

IDAP REPORT

Property:	Land adjacent 19 Richmond Road HOMEBUSH WEST NSW 2140 DA2021/59
Proposal:	Signage panels on electricity substation associated with an electric vehicle charging station.
Applicant:	A Giannasca
Owner:	New South Wales Treasury
Date of lodgement:	7 April 2021
Notification period:	16 April 2021 to 30 April 2021
Submissions received:	1
Assessment officer:	Gary Choice
Estimated cost of works:	\$26,510.00
Zoning:	SLEP 2012
Heritage:	No
Flood affected:	No
Is a Clause 4.6 Variation Proposed:	No
RECOMMENDATION OF OFFICER:	APPROVAL – DEFERRED COMMENCEMENT



Figure 1: Subject site aerial photography

EXECUTIVE SUMMARY

Proposal

Development consent is being sought for the installation of advertising signage panels on a proposed electric vehicle charging station (separate development) which is to be installed on an existing electricity substation kiosk.

Site and Locality

The site is identified as land adjacent to Lot: 14 Sec: 9 DP: 827, 19 Richmond Road HOMEBUSH WEST. The development relates to an existing electricity transformer kiosk on land within the public domain. The adjoining site of 19 Richmond Road is a rectangular shaped parcel of land and is located on the western side of Richmond Road between The Crescent to the north; Centenary Drive to the east; and Arthur Street to the south.

The locality surrounding the subject site contains a mixture of warehouse and commercial buildings.

Strathfield Local Environmental Plan

The site is zoned IN1 General Industrial under the provisions of Strathfield LEP 2012 and the proposal is a permissible form of development with Council's consent. The proposal satisfies all relevant objectives contained within the LEP.

Development Control Plan

The proposed development generally satisfies the provisions of Strathfield Consolidated DCP 2005. This is discussed in more detail in the body of the report.

Notification

The application was notified in accordance with Council's Community Participation Plan from 16 April 2021 to 30 April 2021, where one (1) submission was received raising the following concerns:

- Potential impacts to on-street parking due to the EV charge station associated with the subject DA; and
- The implications to heavy vehicles entering and exiting 21A Richmond Road HOMEBUSH WEST due to the EV charge station associated with the subject DA.

Issues

- The proposed development cannot be realised without the approval of the associated EV Charge station.

Conclusion

Having regards to the heads of consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979*, Development Application 2021/59 is recommended for deferred commencement approval subject to suitable conditions of consent.

REPORT IN FULL

Proposal

Council has received an application for the installation of advertising signage panels on an electric vehicle (EV) charging station which is to be installed on an existing electricity substation kiosk. The existing electricity substation kiosk is the property of Ausgrid the development application does not include the installation of the EV charge station associated with the advertising signage (see **Figure 5 & 6**).

The EV charge station will be fitted with two (2) digital signage panels. The signage will provide the following static communication material:

- i. Identification of the charging station for passing EV drivers;
- ii. Public information and emergency messaging on behalf of Ausgrid; and
- iii. Advertising material for third party sponsors.

The submitted Statement of Environmental Effects makes the following assertions:

- i. Under Clause 41(2)(b) of the *State Environmental Planning Policy* (Infrastructure) 2007, the construction of the JUMP EV charging station can be carried out without consent by or on behalf of an electricity supply authority or public authority. As such, the new JUMP charging station will be separately notified and assessed under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and determined by Ausgrid.
- ii. The changes to the road markings to denote the parking space for charging of EVs is also dealt with separately under the Roads Act 1993.
- iii. The signage panels provide the necessary funding required to deliver the EV charging infrastructure to the public. The reliable funding source from third-party advertisements will ensure Jolt can provide a viable EV charging network in Strathfield and other LGAs which would not otherwise be viable.

The central focus of this report is the assessment for advertising signage only, however Council has identified the proposed EV charge station as contestable works. This discussed in detail elsewhere in this report.



Figure 2: Concept design (east elevation)

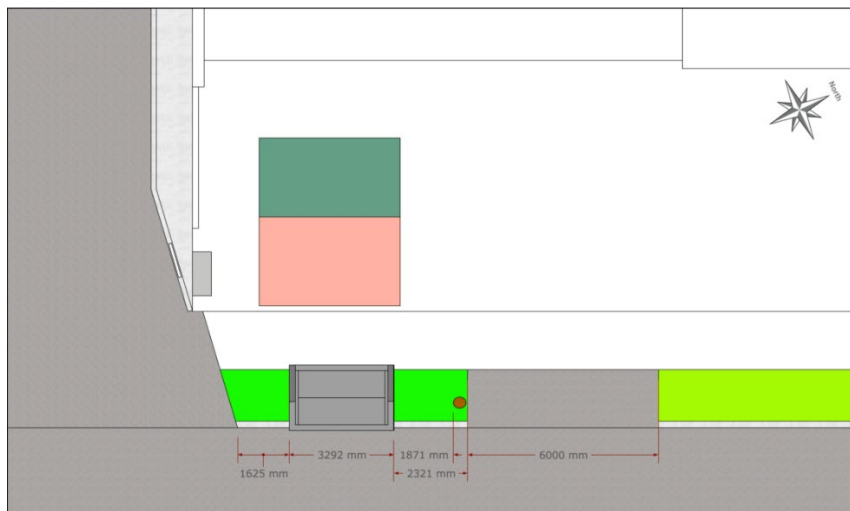


Figure 3: Proposed site plan view

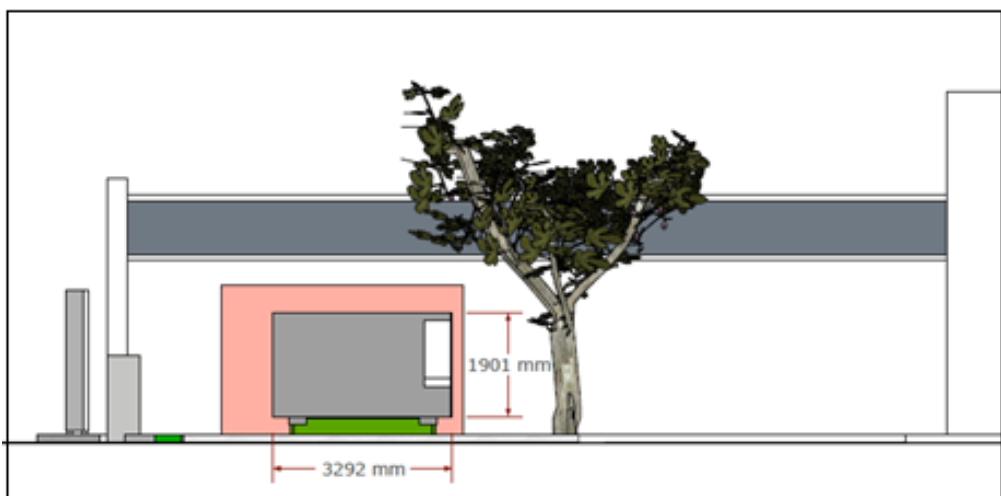


Figure 4: Proposed southeast elevation

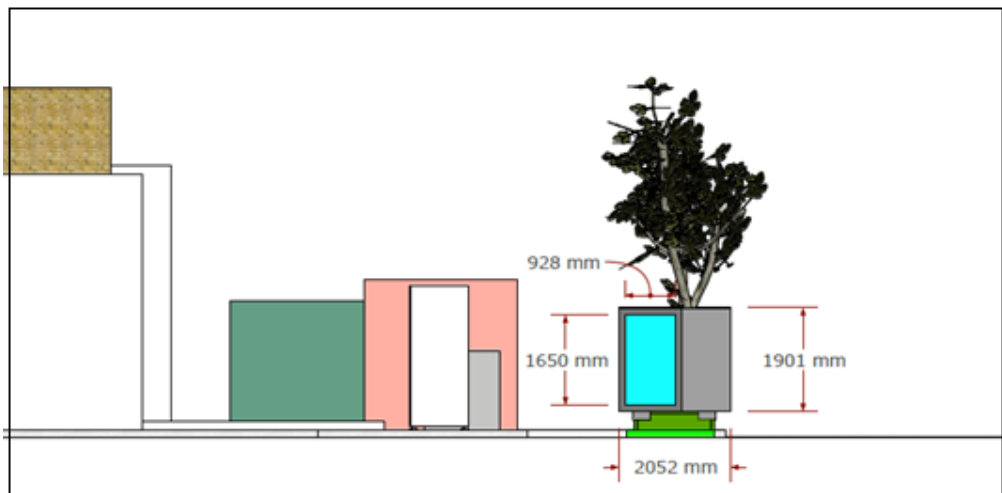


Figure 5: Proposed southwest elevation

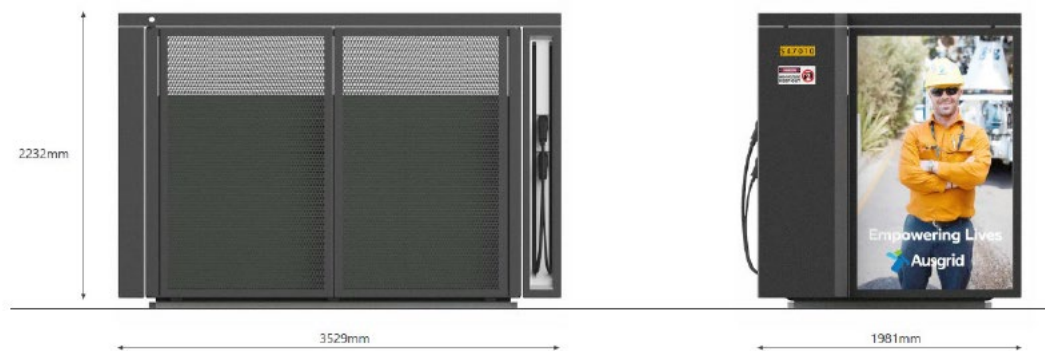


Figure 6: Example of EV charge station

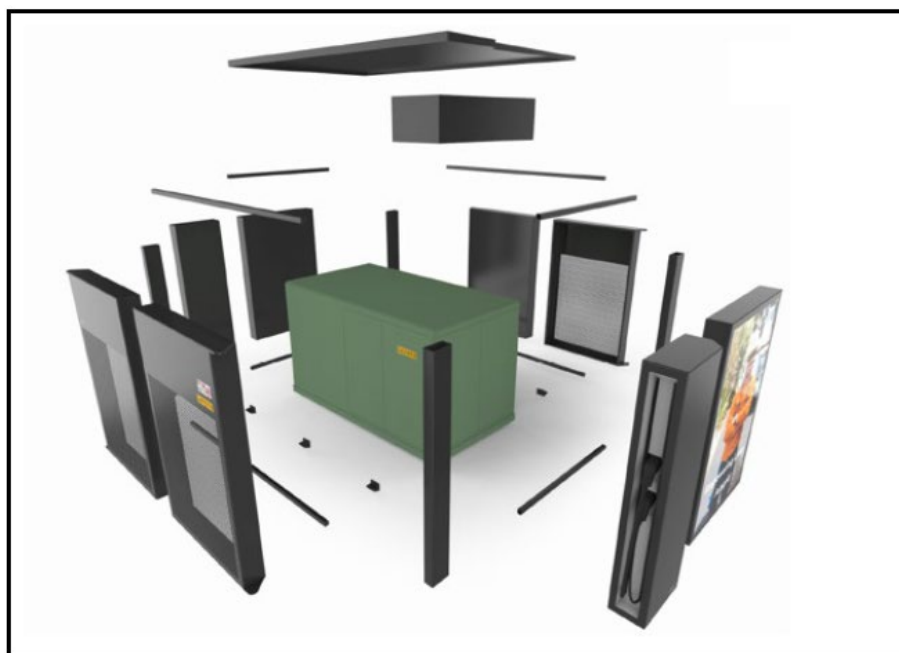


Figure 7: Deconstructed diagram of EV charge station and signage over substation

The Site and Locality

The proposed development relates to land comprising an electricity substation kiosk within the public domain adjacent Lot: 14 Sec: 9 DP: 827 and commonly known as 19 Richmond Road HOMEBUSH WEST NSW 2140. The site is located on the western side of Richmond Road between The Crescent to the north; Centenary Drive to the east; and Arthur Street to the south.

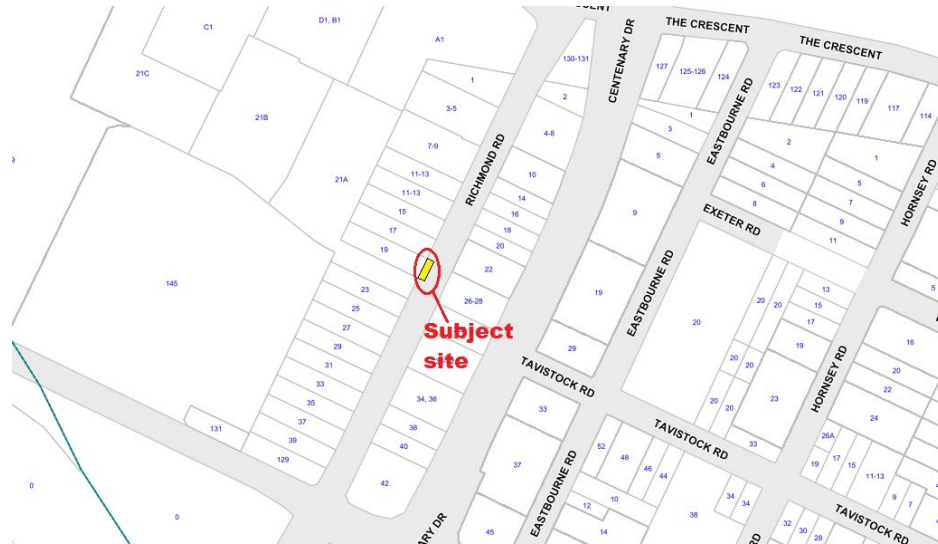


Figure 7: Subject site cadastral mapping

The site comprises an electricity substation kiosk within the public verge adjacent the commercial warehouse and office premises at 19 Richmond Road HOMEBUSH WEST.



Figure 8: Subject site and existing tree (east elevation)

To the right of the substation (north) is a single Brush Box street tree to be retained.



Figure 9: Existing substation kiosk

Development on adjoining properties includes a two-storey flat roof warehouse at 17 Richmond Road; and the vehicle entrance to a battle-axe block comprising large plate warehouse development at 21A to 21C Richmond Road. The existing streetscape is characterised by a mix of single-storey and two-story commercial buildings and warehouses.



Figure 10: Subject site aerial photography

Background

- 18 February 2021

An advisory letter (Pre-DA 2021/01) was issued to the Applicant regarding the proposed development as included in a proposal for advertising signage on EV charge stations at five (5) separate locations around the Strathfield LGA. Relevant issues pertaining to the subject site at Richmond Road in the Pre-DA are summarised as follows:

- **Permissibility**

It was noted that development defined as **advertising structures**, is prohibited within the IN1 zone.

- **Traffic and parking**

The EV charge station would involve changing the on-street parking on a public road. The process would require a referral to the Strathfield Traffic Committee and subsequent Council meeting for approval.

- 7 April 2021

DA 2021/59/1 was lodged for the installation of signage panels on an electricity substation associated with an electric vehicle charging station.

- 15 April 2021

DA 2021/59/1 site inspection and photographic survey by the Assessing Council Officer.

- 3 May 2021

A Council request for additional information was issued to The Applicant requiring amended site plan and elevations plans.

- 5 May 2021

The Applicant was requested (via e-mail) to provide any documentation - such as a Ministerial Direction - to confirm the legality of the installation of the EV charge station and new parking area associated with the charge station without Council consent.

- 21 May 2021

Amended plans were received by Council.

- 4 June 2021

A Council request for additional information was issued to The Applicant requiring a second set of amended plans.

- 5 June 2021

Amended plans were received by Council.

At the time of this report, no information has been provided to confirm the legality of creating designated parking for the EV charge station without Council consent. Although the subject DA is for advertising signage only, it is considered that the proposed development cannot be realised without the complete approval for all parts of the EV charge facility, comprising the EV charge station; on-street parking space(s); and the proposed signage.

Referrals – Internal and External

INTERNAL REFERRALS

Traffic Management

The proposed development has been assessed by Council's Traffic Manager whom has determined that the associated parking changes on Richmond Road (a local road) will require consideration by Strathfield local traffic committee and subsequent recommendations to Council for endorsement under the Transport Administration Act. It was recommended that the Applicant seek legal advice to clarify any SEPP or other Act that would override the local traffic committee procedure for matters of changing parking on public roads. This issue is discussed further in Section 4.15(1)(d) of this report.

Tree Management

Council's Tree Management Coordinator raised no objections to the proposed advertising signage and recommends imposing a Council tree bond to ensure the protection of the existing brush box tree.

EXTENAL REFERRALS

Ausgrid

The subject development application was referred to Ausgrid for concurrence on 19 April 2021. The proposed development is a joint Ausgrid initiative and the agency supports the proposal.

Section 4.15 Assessment – EP&A Act 1979

The following is an assessment of the application with regard to Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*.

S.4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND (SEPP 55)

SEPP 55 applies to the land and pursuant to Section 4.15 is a relevant consideration. A review of the available history for the site gives no indication that the land associated with this development is contaminated. There were no historic uses that would trigger further site investigations. The objectives outlined within SEPP55 are considered to be satisfied.

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of SLEP 2012 relating to the preservation of trees and vegetation.

The proposed development does not result in the removal or loss of any trees or vegetation subject to the provision of this SEPP, however the proposal was referred to Council's Tree Management Officer who recommended a Council tree bond be imposed with any development consent in order to ensure the protection of a single *Lophostemon Confertus* (brush box) located within the verge to the right (north) of the existing substation kiosk. The aims and objectives outlined within the SEPP and Part O (4.2) – Tree Management of the SCDCP 2005 are considered to be satisfied.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The development application was referred to Ausgrid under clause 45(2) of SEPP (Infrastructure) 2007. Ausgrid supports the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY No 64 – Advertising and Signage

The proposed advertising signage panels are measured against the SEPP 64 assessment criteria in the table below.

SEPP 64 Assessment Criteria	Development Proposal	Compliance
1 Character of the area <ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<p>The proposed advertising signage panels are compatible with the industrial character of the locale and generally consistent with the character provisions of SEPP 64.</p>	<p>Yes</p> <p>Yes</p>
2 Special areas <ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural 	<p>The subject site is not located in an environmentally sensitive area as such.</p>	<p>N/A</p>

landscapes or residential areas?		
3 Special areas <ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<p>The proposed advertising signage will not impact any significant views or obstruct the viewing rights of other advertising in the immediate vicinity.</p> <p>No</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4 Streetscape, setting or landscape <ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? Does the proposal require ongoing 	<p>The proposed advertising panels are of an appropriate height, width and scale for the location within the public verge.</p> <p>The proposed signage will improve the visual interest of the existing electricity substation kiosk</p> <p>No advertising currently exists on the subject site.</p> <p>The proposal will provide visual uplift to the existing electricity substation.</p> <p>The proposal shall not protrude over existing development or vegetation as such.</p> <p>The proposal is unlikely to require additional vegetation management.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

vegetation management?		
5 Site and building <ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>The proposed signage panels have been designed to fit within the EV charge station which will encase the existing electricity substation. The EV charge station is a size comparable to a bus shelter and is appropriate in the immediate context.</p> <p>The location of the proposed advertising signage within an industrial area is not of a high visual amenity value.</p> <p>The proposed signage as an ancillary use to a proposed EV charge station does show some trivial innovation in its relationship to the existing electricity substation as a shift to new transport technologies.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
6 Associated devices and logos with advertisements and advertising structures <ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	<p>Associated devices and logos of the EV charge station itself shall be covered in a separate development approval.</p>	<p>N/A</p>
7 Illumination <ul style="list-style-type: none"> Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from the amenity 	<p>In accordance with relevant Australian Standard AS 4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> the screen brightness will be regulated in response to ambient lighting levels and time of day.</p> <p>The illumination can be regulated to ensure the safety for pedestrians and vehicles. The proposal does not pose any potential hazards to aircraft.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

of any residence or other form of accommodation? <ul style="list-style-type: none"> Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew? 	There is no residential development or other form of accommodation within the immediate area. Illumination can be adjusted if necessary. Given the existing non-residential nature of the surrounding locale, a curfew is not considered necessary	Yes Yes
8 Safety <ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	The proposed signage (in isolation) is unlikely to reduce the safety of the public road The proposed signage (in isolation) is unlikely to reduce the safety of pedestrians or bicyclists. The proposed signage (in isolation) is unlikely to reduce the safety of pedestrians or bicyclists.	Yes Yes Yes Note – see discussion in Section 4.15(1)(d)

Strathfield Local Environmental Plan 2012

The development site is subject to the Strathfield Local Environmental Plan 2012. The relevant provisions of the

Part 2 – Permitted or Prohibited Development

Applicable SLEP 2012 Clause	Development Proposal	Compliance/ Comment
2.1 Land use zones IN1 – General Industrial	Consideration is given to the pre-lodgement advice letter (dated 18 February 2021) and the permissibility of the development in the IN1 General Industrial Zone. Council notes that advertising structures are a prohibited land use and signage is permitted with consent. The proposal is defined as signage and is permissible.	Yes

2.3 Zone objective and Land Use Table <ul style="list-style-type: none"> <i>To minimise any adverse effect of industry on other land uses.</i> <i>To support and protect industrial land for industrial uses.</i> <i>To minimise fragmentation of valuable industrial land, and provide large sites for integrated and large floorplate activities.</i> 	<p>The proposed signage is not contrary to the objectives of the IN1 zone. The signage presents minimal impacts to existing industrial activities in the area and/or other land uses and is considered acceptable.</p>	<p>Yes</p>
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Part 5 – Miscellaneous Provisions

5.10 Heritage conservation

The subject site is not heritage listed and is not within close proximity to a heritage item.

Part 6 – Additional local provisions

6.6 Erection or display of signage

The proposed signage is compatible with the desired amenity and visual character of the area and will be of a high quality design and finish. An appropriate condition is imposed to ensure effective communication and prohibit inappropriate content.

The proposed development satisfies the provisions of all relevant EPIs as per Section 4.15(1)(a)(i) of the EP&A Act.

S.4.15(1)(a)(ii) - Provisions of any Draft EPI's

There are no draft planning instruments that are applicable to this site.

S.4.15(1)(a)(iii) – Provisions of any development control plan

The proposed development is subject to the provisions of the Strathfield Consolidated Development Control Plan 2005. The following comments are made with respect to the proposal satisfying the relevant objectives and controls contained within the SCDCP 2005.

Applicable DCP Controls		
Part J – Erection and Display of Advertising Signs and Structures (SCDCP 2005)	Comments	Compliance
2.5 Special Use And Open Space Areas		

<p>ITEM 15 - Unclassified signs other signs not identified in this Schedule will be considered by council on the merits of each application; and</p> <p>The aims of Part J relating to special use and open space are as follows:-</p> <p>(i) permit advertisements and advertising structures only where the applicant shows a justifiable need.</p> <p>(ii) ensure the amenity of the area will not be detrimentally affected.</p> <p>Performance Criteria</p> <ol style="list-style-type: none"> 1. Council permits the erection of advertising structures and signs on open space land only where it has frontage to a classified road, the distance between the classified road and any part of the advertising structure is not greater than 5 metres and the distance between advertising structures is not less than 100 metres. 2. All signs in Special Use and Open Space zones will be 	<p>It is considered that The Applicant has demonstrated a sufficient justification for the advertising signage which includes the necessary communication of:</p> <ul style="list-style-type: none"> • identification of the charging station for passing EV drivers; • public information and emergency messaging on behalf of Ausgrid; and • advertising material for third party sponsors to insure the viability of the EV charge station. <p>It is considered that the proposed signage will not detrimentally impact on the surrounding amenity or streetscape of the locale.</p> <p>In the case of the proposal, this criteria is not directly applicable as Richmond Road is not a classified road, although the EV charge station is within a 5m setback of the road. On balance the proposal is considered acceptable.</p> <p>The proposal is acceptable with consideration given to other similar forms of advertising signage attached to public infrastructure within the public domain in the Strathfield LGA, which feature in areas with a higher amenity value than the subject site (see Figure 11 & 12).</p>	
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considered on their merits relative to these aims.	The subject site is located in a non-residential area with a low amenity value. The signage panels are of an appropriate height and scale. The proposed signage panels are considered acceptable on merit.	
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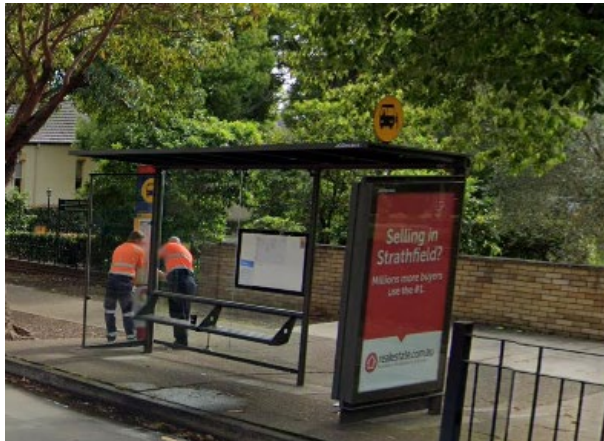


Figure 11: Bus stop advertising signage
(The Boulevard, Strathfield)

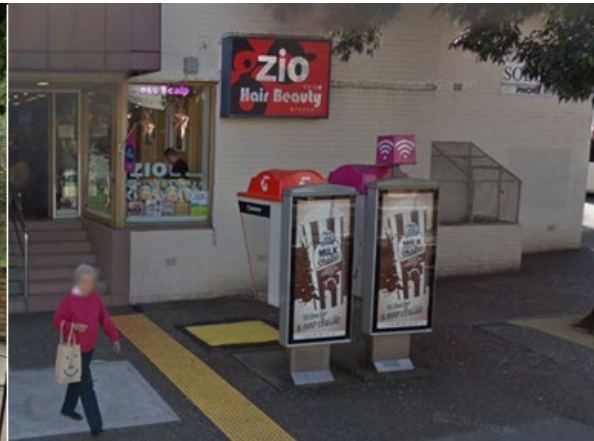


Figure 12: Phone booth advertising signage
(Albert Road, STRATHFIELD)

S.4.15(1)(b) - Likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposed development is of a scale and character that is in keeping with other developments being constructed in the locality. Accordingly, the proposed advertising signage is not considered to have a significant impact on the natural and built environment or any negative social or economic impacts on the locality.

S.4.15(1)(c) - The suitability of the site for the development

It is considered that the proposed signage panels are of a scale and design that is suitable for the site having regard to its size and shape, its topography, vegetation and relationship to adjoining developments.

S.4.15(1)(d) - Any submissions made in accordance with this Act or the regulations

In accordance with the provisions of Councils Community Participation Plan, the application was placed on neighbour notification for a period of fourteen (14) days where adjoining property owners were notified in writing of the proposal and invited to comment. Council received one (1) submission which raised the following concerns:

Issue 1: Potential impacts to on-street parking due to the EV charge station associated with the subject DA.

Officer comment: The impact on local parking associated with the EV charge station – although not directly assessed as part of this proposal – is considered to be an outstanding issue with regard to the feasibility of the proposed signage.

Issue 2: The impacts on access for heavy vehicles entering and exiting 21A Richmond Road HOMEBUSH WEST due to the location of the EV charge station associated with the subject DA.

Officer comment: The impact of the associated EV charge station on local traffic movement – although not directly assessed as part of this proposal – is considered to be an outstanding issue with regard to the feasibility of the proposed signage.

The issues raised in the submission correlate with Council concerns for the feasibility of the proposed development. It is considered that additional requirements must be satisfied to address the contested works associated with the installation and operation of the EV charge station. This is due to a lack of sufficient information to determine the potential impacts of the EV charge station on local traffic movements. Consent cannot be granted for the proposed advertising signage until additional evidence of the lawful (and compliant) approval of the EV charge station is provided. Furthermore, it is recommended that consultation with Council's Traffic Committee is required before consent for parking spaces associated with the EV charge station – on which the proposed signage will be attached – is granted.

S.4.15(1)(e) - The public interest

Infrastructure upgrades such as electric vehicle charging stations are identified within the actions of the *Strathfield 2040: Strathfield Council Local Strategic Planning Statement* (pp.33-34).

The proposed development is of a scale and character that does not conflict with the public interest. Matters relating to traffic and parking associated with the associated EV charge station have been identified and shall be adequately addressed in the draft conditions of a deferred commencement approval. The proposed development is considered to be within the public interest.

Local Infrastructure Contributions

Section 7.13 of the EP&A Act 1979 relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The estimated cost of works for the proposed signage panels is \$26,501.00 and does not trigger contributions fees.

Conclusion

The application has been assessed having regard to the Heads of Consideration under Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*, the provisions of the SLEP 2012 and SCDP 2005.

In accordance with section 4.16(3) of the EP&A Act:

A development consent may be granted subject to a condition that the consent is not to operate until the applicant satisfies the consent authority, in accordance with the regulations, as to any matter specified in the condition. Nothing in this Act prevents a person from doing such things as may be necessary to comply with the condition.

It is noted that the potential impacts (as identified by Council and public submission) on local parking and traffic movements associated with the operation of an EV charge station are not applicable to the subject proposal for signage only. Council notes, however, that the proposed signage is dependent on the installation and operation of an EV charge station.

As the proposed development is dependent on the lawful approval of both the installation of an EV charge station and designated parking space(s) for the use of the EV charge station, DA 2021/59/1 for signage panels on electricity substation associated with an electric vehicle charging station on land adjacent 19 Richmond Road HOMEBUSH WEST is recommended for deferred commencement and approval once the following requirement have been satisfied

Following detailed assessment it is considered that Development Application No. 59/2021 should be APPROVED once the DEFERRED COMMENCEMENT requirements have been satisfied.

Signed:

Date: 9 June 2021

**GC Choice
Planner**

- ☐ I confirm that I have determined the abovementioned development application with the delegations assigned to my position;
- ☐ I have reviewed the details of this development application and I also certify that Section 7.11/7.12 Contributions are not applicable to this development;

Report and recommendations have been peer reviewed and concurred with.

Signed:

**Miguel Rivera
Senior Planner**

Date: 10 June 2021

Reasons for Conditions

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instrument and/or Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To protect the environment.
- (c) To ensure that there is no unacceptable impact on the amenity of the area, or to private and public property.
- (d) It is in the public interest.

Deferred Commencement - General

Pursuant to Section 4.16(3) of the [Environmental Planning and Assessment Act 1979](#), this consent will not operate until the following requirements are satisfied:

- (a) The Applicant shall submit to Council written evidence of the endorsement and lawful approval for the installation of an electric vehicle charging station on land adjacent 19 Richmond Road HOMEBUSH WEST NSW 2140 (Lot 14, DP Sec 9 DP 827) by Ausgrid under Part 5 of the *Environmental Planning and Assessment Act 1979*.
- (b) The Applicant shall provide a detailed parking plan which indicates the proposed on-street parking area adjacent to 19 Richmond Road HOMEBUSH WEST NSW 2140 for vehicles while operating the EV charge station. The Applicant is required to lodge an application to Strathfield Council's Traffic Section and obtain an approval from Strathfield Local Traffic Committee for the parking restriction changes prior to the installation of the EV charge station. All costs associated with street markings, signposting etc shall be at the Applicant's expense.
- (c) The fees listed in the table below must be paid in accordance with the Strathfield Council Fees & Charges Schedule the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment (available at www.strathfield.nsw.gov.au).
 - i) Payments must be made prior to the commencement of work (if there is no associated Construction Certificate), for the installation of the EV charge station and advertising signage.
 - ii) A summary of the fees to be paid are listed below:

Fee Type	Fee
GENERAL FEES	

Long Service Levy (to Long Service Corporation) Or, provide evidence of Payment direct to the Long Service Corporation. See https://portal.longservice.nsw.gov.au/bci/levy/	\$ 92.00
Security Damage Deposit	\$ 1330.00
Tree Bond	\$ 3000.00
Administration Fee for Damage Deposit	\$ 127.00

- (d) The following trees shall be retained and protected during the installation of the EV charge station and advertising signage panels:

Tree No.	Tree Species	Location of Tree	Tree Protection Zone (metres)
1	<i>Lophostemon Confertus</i> (Brush Box)	Right side of existing substation (east elevation)	N/A

- i) All trees to be retained shall be protected and maintained during any demolition, excavation and construction of the site.
- ii) The tree protection measures must be undertaken in accordance AS4970 - 2009 *Protection of trees on development sites*.

NOTE: The abovementioned requirements (a, b, c & d) must be satisfied within 24 months of the date of this notice. Upon Council's written satisfaction of the above information, the following conditions of development consent apply:

Development Details

1. Approved Plans & Documentation

The development must be implemented in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where marked up on the plans and/or amended by conditions of this consent:

Description	Reference No.	Date	Rev.	Prepared by
Plan View	8029	05/06/21	C	Jolt Charge Pty Ltd
Southeast Elevation	8029	05/06/21	C	Jolt Charge Pty Ltd
Southwest Elevation	8029	05/06/21	C	Jolt Charge Pty Ltd
Northeast Elevation	8029	05/06/21	C	Jolt Charge Pty Ltd
Isometric Views	8029	05/06/21	C	Jolt Charge Pty Ltd
Screen Sub-assembly Sheet 1	JOTL-PG-GA-01	01/06/20	C	Vert Design
Screen Sub-assembly Sheet 2	JOTL-PG-GA-01	01/06/20	C	Vert Design

2. Signage

A separate application shall be submitted to Council prior to the erection of any additional signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

3. Section 138 Roads Act 1993 and Section 68 Local Government Act 1993

Unless otherwise specified by a condition of this consent, this Development Consent does not give any approval to undertake works on public infrastructure.

Separate approval is required under Section 138 of the [Roads Act 1993](#) and/or Section 68 of the [Local Government Act 1993](#) for any of the following activities carried out in, on or over a public road (including the footpath) listed below.

An application is required to be lodged and approved prior to the commencement of any of the following works or activities;

- (a) Placing or storing materials or equipment;
- (b) Placing or storing waste containers or skip bins;

- (c) Erecting a structure or carrying out work
- (d) Swinging or hoisting goods over any part of a public road by means of a lift, crane or the like;
- (e) Pumping concrete from a public road;
- (f) Pumping water from the site into the public road;
- (g) Constructing a vehicular crossing or footpath;
- (h) Establishing a “works zone”;
- (i) Digging up or disturbing the surface of a public road (e.g. Opening the road for the purpose of connections to utility providers);
- (j) Stormwater & ancillary works in the road reserve; and
- (k) Stormwater & ancillary to public infrastructure on private land
- (l) If any excavation is to be supported by the use of below ground (cable) anchors that are constructed under Council's roadways/footways.

These separate activity approvals must be obtained and evidence of the approval provided to the Certifying Authority prior to the issue of the Construction Certificate.

The relevant Application Forms for these activities can be downloaded from Council's website www.strathfield.nsw.gov.au. For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

4. **Electricity Supply**

An application is required to be made to Ausgrid for a network connection. This may require the network to be extended or its capacity augmented. Evidence of this application being lodged with Ausgrid is required to be provided to the Certifying Authority prior to the issue of a Construction Certificate. For further details, you are advised to contact Ausgrid on 13 13 65 or www.ausgrid.com.au (Business and Commercial Services).

5. **Low Reflectivity Materials**

All materials must be of a low glare and reflectivity.

6. **Tree Removal/Pruning Prohibited**

This consent does not approve the removal or pruning (branches or roots) of any trees on the subject property, Council's public footway, public reserves or on neighbouring properties.

7. **Utility Arrangements**

Arrangements are to be made with utility authorities in respect to the services supplied by those authorities to the development. The cost associated with the provision or adjustment of services within the road and footway areas is to be at the applicant's expense.

8. **Hours of Construction for Demolition and Building Work**

Any work activity or activity associated with the development consent that requires the use of

any tools (including hand tools) or any power operated plant and machinery that creates noise on or adjacent to the site shall not be performed, or permitted to be performed, except between the hours of 7.00 am to 5.00 pm, Monday to Friday and 8:00am to 1:00pm on Saturdays. No work or ancillary activity is permitted on Sundays, or Public Holidays.

Where the development involves the use of jack hammers/rock breakers and the like, or other heavy machinery, such equipment may only be used between the hours of 7:00am to 5:00pm Monday to Friday only.

Note: A penalty infringement notice may be issued for any offence.

9. **Lighting – General Nuisance**

Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill or glare.

Flashing, moving or intermittent lights or signs are prohibited.

10. **Amenity of the Neighbourhood**

The implementation of this development shall not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, vapour, odour, steam, soot, dust, waste water, waste products, grit, oil or other harmful products.