



ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 031-05-08

(FILE NO. 0708/094)

**BUSINESS IDENTIFICATION SIGNAGE FOR ART GALLERY
BAY 21, CARRIAGE WORKSHOPS**

245 WILSON STREET, EVELEIGH

I, the Chief Executive Officer of the Redfern-Waterloo Authority as delegate of the Minister for Planning under Instrument of Delegation dated 22 February 2007, pursuant to Sections 80 (1)(a) and 80A of the *Environmental Planning & Assessment Act, 1979*, clause 9A of the *State Environmental Planning Policy (Major Projects) 2005* 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 confirm the details of the application submitted by the applicant.
2. To comply with the provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.
3. To ensure compliance with relevant planning controls.
4. To protect the amenity of the local environment, and adjoining residents, businesses and landowners.

Robert Domm
Chief Executive Officer
Redfern-Waterloo Authority

Sydney, 3 July 2008

SCHEDULE 1

PART A—TABLE

Application made by:	Jeremy Hughes, Tonkin Zulaikha Greer Architects
Application made to:	Minister for Planning
Development Application:	DA 031-05-08
On land comprising:	245 Wilson Street, Eveleigh NSW 2015 Part of Lot 4 DP 862514
Local Government Area	City of Sydney
For the carrying out of:	Erection of business identification signage for art gallery at Bay 21, Carriage Workshops.
Estimated Cost of Works	\$2,000
Type of development:	Local Development
S.119 Public inquiry held:	No
Approval Body / Bodies:	Not Integrated
Determination made on:	3 July 2008
Determination:	Development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	This development consent commences on the date identified in the formal notification letter accompanying the Determination.
Date consent is liable to lapse	This consent will lapse 5 years from the date of commencement of consent, unless: <ul style="list-style-type: none"> ▪ a shorter period of time is specified by the Regulations, or ▪ a condition in Schedule 2, or ▪ the development has physically commenced.

PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 030-04-08***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.

Appeals—Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Legal notices

Any advice or notice to the consent authority shall be served on the Chief Executive Officer of the Redfern-Waterloo Authority.

Further Information

If you have any queries regarding this matter, please contact Ms Yolanda Gil, Planning Manager on 9202 9100.

PART C—DEFINITIONS

In this consent,

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

Applicant means Jeremy Hughes, Tonkin Zulaikha Greer 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.

Certifying Authority has the same meaning as Part 4A of the Act.

CEO means the Chief Executive Officer of the Redfern-Waterloo Authority.

Council means the City of Sydney.

DA No. 031-05-08 means the development application and supporting documentation submitted by the Applicant on 30 May 2008.

Department means the Department of Planning or its successors.

Planning and Urban Design Director means the Planning and Urban Design Director of the Redfern-Waterloo Authority.

Minister means the Minister for Planning.

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

RWA means the Redfern-Waterloo Authority.

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

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

SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 031-05-08

PART A—GENERAL CONDITIONS

A1 *Development Description*

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

Erection of business identification signage associated with the art gallery on the northern facade of Bay 21 of the Carriage Workshops. The signage consists of:

- Signage 3,350 mm by 160mm (0.536 sqm in area) affixed centrally between the two entrance doors to Bay 21, approximately 2 metres above ground level and reading: "ANNA SCHWARTZ GALLERY" - individual letters made of extruded aluminium and fixed to the mortar joints of external brickwork.
- Signage 61 mm by 437 mm wide (0.027 sqm in area), located on each of the two glass entrance doors: Vinyl cut lettering affixed to the inside of each of the doors, providing contact details.

A2 *Development in Accordance with Plans*

The development shall be in accordance with Development Application number 031-05-08 submitted by the Applicant on 30 May 2008, and in accordance with the supporting documentation submitted with the application, including, but not limited to, the following:

<i>Statement of Environmental Effects Anna Schwartz Gallery Signage prepared by Tonkin Zulaikha Greer Architects and received 30 May 2008.</i>			
<i>Heritage Impact prepared y Jean Rice, Otto Cserhalmi and Partners and dated 9 May 2008.</i>			
Drawing/s submitted with the Development Application:			
Drawing No.	Revision	Name of Drawing	Date
SIGN DA 01	A	Signage Site Plan	5/03/08
SIGN DA 02	A	Signage Plans and Elevations	5/03/08
SIGN DA 03	A	External Signage Graphic Layout	5/03/08

and as amended by the following conditions:

A3 *Wall Signage Material*

The lettering of the wall signage must be constructed of a high quality, non-ferrous and non-corrosive material.

A4 *Erection of Wall Signage*

The wall signage must be erected on the building in a secure manner and not involve measures that would cause damage to the building. The letters must be fixed in the mortar joints only. The letters should be mounted slightly proud of the face of the bricks. Cutting of the bricks is not permitted. The brickwork should be protected from any runs of grout or glue used in fixing the pins into the wall.

The method for fixing the letters to the wall must be reversible.

A5 *Signage Illumination*

A separate Development Application for any additional illumination of the signage must be submitted for approval prior to the erection of such lighting.

A6 *Maintenance of Signage*

The owner/manager of the sign must be responsible for the ongoing maintenance and damage of the signage. The signage shall be maintained in a neat and tidy condition at all times.

A7 *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.

ADVISORY NOTES

AN1 Modification to development consent

That the applicant or any person entitled to act on this consent may make an application to modify this development consent in accordance with Section 96 of the Act.