

Attachment A

Recommended Conditions of Consent
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SCHEDULE 1

GENERAL CONDITIONS

(1) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. RD/2025/1053/A dated 29 April 2026 and the following drawings prepared by Apparition Media:

Drawing Number	Drawing Name	Date
A01	Site Plan	28-4-2026
A02	North Elevation – Wynyard St.	28-4-2026

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) TIME LIMITED CONSENT

- (a) The period during which the use is approved to operate is restricted to 1 June 2031. The use must cease and the advertising sign removed after that time. A further development application may be lodged before the end of that period for Council's consideration of the continuation of the use.
- (b) Council's consideration of this further application will consider the compliance of the use by reference to matters including, but not limited to, the following conditions of consent.

Reason

To ensure the approved use is operated on a temporary basis only.

(3) CONTENT OF PAINTED ADVERTISING SIGN

- (a) The sign must have artistic merit and be readily identified as street art, mural or the like. The sign must be bespoke and be an artistic interpretation that displays technical skill, and includes a conceptual contribution of the artist.

- (b) No more than 5% of the total sign area is to contain corporate markings, logos or branding. Corporate markings, logos or branding include a website address, but do not include written slogans not ordinarily associated with any brand or product.

(4) SIZE OF SIGNAGE

The advertisement must always be restricted to a maximum size of 13.2sqm in area.

Reason

To ensure consistency with the stamped plans.

(5) PLAN OF MANAGEMENT

The advertisement must always be selected and prepared in accordance with the Plan of Management prepared by Apparition Media, titled Plan of Management – 4 York Street Sydney NSW, that has been approved by Council. In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management.

The Plan of Management can be revised at any time through the submission of a Section 4.55 modification application.

Reason

To ensure all parties are aware of the approved supporting documentation that applies to the development.

(6) ADVERTISING GENERAL REQUIREMENTS

The design of the approved advertising must comply with the following:

- (a) The advertising is not to contain highly reflective materials, colours and finishes.
- (b) The advertising is not to incorporate sound, vibration, odour and other emissions.

Reason

To ensure advertising is designed in accordance with Council's DCP.

(7) LOADING AND UNLOADING DURING CONSTRUCTION

The following requirements apply:

- (a) All loading and unloading associated with painting the sign must be accommodated on site.

Reason

To protect the amenity of the public domain.

(8) HOURS OF WORK AND NOISE – CBD

The hours of work on the development must be as follows:

- (a) All work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 7.00pm on Mondays to Fridays, inclusive, and 7.00am and 5.00pm on Saturdays, and no work must be carried out on Sundays or public holidays.
- (b) All work must comply with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.

Reason

To protect the amenity of the surrounding area.

(9) OTHER APPROVALS

Any activity which is proposed to be undertaken in, on or above a road reserve or the public domain (including a public footway) must have separate approval(s) obtainable through the lodgement of an application under Section 68 of the Local Government Act 1993 and/or Section 138/139 of the Roads Act 1993 prior to the commencement of work/activities within the road reserve/public domain. Such activities include but not limited to:

- (a) installation of construction-related temporary structures including hoardings/scaffolding;
- (e) temporary works (e.g. barricading, road openings, mobile hoisting devices); and
- (f) works zones (for loading and unloading from the roadway).

A Temporary Works Application must be applied for and received for any instance where all or part of the footpath in front of the site is required for the painting of the advertisement. A Temporary Works Application form can be found on Council's website.

Reason

To ensure use of a public place is managed appropriately.

(10) SIGN ILLUMINATION

No illumination of the sign is permitted.

Reason

To ensure signage illumination is designed in accordance with the Australian Standards and Council's DCP.