

# **Minutes**

**Of the meeting of the:**

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

**Held on:**

**Friday, 19 June 2020**

Commencing at 10:00am Main Building Meeting Room,  
65 Homebush Road, Strathfield

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The meeting of the Strathfield Internal Development Assessment Panel Meeting was held in the Main Building Meeting Room, 65 Homebush Road, Strathfield on Friday 19 June 2020.

**PRESENT**

Stephen Clements, Deputy CEO/General Manager Planning, Environment & Urban Services  
Kandace Lindeberg, Executive Manager, Landuse Planning and Development  
George Andonoski, Specialist Strategic Planner

**ALSO PRESENT**

Nil

**DECLARATIONS OF PECUNIARY INTEREST / CONFLICT OF INTEREST**

Nil

**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

## 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 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 sign 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 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****GENERAL FEES**

Security Damage Deposit

**\$ 1,330.00****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 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)**

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)

**RESOLUTION**

The application be **APPROVED** subject to the recommended conditions and renumbering the conditions to incorporate all condition headings.

**FOR: S. Clements, K. Lindeberg, G. Andonoski**

**AGAINST: Nil**

\*\*\*\* End Minutes - Report No. 1\*\*\*\*