

## **Agenda**

### **Strathfield Internal Development Assessment Panel Meeting**

Notice is hereby given that a Strathfield Internal Development Assessment Panel Meeting will be held at Main Building Meeting Room, 65 Homebush Road, Strathfield on:

**Friday, 19 June 2020**

Commencing at 10:00am for the purpose of considering items included on the Agenda

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**TO:** Strathfield Internal Development Assessment Panel Meeting - 19 June 2020  
**REPORT:** IDAP – Report No. 1  
**SUBJECT:** DA2020/076 - 250-318 PARRAMATTA ROAD, HOMEBUSH - LOT 10 DP 1055460  
**DA NO.** DA2020/076

## **SUMMARY**

<b>Proposal:</b>	Replace an existing sign within the hotel boundary with LED screen.
<b>Applicant:</b>	All Pride Signs & Marketing
<b>Owner:</b>	Sydney Markets Limited
<b>Date of lodgment:</b>	29 April 2020
<b>Notification period:</b>	7 May 2020 to 21 May 2020
<b>Submissions received:</b>	Nil
<b>Assessment officer:</b>	DS
<b>Estimated cost of works:</b>	\$30,000
<b>Zoning:</b>	SP1 - Sydney Wholesale and Retail Markets and Distribution Centre - SLEP 2012
<b>Heritage:</b>	No
<b>Flood affected:</b>	Yes
<b>Is a Clause 4.6 variation proposed?</b>	No
<b>RECOMMENDATION OF OFFICER:</b>	<b>Approval</b>

## **EXECUTIVE SUMMARY**

The application seeks Council approval for the replacement of an existing pylon sign with a new illuminated pylon sign for the Sydney Markets Hotel.

The application and plans were notified in accordance with the Strathfield Community Participation Plan 2020. No written submissions were received during this period.

The proposed illuminated signage is considered to be compatible and consistent with the surrounding use and is acceptable in terms of design, bulk and scale. Conditions of consent will be imposed to maintain the amenity of adjoining developments and the surrounding locality.

The development application is recommended for approval, subject to the imposition of conditions of consent.

## **BACKGROUND**

**15 October 2019:** DA2019/137 was approved under delegation for the removal of existing signage and construction of two (2) illuminated business identification signs.

**29 April 2020:** The subject application (DA2019/137) was lodged.

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**7 May 2020:** The subject application was placed on public exhibition for 14 days, with the last due date for submissions being 21 May 2020. No submissions were received as a result.

**14 May 2020:** A site visit was conducted.

## DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as Lot 10 in DP 1055460 and more commonly known as No. 255-318 Parramatta Road, Homebush. The site is located on the southern side of Parramatta Road and has a total site area of 41.7 hectares, a maximum length of 962m and a 650m frontage (Figure 1). It is an irregular shaped allotment containing an expansive commercial precinct known as Sydney Markets.

Sydney Markets is a commercial enterprise that specialises in the wholesale and public retailing of produce (fruits and vegetables), flowers, clothes, giftware and souvenirs. The site contains several buildings that comprise the Produce, Growers and Fresh Food Markets, Flowers Market, Swap and Sell Market, Motor Market and the Sydney Markets Plaza. The site also contains tourist and visitor accommodation, known as Sydney Markets Hotel. The proposed signage is associated with the Sydney Markets Hotel and replaces the current signage that directly faces Plaza Road (Figure 2).

The subject site is within a predominately commercial area that immediately adjoins Parramatta Road. The surrounding locality is characterised by the Sydney Markets precinct, other commercial buildings, Parramatta Road and the Western Motorway to the north, and the western railway line to the south. The closest residential properties are dwelling houses along Welfare Street, located more than 60m north of the site.



**Figure 1: The subject site (outline in yellow) and surrounding locality**



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**Figure 2: Existing development and existing sign on the subject site.**

## PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the replacement of an existing pylon sign with a new illuminated pylon sign for the Sydney Markets Hotel. Specifically, the proposed sign will be located in the garden bed within the Plaza Road setback area of Sydney Markets Hotel.

The sign will face south, addressing road users along Plaza Road. The specific elements of the proposed pylon sign are as follows:

- Frame dimensions: 2.56m wide x 5.42m high
- LED screen dimensions: 2.56m wide x 1.92m high
- Frame painted black

The proposed pylon sign will be illuminated and will indicate the business details of the existing Sydney Markets Hotel with built-in ambient sensors to adjust the brightness of the screen based on the natural light available. The proposed pylon sign will display static images with a minimum dwell time of 20 seconds per image.

A photomontage and elevation plan of the proposed signage is included below.

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*Figure 3: Photomontage*

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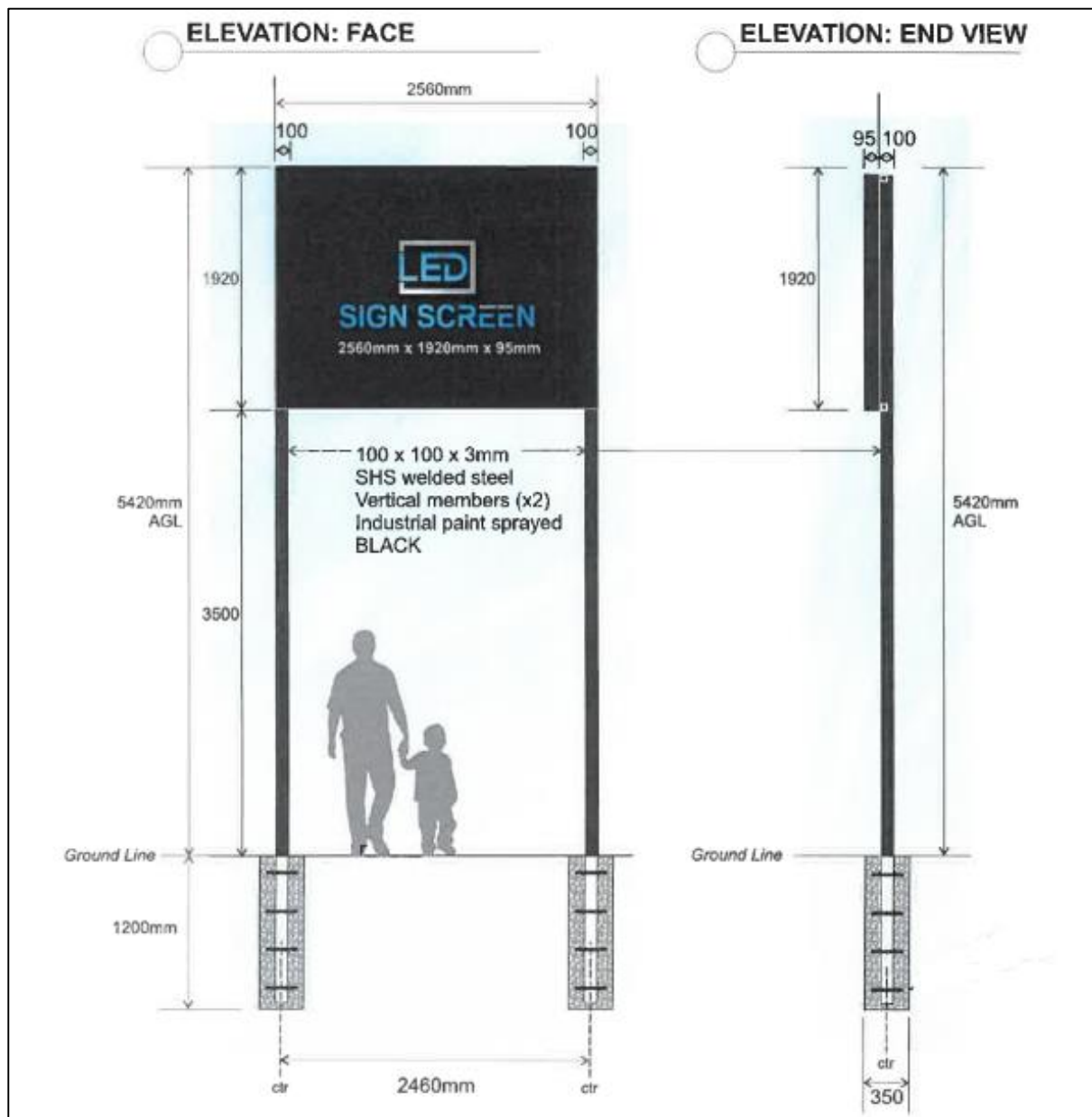


Figure 4: Elevation Plan

## REFERRALS

### INTERNAL REFERRALS

#### Traffic Comments

Council's Traffic Engineer raised no objections to the proposal, subject to the imposition of recommended conditions of consent.

### EXTERNAL REFERRALS

#### Roads and Maritime Services (RMS) NSW

The application was not required to be referred to RMS for concurrence under the State Environmental Planning Policy No 64 – Advertising and Signage. Although the subject site fronts a classified road (Parramatta Road), the proposed sign will be located within the Plaza Road setback area of the Sydney Markets Hotel and its orientation to the south means it will not be visible from Parramatta Road.

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## SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters within Section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the application:

### 4.15(1)(a)(i) *The provisions of any environmental planning instrument*

#### STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2004

The subject site has a frontage to a classified road (Parramatta Road). Clause 101 of the SEPP (Infrastructure) requires Council to consider any adverse impacts to the operation of a classified road as result of the proposed development. The location of the proposed signage within the Plaza Road setback of the Sydney Markets Hotel and its orientation to the south means that it will not be visible from Parramatta Road. The proposed signage is therefore unlikely to affect the safety, efficiency and ongoing operation of Parramatta Road. The provisions of this Clause are considered to be satisfied.

Clause 104 of SEPP (Infrastructure) identifies certain development as Traffic Generating Development and requires such development to be referred to the NSW Roads and Maritime Service (RMS) for comment. The proposed development is not considered traffic generating development as defined in Schedule 3 of SEPP (Infrastructure). Therefore, Clause 104 is not triggered by the proposal.

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

SEPP 55 requires Council to consider whether the land subject to the proposal is contaminated; and if the site is contaminated, Council must be satisfied that the site is suitable or can be made suitable (i.e. following remediation) for the proposed land use.

A site inspection identified that the site is currently occupied by a collection of buildings and structures that comprise the Sydney Markets precinct. A review of Council information and records indicated that this precinct has been established since the 1970s and that there are no historic uses that would trigger further site investigations.

A search of Council's contaminated land register specifies that the site is not contaminated. In conclusion, the site is suitable for the proposed development in accordance with requirements of SEPP 55.

#### STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

SEPP 64 establishes a number of considerations for development involving the installation of signage. An assessment of the proposed development against the requirements of SEPP 64 is provided below:

Section	Assessment Criteria	Required	Proposed	Compliance
1	Character of the Area	Compatible with existing and likely future character of the area.	The proposed signs are compatible with the existing and future character of Plaza Road and Parramatta Road. Several pylon signs occur along these	Yes.



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			roads. The proposed signage is not out of character, with regard to the type, design and scale of signage that is typically utilised by commercial and retail premises in close proximity.	
		Consistent with a particular theme for outdoor advertisement.	<p>The proposed business identification sign being 2.56m wide and 5.42m high is not excessive in terms of design and scale. The existing trees within the garden bed will assist in softening the overall presentation of the signage when viewed from Plaza Road and neighbouring properties.</p> <p>The theme and primary intention of the signage is to provide information relating to the operation and services carried out by the existing Sydney Markets. The theme and design of the proposed signage is therefore appropriate given that it reflects the use of the premises.</p>	Yes.
2	Special Areas	Does the proposal detract from the amenity or visual quality of: a) environmentally sensitive areas; b) heritage areas; c) natural or other conservation areas; d) open space; e) waterways; f) rural landscapes; or g) residential areas?	The proposed signage does not detract from the amenity or visual quality of any surrounding areas. The signage is compatible with the overall streetscape quality of Plaza Road. It is similar in design and scale as the existing pylon signage occurring along Plaza Road.	Yes.
3	Views and Vistas	Does the proposal:	The proposed signage	Yes.

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		<p>a) Obscure or compromise important view?</p> <p>b) Dominate the skyline and reduce the quality of vistas?</p> <p>c) Respect the viewing rights of other advertisers?</p>	<p>does not obscure or compromise any important views. The proposed signage does not dominate the skyline nor reduce the quality of vistas. In context of the sign being contained wholly within the site, situated within the Sydney Markets precinct and well away from any residential properties, it is anticipated that there will be no view loss impacts generated by the proposal.</p>	
4	Streetscape, Setting or Landscape	Is the scale, proportion and form appropriate?	The scale, proportion and form of the new signage is appropriate for the streetscape and its Sydney Markets (commercial use) setting.	Yes.
		<p>Does the proposal:</p> <p>a) Contribute to visual interest?</p> <p>b) Reduce clutter by rationalising and simplifying existing signage?</p> <p>c) Screen unsightliness?</p> <p>d) Protrude above buildings, structures or tree canopies?</p> <p>e) Require ongoing vegetation management?</p>	<p>The purpose of the proposal is to replace the existing pylon sign. Therefore, it does not increase the visual clutter of current signage occurring within the streetscape.</p> <p>The proposal is within an appropriate location and will be replacing the existing pylon sign. Therefore, the screening generated by the proposal will be similar to the existing pylon sign.</p> <p>The proposed signage does not protrude above buildings, structures or tree</p>	Yes.

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			canopies. It will be within an existing garden bed area. It does not require ongoing vegetation management.	
5	Site and Building	Is the proposal compatible with the scale, proportion and other characteristics of the site?	The proposal respects important features of the site and building. The scale of the signage is relatively small compared to the entire southern elevation of the Sydney Markets Hotel building. The proposal will provide a more modern and visible sign that appropriately identifies the existing Sydney Markets Hotel. This is considered a visual improvement compared to the current out-dated pylon sign.	Yes.
6	Associated Devices and Logos	Have any safety devices, platforms, lighting devices or logos been designed as part of the structure?	Only the proposed screen will be illuminated. The rest of the signage will comprise of a simple structural black frame and pylon to house the illuminated screens.	Yes.
7	Illumination	<p>Would illumination:</p> <p>a) Result in unacceptable glare?</p> <p>b) Affect safety for pedestrians, vehicles or aircraft?</p> <p>c) Distract from nearby</p>	<p>The proposal will not result in unacceptable glare.</p> <p>The proposed sign will not affect road safety on Plaza Road due to the signs appropriate setback from Plaza Road (6m), as well as conditions to restrict luminance levels and flashing.</p> <p>As the proposed</p>	Yes.

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		residence or accommodation?	signage will be appropriately orientated away and located more than 100m from any residential properties, the illumination is unlikely to detract from the amenity of these residences.	
		Can illumination be adjusted or subject to curfew?	It is noted that the proposed signage will be appropriately orientated away and located more than 100m from any residential properties. The sign will also have built-in ambient sensors to adjust the brightness of the screen based on the natural light available. In context of the Sydney Markets Precinct and surrounding commercial properties, imposing a curfew on illumination is not considered to be necessary in this instance. However, a condition will be included in the consent which requires the illumination levels to be appropriately adjusted at certain times of the day, in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines (NSW Department of Planning and Environment, November 2007).	Yes. A condition restricting illumination levels and flashing will be imposed as part of the consent.
8	Safety	Would the proposal: a) Reduce safety for any public road? b) Reduce safety for pedestrians or	The proposed signage is considered acceptable and will not pose a safety hazard to motor vehicle	Yes.



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		cyclists? c) Reduce safety, for children by obscuring sight lines from public areas?	drivers, pedestrians or bicyclists on the basis that it does not comprise moving signs, complex displays or flashing lights.	
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## STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012 (SLEP 2012)

An assessment of the proposal against the aims of SLEP 2012 is as follows:

<b>Cl.</b>	<b>Aims</b>	<b>Complies</b>
<b>1.2(2)</b>		
<b>(a)</b>	<i>To achieve high quality urban form by ensuring that new development exhibits design excellence and reflects the existing or desired future character of particular localities and neighbourhoods in Strathfield</i>	<b>Yes</b>
<b>(b)</b>	<i>To promote the efficient and spatially appropriate use of land, the sustainable revitalisation of centres, the improved integration of transport and land use, and an appropriate mix of uses by regulating land use and development</i>	<b>Yes</b>
<b>(c)</b>	<i>To promote land uses that provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community</i>	<b>Yes</b>
<b>(d)</b>	<i>To provide opportunities for economic growth that will enhance the local community</i>	<b>Yes</b>
<b>(e)</b>	<i>To promote future development that integrated land use and transport planning, encourages public transport use, and reduced the traffic and environmental impacts of private vehicle use</i>	<b>Yes</b>
<b>(f)</b>	<i>To identify and protect environmental and cultural heritage</i>	<b>Yes</b>
<b>(g)</b>	<i>To promote opportunities for social, cultural and community activities</i>	<b>Yes</b>
<b>(h)</b>	<i>To minimise risk to the community by identifying land subject to flooding and restricting incompatible development</i>	<b>Yes</b>

**Comments:** The proposed development involves the establishment of updated, contemporary business identification signage for the Sydney Markets Hotel that will have an improved presentation to the Plaza Road setting. This pylon sign will provide better amenity and a clearer means of identifying the existing Sydney Markets Hotel, which in turn will provide opportunities for economic growth and promote future development of the site and surrounds.

### Permissibility

The subject site is zoned SP1 – Special Activities – Sydney Wholesale and Retail Markets and Distribution Centre under Strathfield Local Environmental Plan (SLEP) 2012.

The proposed development being for the purpose of business identification signage, is considered to be ancillary to the existing Sydney Wholesale, Retail Market and Distribution Centre on site. Business identification signage is defined under the SLEP 2012 as follows:

**“Building identification sign means a sign-**

(a) *that indicates*

(i) *the name of the person or business, and*

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(ii) *the nature of the business carried on by the person at the premise of place at which the sign is displayed, and*

(b) *that may include the address of the premises or place and a logo or other symbol that identifies the business,*

*but that does not contain any advertising relating to a person who does not carry on business that the premise or place."*

The proposed development for the purpose of business identification signage is consistent with the definition above and is permissible within the zone with consent.

### Zone Objectives

An assessment of the proposal against the objectives of the SP1 – Special Activities zone is as follows:

<b>Objectives</b>	<b>Complies</b>
<b><i>To provide for special land uses that are not provided for in other zones.</i></b>	<b>Yes</b>
<b><i>To provide for sites with special natural characteristics that are not provided for in other zones.</i></b>	<b>Yes</b>
<b><i>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</i></b>	<b>Yes</b>

**Comments:** The proposal will improve the amenity of the Sydney Markets precinct by providing a modern, practical and presentable business identification sign for the Sydney Markets Hotel. The proposed signage appropriately addresses Plaza Road and surrounds, without detrimentally affecting the amenity of the streetscape and neighbouring properties and the functionality of the road.

### Part 4: Principal development standards

There are no principal development standards under the SLEP 2012 that are triggered by the proposal.

### Part 5: Miscellaneous Provisions

There are no provisions contained in Part 5 that are applicable to the proposed development.

### Part 6: Local Provisions

An assessment of the proposal against the relevant provisions of this part is as follows.

#### 6.1 Acid sulfate soils

The subject site is identified as within Acid Sulfate Soils (ASS) – Class 5 land and the provisions of Clause 6.1 are applicable. The objectives of this clause are to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage. An Acid Sulphate Soils management plan was not required in this instance as the works are above 5m Australian Height Datum. Given the nature of the proposed works, being the construction of a pylon sign requiring minimal excavation, there is unlikely to be an impact on the acid sulphate soils.

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## 6.2 Earthworks

The development application is for pylon business identification signage, whereby the pylons are 350mm in width and a length of 1200mm will be dug into the ground for support. As the proposal does not require any significant earthworks, no further investigation is required.

## 6.3 Flood planning

The subject site is identified as being within the 1 in 100yr ARI storm event extent in accordance with Cooks River and Cox Creek flood study. The flood area affecting the site is minor and given that the proposal is for pylon signage, a Flood Impact Statement is not required.

## 6.4 Essential services

Clause 6.4 of the SLEP 2012 requires consideration to be given to the adequacy of essential services available to the subject site. The subject site is located within a well serviced area and features existing water and electricity connection and access to Council's stormwater drainage system. As such, the subject site is considered to be adequately serviced for the purposes of the proposed development.

## 6.6 Erection or display of signage

Clause 6.6 of the SLEP 2012 requires consideration be given to the compatibility of the proposed signage with the desired amenity and visual character of the area.

The proposed development involves a pylon business identification sign that is compatible with the existing building and locality. The proposed sign is appropriately designed and finished and is typical of the signage that occurs within the immediate vicinity, including within the Sydney Markets precinct and the existing commercial buildings situated along Plaza Road and Parramatta Road. The proposed sign will provide an effective means of communication without adversely impacting upon road safety or sightlines from public areas.

### 4.15(1)(a)(ii) The provisions of any draft environmental planning instruments

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

### 4.15(1)(a)(iii) The provisions of any development control plan

## STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005 (SCDCP 2005)

An assessment of the proposal against the relevant provisions of this development control plan is as follows.

## PART J - ERECTION AND DISPLAY OF ADVERTISING SIGNS AND STRUCTURES (SCDCP 2005)

An assessment of the proposal against the objectives and development controls contained within Part J of the SCDCP 2005 is included below:

### 1: Part A- General

1.3	Objectives	Satisfactory
1.	To encourage signage which complements the dominant urban character of an area, including the built and landscape character	Yes

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*To provide guidelines for the display of advertisements and ensure that outdoor advertising:*

2.	(a) conveys an advertiser's messages and images while complementing and conforming with the visual appearance of the building or structure on which it is displayed and the amenity of the surrounding environment;	Yes
	(b) does not adversely affect the area in which it is located in terms of appearance, size, illumination, overshadowing, or loss of amenity;	
	(c) does not lead to visual clutter through the proliferation of signs;	
	(d) is designed and installed to an acceptable level of safety and serviceability; and	
	(e) is designed to have minimal adverse impacts on driver or pedestrian safety	
3.	To implement a plan which enables an assessment of the proposed advertisement to be made.	Yes

**Comments:** The proposed pylon business identification signage is simplistic in design and will not add visual clutter as it replaces existing signage in the same location. The signage is considered appropriate to the Sydney Markets use of the site and the commercial character of the surrounding area. The proposed signage will not result in any adverse amenity impacts to adjoining development, and will not result in safety hazards.

## 2.1: Signs in all areas

	<b>Special Provisions</b>	<b>Complies</b>
(ii)	Sign is not prone to deterioration in appearance and is not redundant, unsightly or objectionable	Yes
(iii)	Advertisements, signs and advertising structures are not displayed in a manner which obscures or interferes with road traffic signs	Yes
(iv)	Advertising sign must be displayed in English and can be translated in another language. Translation is accurate and complete. Wording and/or numbers is not greater than the English message.	Yes

The advertisement/ sign is not any of the following:

(vi)	(a)	Roof sign or wall sign projecting above the roof or wall to which it is affixed;	Yes
	(b)	Flashing or moving signs or advertisements;	Yes
	(c)	Signs, not defined as a temporary sign, made of canvas, fabric, or any type of airborne sign except a temporary sign;	Yes
	(d)	Fly posters	Yes
	(e)	Signs affixed to the surface of a public footway or public roadway	Yes



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(f)	Signs which may obscure, obstruct or interfere with any road traffic	Yes
(g)	Signs prohibited under the Tobacco Advertising Prohibition Act 1992	Yes
(h)	Signs other than a business identification sign, directional sign, real estate sign or temporary sign within the R2, R3 and R4 zones.	Yes

**Comments:** The proposed illuminated signage will have an instantaneous transition of messages that relate to the existing Sydney Markets Hotel with built-in ambient sensors to adjust the brightness of the screen based on the natural light available. The proposed signage display area (4.9m<sup>2</sup>) does not appear to be out of scale with existing development on site.

**2.6: Guidelines for the Erection and Display of Advertisements along Parramatta Road**

<i>Performance Criteria</i>		<i>Complies</i>
(i)	Advertisements, in general, identify the building and its function but don't advertise the products sold on the subject premises.	Yes
(ii)	Roof advertisements are not permissible	N/A
(iii)	In general, advertisements are restricted to the side of awnings and below awnings.	N/A
(iv)	Advertisements painted onto the facade of buildings are permissible provided they enhance the building's appearance and address Item 15 within Schedule 2.	N/A
(v)	Illuminated advertisements at night are permissible provided they comply with the guidelines set out elsewhere in the DCP.	Yes

**Comments:** The proposed signage will display business details that relate to the Sydney Markets Hotel. There are no roof advertisements proposed. A condition will be included in the consent which requires the signage illumination to comply with the Transport Corridor Outdoor Advertising and Signage Guidelines (NSW Department of Planning and Environment, November 2007).

**Schedule 2**

**ITEM 10- Pole or pylon signs**

<i>Development Controls</i>		<i>Complies</i>
(a)	The pole or pylon sign does not project more than 1.2m over any road alignment	Yes
(b)	In cases where it does project over any road alignment, it is not less than 2.6m above the ground where it so projects	Yes
(c)	The pole or pylon sign has a maximum advertising area of 44.6m <sup>2</sup>	Yes
(d)	The pole or pylon sign is not more than 15.2m above the ground.	Yes

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**Comments:** The proposed signage will be located wholly within the subject site and will not project over any road alignment. The total maximum area for the proposed signage is 4.9m<sup>2</sup>. This is well below the maximum advertising area requirement (44.6m<sup>2</sup>). The maximum height of the proposed sign is 5.42m, measured vertically from the existing ground line. This is also well below the maximum height requirement (15.2m).

**PART H - WASTE MANAGEMENT (SCDCP 2005)**

Section 2.1 of Part H of the SCDCP 2005 requires that all development applications be accompanied by a Waste Management Plan. The subject application was accompanied by a Waste Management Plan. A condition will be imposed to ensure this plan is implemented to ensure appropriate disposal and management of waste products during the demolition of the existing signage and construction of the proposed signage.

**STRATHFIELD INDIRECT SECTION 7.12 CONTRIBUTIONS PLAN**

Section 7.12 Contributions are not applicable to the proposed development as the cost of works is less than \$100,000, which is the threshold which triggers a contribution payment under the Strathfield Indirect Development Contributions Plan 2010-2030.

**CONCLUSION**

Having regard to the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposal is considered to be acceptable on its merits and is recommended for approval subject to conditions of consent.

**PEER REVIEW**

The content and recommendation of the development assessment report has undergone peer review and is satisfactory for consideration by the Panel.

**RECOMMENDATION**

That Development Application No. DA2020/076 to replace an existing sign with an LED business identification sign at 250-318 Parramatta Road, Homebush be **Approved**, subject to the following conditions:

**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	Revision	Prepared by
Elevation Plan	001	29 April 2020	1	All Pride Signs
Proposed Location Plan	002	29 April 2020	2	All Pride Signs
Site Plan	003	29 April 2020	1	All Pride Signs
Site Plan	004	29 April 2020	1	All Pride Signs
LED Sign Specifications	-	29 April 2020	1	All Pride Signs
Waste Management Plan	-	29 April 2020	1	All Pride Signs

**2. Nature and Content of Signage**

All signage (including displays from the screens) must only relate to the Sydney Markets Hotel. No

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general advertising of businesses, companies, organisations, goods or services which do not relate to the Sydney Markets Hotel are permitted to be displayed at any time. No signage must be used for advertising.

All signage must be designed and/or operated as follows:

- Dwell times for any image display must not be less than 10 seconds;
- Any images contained within the sign must be displayed in completely static manner without any motion;
- Any images must not be mistaken for traffic control device such as red, amber, green circle.
- Disability glare from bright light signs must be minimised for all road users and adjacent residents; and
- The sign must be orientated in a manner that does not create headlight reflections in the driver's line of sight. As a guideline, angling a sign five degrees away from right angles to the driver's line of sight can minimise headlight reflections.

**3. SEPARATE APPROVALS REQUIRED UNDER OTHER LEGISLATION**

**3.1 Section 138 Roads Act 1993 and Section 68 Local Government Act 1993 (SA6002)**

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

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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](http://www.strathfield.nsw.gov.au). For further information, please contact Council's Customer Service Centre on (02) 9748 9999.

#### 4. PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

##### Fees to be Paid

The fees listed in the table below must be paid in accordance with 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](http://www.strathfield.nsw.gov.au)).

Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

Please contact council prior to the payment of s7.11 or s7.12 Contributions to determine whether the amounts have been indexed from that indicated below in this consent and the form of payment that will be accepted by Council.

A summary of the fees to be paid are listed below:

Fee Type	Fee
<b>GENERAL FEES</b>	
Security Damage Deposit	<b>\$ 1,330.00</b>

##### 4.1 Waste Management Plan (WMP)

Prior to the issue of a Construction Certificate, a Waste Management Plan (WMP) must be submitted and it must comply with the requirements contained within Part H of Strathfield Development Control Plan 2005 (DCP 2005). A WMP will become part of any development consent issued and aims to facilitate better waste management, waste minimisation and resource recovery.

The WMP is an important planning document that will not only be utilised as part of the development application process, but during construction and for the ongoing use of the development. The WMP will continue to apply as a working reference for the life of the development.

At least one copy of the WMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

##### 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



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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.

**5. Obstruction of Road or Footpath**

The use of the road or footpath for the storage of any building materials, waste materials, temporary toilets, waste or skip bins, or any other matter is not permitted unless separately approved by Council under Section 138 of the [Roads Act 1993](#) and/or under Section 68 of the [Local Government Act 1993](#). Penalty infringement Notices may be issued for any offences and severe penalties apply.

**6. Outdoor Lighting**

To avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads, outdoor lighting must comply with *AS 4282-1997: Control of the obtrusive effects of outdoor lighting*.

The lighting intensity of any illuminated signage must be capable of modification or control after installation.

Any illuminated signage must not exceed levels for Zones 2 and 3 under "Table 6" of the Transport Corridor Outdoor Advertising and Signage Guidelines (NSW Department of Planning and Environment, November 2007).

**7. Lighting – General Nuisance**

Any lighting on the sign 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 on signs are prohibited.

**8. Requirement for a Construction Certificate**

The erection of a building must not commence until a Construction Certificate has been issued.

**9. Appointment of a PCA (OR1402)**

The erection of a building must not commence until the applicant has:

- (a) Appointed a PCA for the building work; and
  - (b) If relevant, advised the PCA that the work will be undertaken as an Owner -Builder.
- If the work is not going to be undertaken by an Owner - Builder, the applicant must:

- (c) Appoint a Principal Contractor to undertake the building work. If residential building work (within the meaning of the [Home Building Act 1989](#)) is to be undertaken, the Principal Contractor must be a holder of a contractor licence; and
- (d) Notify the PCA of the details of any such appointment; and
- (e) Notify the Principal Contractor of any critical stage inspections or other inspections that are required to be carried out in respect of the building work.

**10. Notice of Commencement (OR1404)**

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The applicant must give at least two days notice to the Council and the PCA of their intention to commence the erection of a building.

Prescribed conditions are those which are mandated under Division 8A of the [Environmental Planning and Assessment Regulation 2000](#) and given weight by Section 4.17(11) of the Environmental Planning and Assessment Act 1979.

Detailed below is a summary of all the prescribed conditions which apply to development in New South Wales. Please refer to the full details of the prescribed conditions as in force, at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

**11. Clause 98 – Building Code of Australia & Home Building Act 1989**

Requires all building work to be carried out in accordance with the Building Code of Australia.

**12. Clause 98A – Erection of Signs**

Requires the erection of signs on site and outlines the details which are to be included on the sign. The sign must be displayed in a prominent position on site and include the name and contact details of the PCA and the Principal Contractor.

**13. Access to NSW Legislations (Acts, Regulations and Planning Instruments) (AD1601)**

NSW legislation can be accessed free of charge at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

**ATTACHMENTS**

There are no attachments for this report.

Note: This meeting is closed session and is not available for the public to attend