

Original signed by David Hoy on 1/8/2018

Date determined 31/7/2018

Date operates 1/8/2018

Date lapses 1/8/2023

Development Consent No. 171/18

Notice of Determination

Section 4.18 of the Environmental Planning and Assessment Act 1979 (“the Act”)
Clause 100 of the Environmental Planning and Assessment Regulation 2000 (“the Regulation”)

Applicant’s Name

Voyage Realty Pty Ltd

Land to which this applies

23 Chandos Street, St Leonards
Lot No.: 1, DP: 33 991

Proposal

Real estate signs installed on window walls

Determination of Development Application

Subject to the provisions of Section 4.17 of the *Environmental Planning and Assessment Act 1979*, approval has been granted subject to conditions in the notice of determination.

Reason for the decision

The proposed advertising structures, through their content for real estate advertisements and their size, is considered likely to draw pedestrians to the shopfront and to thereby generate activity and contribute to visual interest. The application is consistent with the aims, objectives and matters for consideration under *State Environmental Planning Policy No. 64 – Advertising and Signage*. The structures are appropriate in the mixed use context of the site and are consistent with the Aims of Plan and the B4 Mixed Use zone objectives of *North Sydney Local Environmental Plan 2013*.

The application is generally consistent with Part C Section 2 in *North Sydney Development Control Plan 2013* (NSDCP 2013) being the character statement for the St Leonards / Crows Nest Planning Area and the St Leonards Town Centre. The application and, subject to conditions that delete the four structures/signs adjacent to the door, the signs are considered to balance between enabling passive surveillance of the street and providing visual interest; the application is generally consistent with Part B Section 2 and Section 9 in NSDCP 2013 being the development controls for commercial & mixed use development, and advertising and signage, respectively.

The proposal is permissible with Council consent and, subject to conditions, the proposed works will not have any unreasonable streetscape or amenity impacts.

Date from which this Consent operates

1 August 2018

How were community views taken into account in making the decision

Section 4.4.9 *When notification is not necessary?* of NSDCP 2013 does not require the notification of application which Council determines will have no material impact on adjoining properties.

The application seeks consent to install digital real estate signs on the front windows of the ground floor commercial tenancy. The application does not propose changes to the existing use, its hours of operation, or external changes to the building.

The application satisfies Section 4.4.9 within NSDCP 2013 and has not been notified. Further, no submissions have been received during the course of the assessment. Standard conditions can adequately address any potential, unreasonable adverse impacts to the locality and ensure the protection of the public interest.

Period of Consent

Subject to Section 4.20 of the Act, this consent becomes effective and operates from 1 August 2018. The consent lapses five years after the date of consent in accordance with Section 4.53 of the Act and cannot be extended. To enjoy the benefits of this consent, works must physically commence onsite by 1 August 2023.

Review of determination and right of appeal

Within 6 months after the date of determination, a review of this determination can be requested under Division 8.2 of the Act or an appeal to the Land and Environment Court made pursuant to the provisions of Section 8.7 of the Act. If a review is contemplated, it should be lodged within two months of the date of this determination to enable the six month period, which includes Council's review to be met.

Plans endorsed by the consent authority

Plan No.	Issue	Title	Drawn by	Received
DA01	A	Location plan	Case-work	7 June 2018
DA02	A	Tenancy plan	Case-work	7 June 2018
DA03	A	Plan	Case-work	7 June 2018
DA04	A	Elevation	Case-work	7 June 2018
DA05	A	Section	Case-work	7 June 2018

Endorsed for and on behalf of North Sydney Council

DAVID HOY
EXECUTIVE PLANNER

1 August 2018
Date of Endorsement

(i) Conditions

Consent is granted subject to the following conditions imposed pursuant to Section 4.16 of the Environmental Planning & Assessment Act 1979 (“the *Act*”) and the provisions of the Environmental Planning & Assessment Regulation 2000 (“the *Regulation*”) such conditions being reasonable and relevant to the development as assessed pursuant to Section 4.15 of the Act.

Standard Condition: A1 (Autotext AA1)

(ii) Definitions

Unless specified otherwise, words have the same meaning as defined by the *Act*, the *Regulation* and the *Interpretation Act 1987* as in force at the date of consent.

Applicant means the applicant for this consent.

Approved Plans means the plans endorsed by Council referenced by this consent as amended by conditions of this consent.

AS or ***AS/NZS*** means Australian Standard® or Australian/New Zealand Standard®, respectively, published by Standards Australia International Limited.

NCC means the National Construction Code as published by the Australian Building Codes Board as in force at the date of issue of any *Construction Certificate*.

Council means North Sydney Council.

Court means the Land and Environment Court.

Local Native Plants means species of native plant endemic to North Sydney LGA.

Stormwater Drainage System means all works, facilities and documentation relating to:

- The collection of stormwater,
- The retention of stormwater,
- The reuse of stormwater,
- The detention of stormwater,
- The controlled release of stormwater; and
- Connections to easements and public stormwater systems.

Owner means the owner of the *site* and successors in title to the *site*.

Owner Builder has the same meaning as in the *Home Building Act 1989*.

PCA means the *Principal Certifying Authority* under the *Act*.

Principal Contractor for building work means the person responsible for the overall coordination and control of the carrying out of the building work.

Note: If any residential building work is involved, the principal contractor must be the holder of a contractor licence under the *Home Building Act 1989*.

Professional Engineer has the same meaning as in the *NCC*.

Public Place has the same meaning as in the *Local Government Act 1993*.

Road has the same meaning as in the *Roads Act 1993*.

SEE means the final version of the Statement of Environmental Effects lodged by the *Applicant*.

Site means the land being developed subject to this consent.

NSLEP 2013 means *North Sydney Local Environmental Plan 2013*

NSDCP 2013 means *North Sydney Development Control Plan 2013*

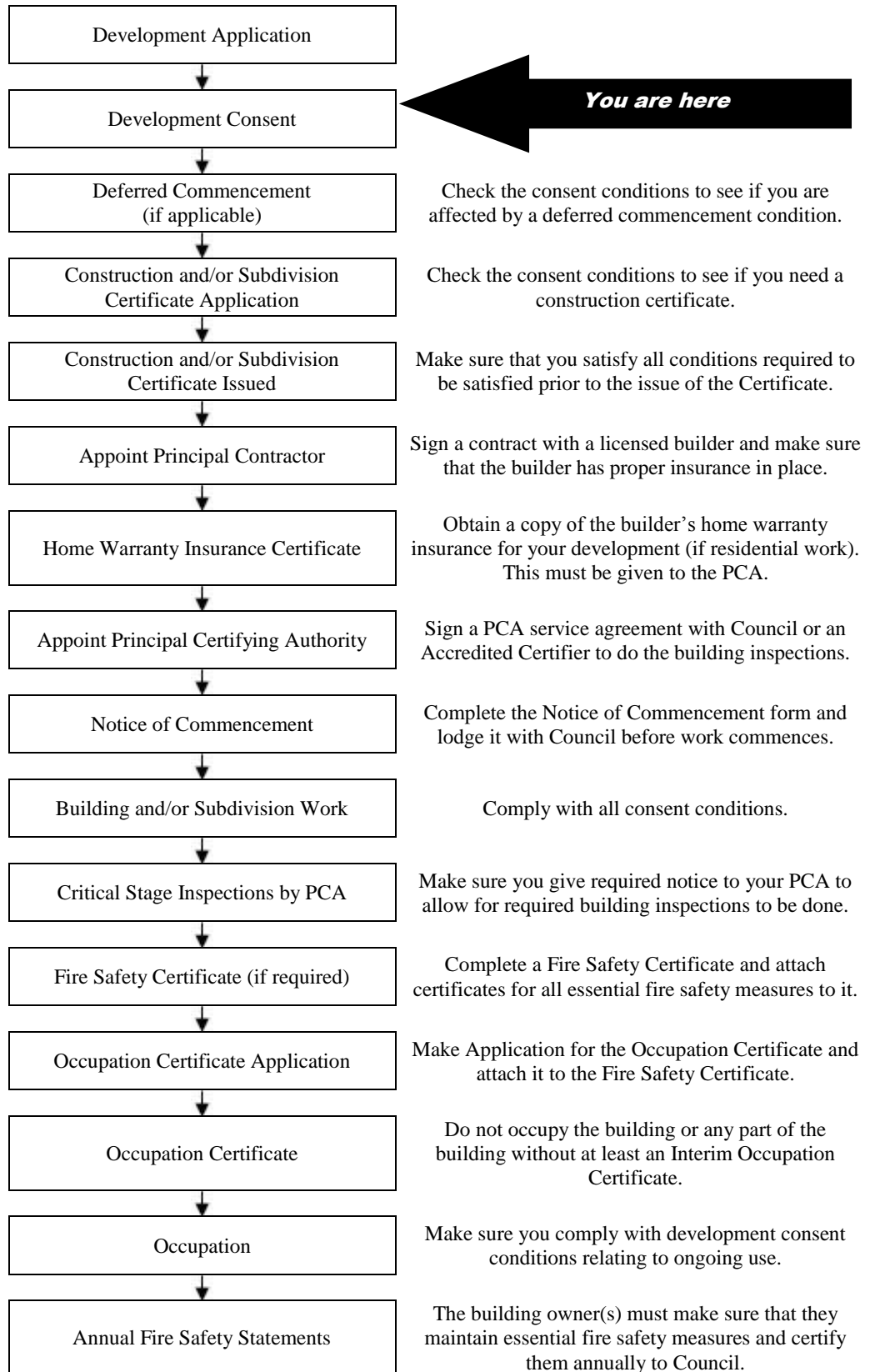
Work for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of any waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an *occupation certificate*.

Note: **Interpretation of Conditions** – Where there is any need to obtain an interpretation of the intent of any condition this must be done in writing to Council and confirmed in writing by Council.

Standard Condition: A2 (Autotext AA2)

(iii) The general steps after obtaining development consent from Council which need to be followed is provided below: -



Note: This guide is provided in good faith to assist applicants to understand the broad process. Not every statutory step may apply or has been covered given that each situation may vary in individual circumstances.

INDEX OF CONDITIONS

	Page No.
AA1. <i>Insert relevant deferred commencement condition</i>	
A. <i>Conditions that Identify Approved Plans</i>	
A1. Development in Accordance with Plans/documentation	9
A2. Plans on Site	9
A3. No Demolition of Extra Fabric	9
A4. Business Identification Sign/Top Hamper Sign	9
A5. Advertising Structures	10
A6. Signage Size and Design	10
A7. Management of Advertising Displays	10
A8. Advertising to meet requirement of Transport Corridor Outdoor Advertising and Signage Guidelines	11
A9. Time Limited Consent	11
D. <i>Prior to the Commencement of any Works (and continuing where indicated)</i>	
D1. Commencement of Works Notice	12
E. <i>During Demolition and Building Work</i>	
E1. Cigarette Butt Receptacle	12
E2. Parking Restrictions	12
E3. Road Reserve Safety	12
E4. Removal of Extra Fabric	13
E5. Dust Emission and Air Quality	13
E6. Noise and Vibration	14
E7. Developer's Cost of Work on Council Property	14
E8. Special Permits	14
E9. Construction Hours	15
E10. Out of Hours Work Permits	16
E11. Site Amenities and Facilities	17
E12. Health and Safety	17
E13. Prohibition on Use of Pavements	17
E14. Plant & Equipment Kept Within Site	17
E15. Waste Disposal	18
F. <i>Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation</i>	
F1. National Construction Code	18
F2. Appointment of a Principal Certifying Authority (PCA)	18
F3. Occupation Certificate	18
F4. Commencement of Works	19
G. <i>Prior to the Issue of an Occupation Certificate</i>	
G1. Infrastructure Repair and Completion of Works	19
G2. Damage to Adjoining Properties	19

G3.	Compliance with Certain conditions	20
<i>I.</i>	<i>On-Going / Operational Conditions</i>	
I1.	Hours of Illumination	20
I2.	Signage Illumination Intensity	20
I3.	Visibility to Interior	21

A. Conditions that Identify Approved Plans

Development in Accordance with Plans/documentation

- 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	Title	Drawn by	Received
DA01	A	Location plan	Case-work	7 June 2018
DA02	A	Tenancy plan	Case-work	7 June 2018
DA03	A	Plan	Case-work	7 June 2018
DA04	A	Elevation	Case-work	7 June 2018
DA05	A	Section	Case-work	7 June 2018

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

Plans on Site

- A2. A copy of all stamped approved plans, specifications and documents (including the plans, specifications and documents submitted and approved with the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.

All documents kept on site in accordance with this condition must be provided to any officer of the Council or the certifying authority upon their request.

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

No Demolition of Extra Fabric

- A3. Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans.

(Reason: To ensure compliance with the approved development)

Business Identification Sign / Top Hamper Sign

- A4. Approval is granted for the "new ceiling mount digital signage" as a "business identification sign", as defined in *North Sydney Local Environmental Plan, 2013*. The sign must only display the name and logo of the subject tenancy. No consent is granted or implied for the "new ceiling mount digital signage" as an "advertisement" or an "advertising structure" as defined in the *North Sydney Local Environmental Plan 2013*.

A separate development application is required to be lodged for any changes to the signage in relation to:

- (a) Enlargement of Display area;
- (b) Signage content;
- (c) Flashing, changing, scrolling and/or moving imagery.

(Reason: To clarify the scope of development approval including to ensure that the top hamper sign is inextricably linked to the building's occupancy and remains "business identification signage" rather than "advertisement", "advertising structure" or general advertising)

Advertising Structures

- A5. Approval is granted for the "new ceiling mount digital posters" as "advertising structures" as defined in the *North Sydney Local Environmental Plan 2013*.

The content of, or the signs displayed within, the advertising structures must only comprise real estate advertisements. A separate development application is required to be lodged for any changes to the signage in relation to:

- (a) Enlargement of Display area;
- (b) Flashing, scrolling and/or moving imagery.

Any changing signs/content/imagery must have a dwell time of at least 1 minute.

(Reason: To clarify the scope of development approval including to ensure that "new ceiling mount digital posters" are inextricably linked to the building's occupancy rather than general advertising, and to maintain streetscape amenity)

Signage size and design

- A6. The four vertical "new ceiling mount digital posters" adjacent to the door are deleted. No approval is granted for these structures/signs.

(Reason: To increase passive surveillance of the street and ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality)

Management of Advertising Displays

- A7. The approved advertising panels are to consist of static electronic displays which are restricted to comply with the following requirements:

- (a) Advertising displays must be static and must not include any moving image, scrolling, moving or flashing letters, moving background, slow transitioning or any transitions involving gradual movements;
- (b) The electronic advertising panels must be electronically controlled to ensure a maximum transition time of 0.1 seconds between advertisements;
- (c) When not in operation, and in the event of display failure, the default image must be a black screen;
- (d) All advertising must comply with the requirements of the Australian Association of National Advertisers' Code of Ethics and Outdoor Media Association's Code of Ethics
- (e) The screen brightness outputs are designed in accordance to satisfy Australian Standard AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting

(Reason: Traffic safety, streetscape amenity, and to clarify the scope of development approval)

Advertising to meet requirement of Transport Corridor Outdoor Advertising and Signage Guidelines

- A8. The advertising display panels approved by this consent must operate at all times in accordance with the NSW Roads & Maritime Services Document: Transport Corridor Outdoor Advertising and Signage Guidelines.

(Reason: Traffic safety, streetscape amenity, and to clarify the scope of development approval)

Time Limited Consent

- A9. This consent shall cease to be in force on the expiration of five (5) years after the date on which the consent becomes effective and operates in accordance with Section 83 of the *Environmental Planning and Assessment Act 1979*. Should the owner of the site wish to extend this period, a new development application shall be lodged with Council prior to the cessation of this consent.

(Reason: To ensure that the development approval is consistent with Council's controls for advertising signs)

D. Prior to the Commencement of any Works (and continuing where indicated)

Commencement of Works Notice

- D1. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

E. During Demolition and Building Work

Cigarette Butt Receptacle

- E1. A cigarette butt receptacle is to be provided on the site for the duration of excavation/demolition/construction process, for convenient use of site workers.

(Reason: To ensure adequate provision is made for builders' waste)

Parking Restrictions

- E2. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Developer will be held responsible for any breaches of this condition, and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

- E3. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

Removal of Extra Fabric

E4. Should any portion of the existing building, trees, or curtilage of the site which is indicated on the approved plans to be retained be damaged for whatever reason, all the works in the area of the damaged portion are to cease and written notification of the damage is to be given to Council forthwith. No work is to resume until the written approval of Council to do so is obtained. Failure to comply with the provisions of this condition may result in the Council taking further action including legal proceedings if necessary.

(Reason: To ensure compliance with the terms of this development consent)

Dust Emission and Air Quality

E5. The following must be complied with at all times:

- (a) Materials must not be burnt on the site.
- (b) Vehicles entering and leaving the site with soil or fill material must be covered.
- (c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction.
- (d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Noise and Vibration

- E6. The works must be undertaken in accordance with the “Interim Construction Noise Guideline” published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Developer's Cost of Work on Council Property

- E7. The developer must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

Special Permits

- E8. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The developer, owner or builder may apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours notice is required for any permit: -

1) **On-street mobile plant**

Eg. cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the developer's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

2) **Hoardings**

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

3) **Storage of building materials and building waste containers (skips) on Council's property**

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

4) **Kerbside restrictions, construction zones**

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Construction Hours

E9. Building construction and works must be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works must be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only. For the purposes of this condition:

- a) "Building construction" means any physical activity on the site involved in the erection of a structure, cladding, external finish, formwork, fixture, fitting of service installation and the unloading of plant, machinery, materials or the like.
- b) "Demolition works" means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.
- c) "Excavation work" means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

All builders, excavators must display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Out of Hours Work Permits

E10. Where it is necessary for works to occur outside those hours allowed by these conditions, an application may be made to Council's Customer Services Centre for a permit to carry out works outside of the approved hours. If a permit is issued the works approved must be carried out in accordance with any requirements specified in the permit. Permits will only be approved if **public safety is at risk**. Applications which seek a variation to construction hours solely to benefit the developer will require the lodgement and favourable determination of a modification application pursuant to the provisions of Section 96 of the Environmental Planning and Assessment Act 1979.

Notes:

- 1) Failure to obtain a permit for work outside of the approved hours will result in on the spot fines being issued, or Council pursuing any action required (including legal proceedings) to have the out of hours work cease, without prior warning.
- 2) Applications for out of hour's works should be lodged with Council no later than seven (7) calendar days prior to the date of the intended works.
- 3) Examples of activities for which permits may be granted include:
 - the erection of awnings,
 - footpath, road and other infrastructure works which can not be carried out for public convenience reasons within normal hours,
 - the erection and removal of hoardings and site cranes, and
 - craneage of materials which cannot be done for public convenience reasons within normal working hours.
- 4) Examples of activities for which permits WILL NOT be granted include:
 - extended concrete pours
 - works which are solely to convenience the developer or client, and
 - catch up works required to maintain or catch up with a construction schedule.
- 5) Further information on permits can be obtained from the Council website at www.northsydney.nsw.gov.au.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Site Amenities and Facilities

- E11. Where work involved in the erection and demolition of a building is being carried out, amenities which satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements, must be provided and maintained at all times. The type of work place determines the type of amenities required.

Further information and details can be obtained from the Internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Health and Safety

- E12. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site, and provide a contact telephone number for enquiries.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Prohibition on Use of Pavements

- E13. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

(Reason: To ensure public safety and amenity on public land)

Plant & Equipment Kept Within Site

- E14. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at www.northsydney.nsw.gov.au.

(Reason: To ensure public safety and amenity on public land)

Waste Disposal

E15. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as North Sydney Council and the Environmental Protection Authority.

(Reason: To ensure the lawful disposal of construction and demolition waste)

F. Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation

National Construction Code

F1. All building work must be carried out in accordance with the provisions of the National Construction Code.

(Reason: Prescribed - Statutory)

Appointment of a Principal Certifying Authority (PCA)

F2. Building work, demolition or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifying Authority for the building work in accordance with the provisions of the EP&A Act and its Regulations.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Occupation Certificate

F3. A person must not commence occupation or use of the whole or any part of a new building (*new building* includes an altered portion of, or an extension to, an existing building) unless an Occupation Certificate has been issued in relation to the building or part. Only the Principal Certifying Authority appointed for the building work can issue an Occupation Certificate.

(Reason: Statutory)

Commencement of Works

- F4. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence the erection of the building.

(Reason: Statutory; To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

G. *Prior to the Issue of an Occupation Certificate*

Infrastructure Repair and Completion of Works

- G1. Prior to the issue of any Occupation Certificate any and all works relating to the development:
- a. in the road reserve must be fully completed; and
 - b. to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) must be fully repaired;

to the satisfaction of Council Engineers at no cost to Council.

(Reason: Maintain quality of Public assets)

Damage to Adjoining Properties

- G2. On completion of the development the subject of this consent and prior to the issue of the Occupation Certificate, a report is to be prepared by an appropriately qualified consultant and is to be provided to the Certifying Authority (and a copy to Council if it is not the Certifying Authority) certifying:
- a) whether any damage to adjoining properties has occurred as a result of the development;
 - b) the nature and extent of any damage caused to the adjoining property as a result of the development;
 - c) the nature and extent of works required to rectify any damage caused to the adjoining property as a result of the proposed development;
 - d) the nature and extent of works carried out to rectify any damage caused to the adjoining property as a result of the development; and
 - e) the nature and extent of any agreements entered into for rectification of any damage caused to the adjoining property as a result of the development.

The report and certification must reference the dilapidation survey and reports required to be provided to the Certifying Authority in accordance with this consent.

Where works required to rectify any damage caused to adjoining property as a result of the development identified in the report and certification have not been carried out, a satisfactory agreement for rectification of the damage is to be made with the affected person/s as soon as possible prior to the issue of an Occupation Certificate.

All costs incurred in achieving compliance with this condition shall be borne by the developer.

(Reason: To ensure adjoining owner's property rights are protected in so far as possible)

Compliance with Certain conditions

G3. Prior to the final completion of all works relating to the development the condition titled 'signage size and design' in this Notice of Determination must be certified as having been implemented on site and complied with.

(Reason: To ensure the development is completed in accordance with the requirements of this consent)

I. On-Going / Operational Conditions

Hours of Illumination

I1 The signs shall comply with the following hours of illumination:

(a) 7:00am to 10:00pm, seven days per week.

The signage must be fitted with a timing device to automate the cessation of illumination during these times.

(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

I2 The structures/signs must be installed and used at all times in accordance with *AS 4282-1997 Control of Obtrusive Effects of Outdoor Lighting*, including any requirements relating to the site's proximity to residential land use, 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 structures/signs 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 structures/signs must not cause excessive light spill or nuisance to any nearby residential premises.
- (c) The signage illumination must not flash, scroll or contain any moving imagery.
- (d) The signage illumination must be adjustable so as to enable its level of illumination and/or lighting intensity to be reduced in the event of neighbouring complaint and/or nuisance.

(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)

Visibility to interior

I3 With the exception of approved structures/signs and/or signage that is exempt development, and notwithstanding any other consent, the windows must not be obscured by:

- (a) blinds, curtains or the like;
- (b) other advertising posters, painted signs, decals or displays that are fixed internally or externally to the windows;
- (c) other video screens, LED displays or the like;
- (d) fittings and/or equipment and the like.

(Reason: Streetscape amenity)