September 2017	Planting Plans Sheet 1 of 7	Context	02 November 2017
L-4002	B	08 September 2017	Planting Plans Sheet 2 of 7	Context	02 November 2017
L-4003	B	08 September 2017	Planting Plans Sheet 3 of 7	Context	02 November 2017
L-4004	B	08 September 2017	Planting Plans Sheet 4 of 7	Context	02 November 2017
L-4005	B	08 September 2017	Planting Plans Sheet 5 of 7	Context	02 November 2017
L-4006	B	08 September 2017	Planting Plans Sheet 6 of 7	Context	02 November 2017
L-4007	B	08 September 2017	Planting Plans Sheet 7 of 7	Context	02 November 2017

In the case of an inconsistency between the plans above, the plan with the later date prevails to the extent of the inconsistency. In the event of an inconsistency between the plans and a condition of this consent, the condition of consent prevails to the extent of the inconsistency.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

(Condition Modified under DA214/17/2)

## 2. To delete Condition C31:-

### **Illumination of Signage**

~~C31. The approved signage shall not be illuminated.~~

~~(Reason: ——— To minimise impact upon neighbours)~~

(Condition deleted under DA214/17/2)

## 2. To insert new Conditions H3 and H4:-

### **Hours of Illumination**

H3. All illuminated signs approved by this consent must cease illumination between the hours of 11:00 pm and 7:00 am.

(Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties)

#### **Signage Illumination Intensity**

H4. The sign(s) must be installed and used at all times in accordance with AS 4282-1997 control of obtrusive effects of outdoor lighting and must be restricted in accordance with the following:

- (a) At no time is the intensity, period of intermittency and hours of illumination of the sign to cause objectionable glare or injury to the amenity of the neighbourhood.
- (b) The level of illumination and/or lighting intensity used to illuminate the signage must not cause excessive light spill or nuisance to any nearby residential premises.
- (c) The signage illumination must not flash.

(Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties)