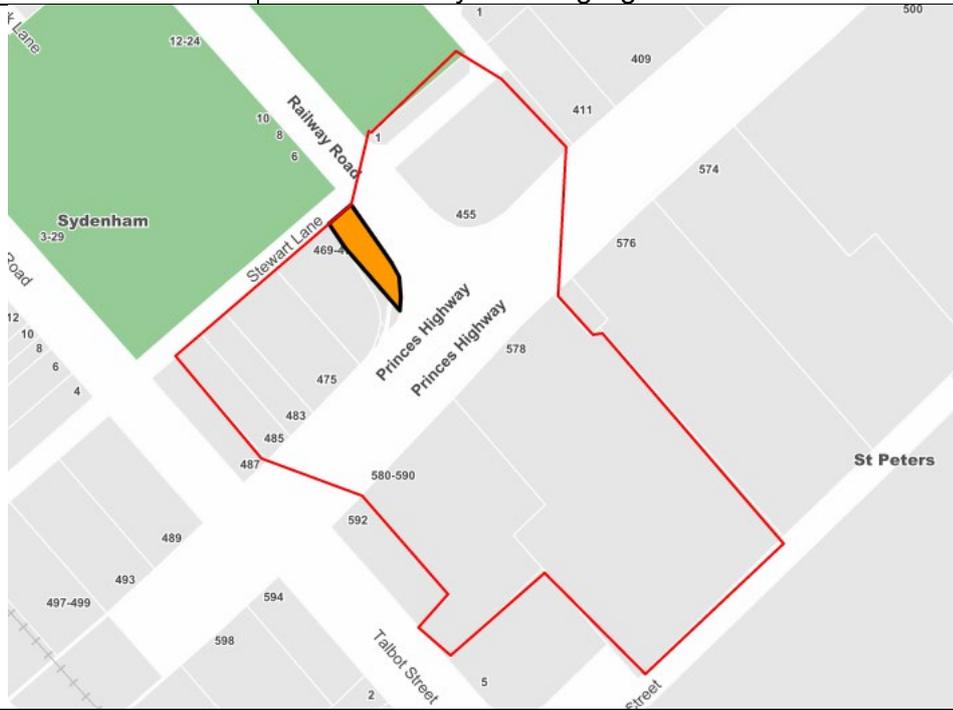


 DEVELOPMENT ASSESSMENT REPORT				
Application No.	DA/2021/0899			
Address	469R Princes Highway SYDENHAM NSW 2044			
Proposal	To replace the existing static advertising sign with an electronic advertising sign, carry out associated landscaping and provide a new hardstand parking area			
Date of Lodgement	23 September 2021			
Applicant	oOh!media Assets Pty Ltd			
Owner	Mr Robert M Stone			
Number of Submissions	Nil			
Value of works	\$803,000.00			
Reason for determination at Planning Panel	Voluntary Planning Agreement (PA)			
Main Issues	Voluntary Planning Agreement (PA)			
Recommendation	Deferred Commencement Approval			
Attachment A	Recommended conditions of consent			
Attachment B	Plans of proposed development			
Attachment C	Draft Voluntary Planning Agreement			
				
LOCALITY MAP				
Subject Site		Objectors		 N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council to replace the existing static advertising sign with an electronic advertising sign, carry out associated landscaping and provide a new hardstand parking area at 469R Princes Highway SYDENHAM NSW 2044.

The application was notified to surrounding properties and no submissions were received in response to the notification.

The main issues that have arisen from the application include:

- Voluntary Planning Agreement; and
- Impact on traffic and aircraft.

The application is recommended for approval.

2. Proposal

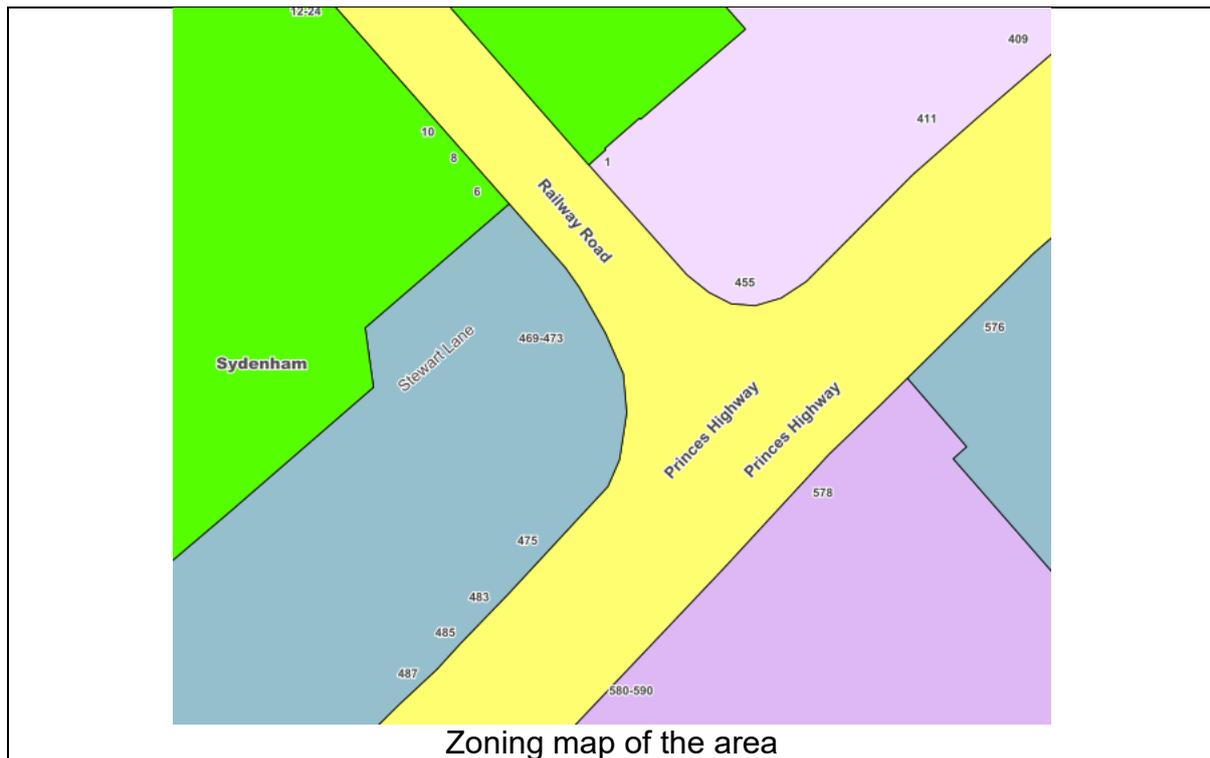
The proposed development seeks replace the existing advertising sign (billboard) with an electronic advertising sign (billboard).

3. Site Description

The subject site is located on the north-western side of The Princes Highway, between Railway Road and Park Road. The site consists of five lots and is generally irregular in shape with a total area of 549.3sqm and is legally described as 207-211 in DP 1244807.

The site is located on the corner of the Princes Highway and Railway Road and curves around the corner. The site has a rear boundary to Stewart Lane for a width of 19.43m. The site has boundary with an adjoining property to the south-west with a length of 35.205m.

The site to the south is a vacant commercial building. The sites in the locality are a variety of commercial and industrial uses with a park located across Stewart Lane.



4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
D397/96	Replacement of advertising structure	Approved 19/11/1996
BA-B789/96	To enlarge advertising structure	Approved 10/02/1997

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
1 November 2021	Emailed request for plans to AHD and uploaded request to NSW planning portal
12 November 2021	Survey plans provided via NSW Planning portal

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy (Resilience and Hazards) 2021* (‘SEPP RH’)

Section 4.56(1) of *SEPP RH* requires the consent authority not consent to the carrying out of any development on land unless:

“(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”

In considering the above, there is no evidence of contamination on the site.

There is no indication of uses listed in Table 1 of the Managing Contaminated Land Planning Guidelines within Council’s records. The land will be suitable for the proposed use as there is no indication of contamination.

On the basis of this report the consent authority can be satisfied that the land will be suitable for the proposed use and that the land can be remediated.

The application involves does not involve category 1 remediation under *SEPP RH*.

5(a)(ii) *State Environmental Planning Policy (Industry and Employment) 2021* (‘SEPP IE’)

The following is an assessment of the proposed development under the relevant controls contained in *SEPP IE* Chapter 3 (formally *SEPP 64*).

SEPP IE specifies aims, objectives, and assessment criteria for signage as addressed below. Schedule 1 of *SEPP IE* specifies assessment criteria for signage relating to character of the area, special areas, views and vistas, streetscape, setting or landscaping, site and building, illumination and safety. The proposed signage is considered satisfactory having regard to the assessment criteria contained in Schedule 5 of *SEPP IE*.

Signs and Advertising Structures

The application seeks consent for the erection of the following signage:

- 1 x advertising structure measuring 18,650mm (width) by 4,390mm (height)

Section 3.11(1) requires the considerations of is the proposed advertisement is consistent with the section 3.1(1)(a) objectives of the Chapter, the assessment criteria contained within Schedule 5 of SEPP IE and the other requirements of the Chapter.

Section 3.11(2) requires that the Consent Authority must not grant consent unless arrangement that are consistent with the guidelines have been entered into for the provision of public benefits in connection with the advertisement. A VPA offer of \$15,000 per annum and other public benefits has been made with the application.

Section 3.1 Aims, objectives etc

In considering the clause 3 aims, the proposed structure matches the scale and size of the existing sign, has been used as an advertisement for many years and is in an appropriate location on a highway in a commercial and industrial area. The proposal is therefore compatible with the desired amenity and visual character of the area and provides for effective communications in a suitable location. The quality of the design and finishes is considered to be high. The conditions of consent reflect the desire to provide time limited consents. The impacts of the proposal on the transport corridors have been considered and public benefits have been derived from the VPA offer.

Schedule 5 Assessment Criteria	Comment
<p>1 Character of the area</p> <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 proposal matches the size of the existing advertising sign. The site is located adjacent to the Princes Highway and in a zone that is industrial and commercial in character.</p> <p>The proposal includes landscaping which better integrates the development into the adjacent open space across the rear lane.</p> <p>There is no particular theme for this kind of advertising structure in the area.</p>
<p>2 Special areas</p> <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 landscapes or residential areas? 	<p>The site is not an area that has a particular special characteristic to consider.</p>
<p>3 Views and vistas</p> <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 proposal does not obscure or compromise important views.</p> <p>The proposal does not dominate the skyline.</p> <p>The proposal does not impact viewing rights of other advertisers.</p>

<p>4 Streetscape, setting or landscape</p> <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 vegetation management? 	<p>As the proposed advertising structure matches that of the existing it satisfies the streetscape and setting criteria.</p> <p>The proposal includes a landscape plan that provides for suitable landscaping for the areas around the advertising structure.</p>
<p>5 Site and building</p> <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 proposal is compatible with the scale and characteristics of the site noting the existing sign.</p> <p>The relationship with the adjoining buildings is appropriate.</p>
<p>6 Associated devices and logos with advertisements and advertising structures</p> <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>The proposal will have 24 hour web cameras and gantry is provided to provide for safe access.</p>
<p>7 Illumination</p> <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 of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	<p>An illumination and lighting assessment is included with the application as well as an assessment of the impacts on traffic. The application was referred to sydney airport.</p> <p>The application is unlikely to impact any residential properties given the distance and the illumination would not be subject to a curfew.</p>
<p>8 Safety</p> <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? 	<p>A safety impact assessment has been provided with the application has been reviewed by Councils Engineers who raised no objections.</p>

<ul style="list-style-type: none"> • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	
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Other Relevant Provision	Comment
Section 3.15- Advertisements with display area greater than 20 square metres or higher than 8 metres above ground	<p>The application included an impact statement that addressed the assessment criteria in schedule 5.</p> <p>The impacts of the proposal are considered to be acceptable noting the existing advertising structure.</p> <p>Transport for NSW has provided concurrence subject to conditions of consent.</p>
Section 3.16 - Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road	<p>The concurrence of Transport for NSW has been obtained subject to conditions of consent.</p>
Section 3.17 - Advertising display area greater than 45 square metres	<p>The area of the advertising display is 81.8735sqm. As a result, the consent authority must be satisfied that the development is consistent with the guidelines.</p> <p>The guidelines have been considered. The proposal does not dominate the skyline or result in negative impacts on views, the proposed development reduces the signage area by 5.7% compared to the existing sign. A landscape management plan has been prepared and will form part of the consent.</p>
Section 3.18 - Location of certain names and logos	<p>The proposed location of the display which will contain the details of owner of the advertising structure is located in the strip below the advertisement and has an area of 0.25m in accordance with the development standard.</p>
Section 3.21 - Freestanding advertisements	<p>The proposed signage is not considered to protrude the dominate skyline due to the adjacent building when viewed from the visual catchment of 1km.</p>

5(a)(iii) State Environmental Planning Policy (Transport and Infrastructure) 2021 ('SEPP TI')

Section 2.118 Development with frontage to classified road

The site has a frontage to the Princess Highway (state road) and Railway Road (regionally unclassified Road). Section 2.118 (2) of SEPP TI requires that the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that the efficiency and operation of the classified road will not be adversely affected by the development.

The proposed application is supported by a Traffic Safety report that has been reviewed by Council's engineers. The consent authority can thus be satisfied that the efficiency and operation of the Princess Highway will not be impacted.

5(a)(iv) State Environmental Planning Policy (Biodiversity and Conservation) 2021 ('SEPP BC')

SEPP BC concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP.

The application seeks the removal of vegetation from within the site and on Council land. The application was referred to Council's Tree Management Officer whose comments are summarised as follows:

"The tree planting is supported to somewhat offset the impacts of the proposed sign however the species nominated on the concept plan by Urban Concepts (dated February 2020) is not likely to be successful in that environment. Whilst it is acknowledged that the applicant will not want a tree that covers the sign, there is sufficient room for a canopy tree that can overhang the vehicle space to the north west and not develop over the sign to the south east.

It is noted that previous approvals included conditions that required landscaping and ongoing maintenance however that has clearly not occurred.

Conditions provided."

Overall, the proposal is considered acceptable with regard to the SEPP BC subject to the imposition of the conditions, which have been included in the recommendation of this report.

5(a)(v) Marrickville Local Environment Plan 2011 ('MLEP 2011')

The application was assessed against the following relevant clauses of the Marrickville Local Environmental Plan 2011:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 – Demolition
- Clause 5.1 - Relevant acquisition authority
- Clause 5.1A - Development on land intended to be acquired for public purposes
- Clause 6.6 - Airspace operations

Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B6 under the MLEP 2011. The MLEP 2011 defines the development as (via the EPA Act 1979):

"advertising structure means a structure used or to be used principally for the display of an advertisement."

The development is permitted with consent (as an innominate use) within the land use table. The development is consistent with the objectives of the B6 zone.

Clause 2.7 – Demolition

The proposal necessitates the removal of the existing sign and as a result demolition. No issues are raised.

Clause 5.1 - Relevant acquisition authority

Part of the site is listed as SP2 and as a result the relevant acquisition authority is Transport for NSW.

Clause 5.1A - Development on land intended to be acquired for public purposes

The proposed development involves works within an area that is designed for SP2. The landscape works are within the acquisition area. The proposed advertising structure has its base in part of the site that is not designated for road acquisition. The works that are over the SP2 area are landscape associated with the consent. Transport for NSW has raised no objection to the works subject to the imposition of conditions of consent.

Clause 5.1A provides that development consent cannot be granted for consent on the land that is abled SP2 except for the purpose of a classified road. It should be noted that the works to the area within the SP2 area are for the purpose of improving the visual amenity adjacent to the classified road and as a result are for the purpose of the road.

Clause 6.6 - Airspace operations

The site appears to have an OLS of 22-24 AHD and the top of the sign is RL 17.48 AHD. Therefore, the proposal does not penetrate the OLS.

5(c) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

The amended provisions contained in the Draft IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.12 – Signs and Advertising	Yes
Part 2.16 – Energy Efficiency	Yes
Part 2.18 – Landscaping and Open Space	Yes
Part 2.24 – Contaminated Land	Yes
Part 2.25 – Stormwater Management	Yes
Part 9.33 – Strategic Context – Princess Highway	Yes

5(e) The Likely Impacts

The likely impacts of the proposal are acceptable.

5(f) The suitability of the site for the development

The site is suitable for the proposed development, especially noting the existing sign.

5(g) Any submissions

The application was notified originally notified for 14 days with no submissions being received. Upon the assessment of the application, it was noticed that the application was required to be advertised under SEPP 64 and that the notification is required for 21 days in accordance with the Community Engagement Framework due to the application containing a VPA offer. No submissions were received in response to the second notification.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. This has been achieved in this instance.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Development Engineering
- Property
- Urban Forests

6(b) External

The application was referred to Transport for NSW who provided the following response:

“Reference is made to Council’s email dated 5 October 2021, regarding the abovementioned application which was referred to TfNSW for concurrence in accordance with clause 18 of the State Environmental Planning Policy 64 (Advertising and Signage) (SEPP64)

TfNSW has reviewed the submitted application and advises that the subject property is affected by a road proposal. When this occurs, TfNSW does not support the construction of any new buildings or substantial structures. After review of the application, TfNSW considers that the proposed signage is a ‘minor’ structure and therefore allowable within the above parameters.

As such, TfNSW would provide concurrence under clause 18 of SEPP64 subject to Council’s approval and the following conditions are included in any consent issued by Council:

1. Any new structures, together with any improvements integral to the future use of the site, must be erected clear of the WestConnex M8 Tunnel and are wholly within the freehold property along both the Princes Highway and Railway Road boundaries ensuring the integrity of the WestConnex M8 Tunnel is not compromised.
2. All buildings and structures (including signage), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along Princes Highway and Railway Road boundary.
3. The proposed sign structure should be temporary and be easily removed in the future when the land reserved for road widening is required.
4. The proposed luminance levels shall be in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines 2017 and relevant Australian Standards.
5. The images displayed on the sign must not contain/use:
 - o Flashing or flickering lights or content;
 - o Animated displays, moving parts or simulated movement;
 - o Complex displays that hold a driver’s attention beyond “glance appreciation”;
 - o Displays resembling traffic control devices by use of colour, shape or words that can be construed as giving instruction to traffic for example, red, amber or green circles, octagons, crosses, triangles and words such as ‘stop’ or ‘halt’;

- o A method of illumination that distracts or dazzles;
- o Dominant use of colours red or green

6. The digital sign for its operation must comply with the requirements in Transport Corridor Outdoor Advertising and Signage Guidelines 2017 (refer to Section 2.5.8, Table 3 and Section 3.3) and relevant Australian Standards, as amended from time to time.

7. The Applicant shall prepare an independent Road Safety Assessment (RSA) within 3 months of the installation of the digital signage. The RSA should provide a formal assessment of the safety performance of the signalised intersection Princes Highway and Railway Road. Upon completion of the RSA, it is to be provided to TfNSW for review. The applicant will be required to implement the recommendations of the RSA to ensure that road safety is maintained along the Princes Highway. Please send to development.sydney@transport.nsw.gov.au.

8. Construction and maintenance activities shall be undertaken wholly within the private property of the site. If this is not possible Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Princes Highway and during installation. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf> 6. All works associated with the proposed sign, including maintenance activities, shall be at no cost to TfNSW."

7. Section 7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$8,030 would be required for the development under Marrickville Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Draft Voluntary Planning Agreement (PA)

The application includes the following PA offer.

"The public benefit test is an assessment of how the local community will benefit as a result of the display of the advertisement and, pursuant to Clause 13 of SEPP 64, it must be applied to an advertising proposal if:

- (a) the display of the advertisement is by or on behalf of RMS or Sydney Trains and NSW Trains, or
- (b) the advertisement is to be displayed along a tollway,
- (c) the advertisement is to be displayed on a bridge, or
- (d) the advertisement requires RMS concurrence under SEPP 64 (Clause 18).

The proposed digital conversion falls under the provisions of Clause 18 of SEPP 64. It is a requirement of Clause 18 that the concurrence of the NSW RMS is needed for a sign that is greater than 20 square metres in area and within 250 metres of a Classified Road. The applicant (oOh!media) is willing to enter into a voluntary planning agreement with the Inner West Council that provides a \$15,000 per annum monetary contribution for each year of the consent duration and allocate 5% of display time to the Inner West Council for the display of community and civic related messages to satisfy the public benefit provisions."

Council's property team has been unable to negotiate the terms of the PA within the 180 days that Council is required to determine applications in. As a result, it is recommended that a deferred commencement consent is granted subject a PA being entered into before the operational consent is granted.

9. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in SEPP IE, the guidelines, Marrickville Local Environmental Plan 2011 and Marrickville Development Control Plan 2011.

The proposed development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to a deferred commencement in relation to the proposed VPA and the imposition of appropriate conditions.

10. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to section 4.16(3) of the Environmental Planning and Assessment Act 1979, grant deferred commencement consent to Development Application No. DA/2021/0899 to replace the existing static advertising sign with an electronic advertising sign, carry out associated landscaping and provide a new hardstand parking area at 469R Princes Highway SYDENHAM NSW 2044 subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

Attachment A – Recommended conditions of consent

The following is a Deferred Commencement condition imposed pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This Consent will not operate and may not be acted upon until the Council is satisfied as to the following matter(s):

A. Voluntary Planning Agreement

In accordance with the offer contained within the Statement of Environmental Effects, the Applicant is to enter into a Planning Agreement under section 7.4 of the *Environmental Planning and Assessment Act 1979* with Council. A copy of the executed Planning Agreement must be submitted to Council.

Evidence of the above matter(s) must be submitted to Council within 2 years otherwise the Consent will not operate.

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA.01 Issue 2	General Arrangement - Sheet 1	13/01/2020	ARCADIS
	Landscape Plan	3/2/2020	Urban Concepts
	Planting Plan	3/2/2020	Urban Concepts
12754-1	Plan showing general site detail and spot levels	10/11/2021	Geometra
	Statement of Environmental Effects	March 2020	Urban Concepts

As amended by the conditions of consent.

DESIGN CHANGE

2. Tree Planting plan and landscape maintenance schedule

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

A detailed tree planting plan, drawn to scale, by an AQF5 consultant Arborist or Landscape Architect/ Designer, must be submitted to and approved by Council. The plan must include:

- a. Location of existing and proposed structures on the site including, but not limited to: existing and proposed trees, paved areas and planted areas;
- b. Details of any earthworks, changes to existing grade and soil depths including mounding and retaining walls and planter boxes (if applicable);
- c. Location, numbers, type and supply of trees, with reference to AS2303:2018—*Tree stock for landscape use* (if applicable);
- d. A minimum of one (1) new tree must be included in the design. The trees species must attain a minimum mature height of nine (9) metres and canopy spread of six (6) metres. The species must be one that will mature to a healthy tree in the environment of the site. Examples include - *Banksia integrifolia*, *Brachychiton acerifolia*, *Callistemon salignus*, *Elaeocarpus eumundi*. Trees listed on the Minor Works list in Council's Tree Management Controls, Palms, fruit trees and species recognised to have a short life span are not acceptable in satisfaction of this condition;
- e. The tree/s must be in a minimum container size of 200 litres at planting.
- f. New trees must be planted in natural ground. It must be demonstrated that there is sufficient soil volume to allow maturity to be achieved (refer to Council's *Development Fact Sheet—Trees on Development Sites* for further information);
- g. New trees must be appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction. Trees must be located at a minimum setback of 1.5metres from any boundary or structure;
- h. An ongoing Landscape Management Plan must be included detailing the maintenance of the vegetation including (but not limited to) watering, fertilising, weeding, pruning.

FEES

3. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with Marrickville Section 94/94A Contributions Plan 2014.

Note:

Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*:

\$8,030

*Indexing of the Section 7.12 contribution payment:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your*

payment method to confirm the correct current payment amount (at the expected time of payment).

Payment methods:

The required contribution must be paid either **by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000))**. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. **Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.**

4. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

5. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$8,432.00
Inspection Fee:	\$241.50

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

GENERAL CONDITIONS

6. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

7. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

8. Stormwater Drainage System – Simple

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, down pipe, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Any existing component of the stormwater system that is to be retained must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road. No concentration of flows or nuisance to other properties.

9. Signage Lighting in proximity to Major Intersections

Signage lighting must be in accordance with the following:

- a. Compliance with or of the requirements of TfNSW; and
- b. All advertisements displayed must be in accordance with the RTA's Road Safety Advisory Guidelines for Sign Content, within Table 5 and Table 6 of the Department of Planning and Environment's Transport Corridor Outdoor Advertising and Signage Guidelines, dated Nov 2017 and as amended.

10. Transport for NSW conditions

- i. Any new structures, together with any improvements integral to the future use of the site, must be erected clear of the WestConnex M8 Tunnel and are wholly within the freehold property along both the Princes Highway and Railway Road boundaries, ensuring the integrity of the WestConnex M8 Tunnel is not compromised.
- ii. All buildings and structures (including signage), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along Princes Highway and Railway Road boundary.
- iii. The proposed sign structure should be temporary and be easily removed in the future when the land reserved for road widening is required.
- iv. The proposed luminance levels shall be in accordance with the Transport Corridor Outdoor Advertising and Signage Guidelines 2017 and relevant Australian Standards.
- v. The images displayed on the sign must not contain/use:

- Flashing or flickering lights or content;
 - Animated displays, moving parts or simulated movement;
 - Complex displays that hold a driver's attention beyond "glance appreciation"
 - Displays resembling traffic control devices by use of colour, shape or words that can be construed as giving instruction to traffic for example, red, amber or green circles, octagons, crosses, triangles and words such as 'stop' or 'halt'
 - A method of illumination that distracts or dazzles;
 - Dominant use of colours red or green 6. The digital sign for its operation must comply with the requirements in Transport Corridor Outdoor Advertising and Signage Guidelines 2017 (refer to Section 2.5.8, Table 3 and Section 3.3) and relevant Australian Standards, as amended from time to time
- vi. The digital sign for its operation must comply with the requirements in Transport Corridor Outdoor Advertising and Signage Guidelines 2017 (refer to Section 2.5.8, Table 3 and Section 3.3) and relevant Australian Standards, as amended from time to time.
- vii. The Applicant shall prepare an independent Road Safety Assessment (RSA) within 3 months of the installation of the digital signage. The RSA should provide a formal assessment of the safety performance of the signalised intersection Princes Highway and Railway Road. Upon completion of the RSA, it is to be provided to TfNSW for review. The applicant will be required to implement the recommendations of the RSA to ensure that road safety is maintained along the Princes Highway.

Please send to development.sydney@transport.nsw.gov.au.

- viii. Construction and maintenance activities shall be undertaken wholly within the private property of the site. If this is not possible Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Princes Highway and during installation. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf> 6. All works associated with the proposed sign, including maintenance activities, shall be at no cost to TfNSW.

11. Time Limited Consent

This consent is for a time limited period of 15 years from the date that the consent becomes operable (being the date of the consent appears on the NSW Planning portal).

PRIOR TO ANY DEMOLITION

12. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

13. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must

be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

PRIOR TO CONSTRUCTION CERTIFICATE

14. Compliance with Planning Agreement

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided written evidence from Council that all matters in the executed Voluntary Planning Agreement must be complied with. The Voluntary Planning Agreement is attached as "Annexure 1" to this Determination Notice.

15. Dilapidation Report – Pre-Development – Minor

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

16. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The construction of heavy duty vehicular crossing at the vehicle access location and new kerb for the balance of the site in Stewart Lane;
- b. The level at the boundary shall match the invert level of the adjacent lane plus 110mm at both sides of the vehicle entry. The driveway/hardstand must then rise within the property to be 150mm above the adjacent road level. A long section, along both sides of the proposed vehicular crossing, drawn at a 1:20 or 1:25 natural scale shall be submitted for approval. The long section shall begin from the centreline of the adjacent road to a minimum of 3 metres into the property. The long section shall show both existing surface levels and proposed surface levels with changes;
- c. Installation of a stormwater outlet to the kerb and gutter.

All works must be completed prior to the issue of an Occupation Certificate.

17. Driveway Long Section - Dwelling

The vehicular crossing and driveway ramp to the site shall be designed to satisfy the ground clearance template (Figure C1) from AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking. A long section, along both sides of the proposed vehicular crossing and ramp, drawn at a 1:20 or 1:25 natural scale, shall be submitted to and approved by Council before the issue of a Construction Certificate. The long section shall begin from the centreline of the adjacent road to a minimum of 3 metres into the property. The long section approved by Council shall

define the Alignment Levels at the property boundary. The long section shall show both existing surface levels and proposed surface levels with changes.

18. Alignment Levels – Rear Lane

The internal vehicle hardstand area shall be redesigned such that the level at the boundary shall match the invert level of the adjacent lane plus 110mm at both sides of the vehicle entry. This will require the internal hard stand area to be adjusted locally at the boundary to ensure that it matches the above Alignment Levels. Amended plans shall be submitted to and approved by Council before the issue of the Construction Certificate. The driveway/hardstand must then rise within the property to be 150mm above the adjacent road level.

Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.

DURING DEMOLITION AND CONSTRUCTION

19. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6:00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

20. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

PRIOR TO OCCUPATION CERTIFICATE**21. Certification of Tree Planting**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture / Arboriculture or a qualified Landscape Designer / Landscape Architect that the canopy tree has been planted in accordance with the approved Tree Planting Plan.

22. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

23. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the Roads Act 1993 including:

- a. Heavy duty concrete vehicle crossing(s) at the vehicular access location(s);
- b. Kerb for the balance of the site in Stewart Lane; and
- c. Other works subject to the Roads Act 1993 approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

24. Heavy Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that heavy duty concrete vehicle crossing/s, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" has been constructed at the vehicular access locations.

ON-GOING**25. Tree Establishment**

The trees planted as part of this consent are to be maintained in a healthy and vigorous condition until they reach a height of greater than six (6) metres or a canopy spread of greater than three (3) metres when they will be subject to Council's Tree Management DCP. If any of

the trees are found faulty, damaged, dying or dead before they are subject to the controls they must be replaced in accordance with the requirements of the relevant conditions.

ADVISORY NOTES

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. the Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.

- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660

			To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments	131441	www.lspc.nsw.gov.au
NSW Food Authority		1300 552 406	www.foodnotify.nsw.gov.au
NSW Government			www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au
			Information on asbestos and safe work practices.
NSW Office of Environment and Heritage		131 555	www.environment.nsw.gov.au
Sydney Water		13 20 92	www.sydneywater.com.au
Waste Service - Environmental Solutions	SITA	1300 651 116	www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)			www.waterrating.gov.au
WorkCover Authority of NSW		13 10 50	www.workcover.nsw.gov.au
			Enquiries relating to work safety and asbestos removal and disposal.

Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;

- h. Partial or full road closure; and
 - i. Installation or replacement of private stormwater drain, utility service or water supply.
- If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Public Domain and Vehicular Crossings

The vehicular crossing and/or footpath works are required to be constructed by your contractor. You or your contractor must complete an application for *Design of Vehicle Crossing and Public Domain Works – Step 1* form and *Construction of Vehicle Crossing and Public Domain Works – Step 2* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council

Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

469-473 Princes Highway, Sydenham
OOHmedia
March 2020

OOH MEDIA DIGITAL SIGNS
LANDSCAPE DA
469 PRINCES HIGHWAY
SYDENHAM

03 FEBRUARY 2020

ohi!

GROUP USA

 urbanconcepts

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469-473 Princes Highway, Sydenham
oOhlmseda
March 2020

CONTENTS

- 3. Site Context
- 4. Landscape Plan
- 5. Planting Plan and Schedule
- 6. Existing Site
- 7. Day Montage
- 8. Night Montage



DEVELOPMENT APPLICATION 03 FEBRUARY 2020



469-473 Princes Highway, Sydenham
 oShimada
 March 2020

SITE CONTEXT

CONTEXT

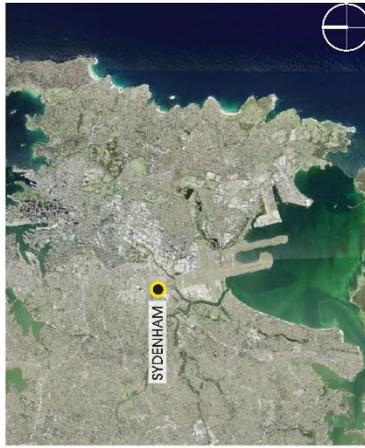
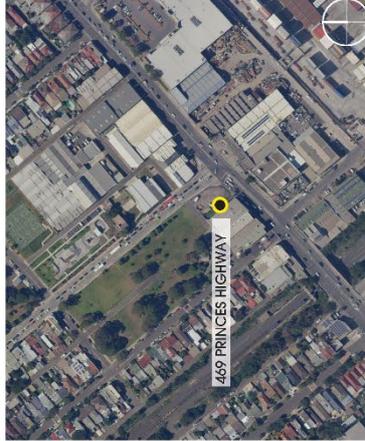
The site is located at 469 Princes Highway Sydenham, approximately 5km south-west of the Sydney central business district. It is bounded by Steward Lane and adjacent green space to the north, Railway road to the east and mixed use and commercial buildings to the west.

The site has north-east facing aspect and the existing advertising structure is pole mounted in front of the neighbouring wall in a turf strip. There are six bottom mounted lights fixed on this structure that is approximately 6m above the ground. This DA is proposing to convert this signage to a digital display.

The key items and identified during the site analysis phase were as follows:

- > Existing signage dimensions are 18.99m in length and 4.57m in width
- > Proposed signage dimensions are 18.65m in length and 4.38m in height
- > The base of the existing structure is approximately 6m above ground level and the existing structure is to be retained
- > The six bottom mounted lights are to be removed for the digital conversion
- > The southern edge of the existing signage is approximately 2m from the southern kerb line of Princes Highway
- > Existing turf area of approximately 200m²
- > Existing gate and 2 x existing brick structures to the northern edge of the site
- > The site fully enclosed by a wall mounted wire mesh security fence.

GroupSA have been engaged to provide DA for proposed landscape works and supporting visual imagery of proposed digital display and associated landscape treatments.



GROUPSA FOR ohi

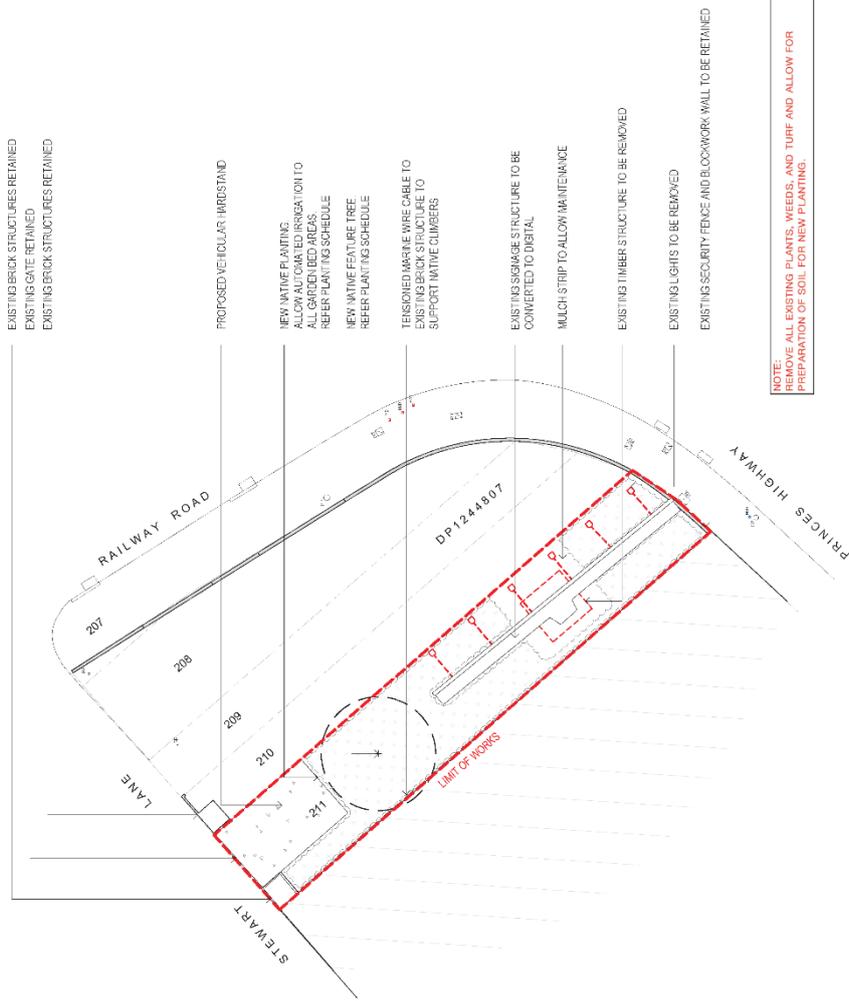
DEVELOPMENT APPLICATION 03 FEBRUARY 2020

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 oOhimedita
 March 2020

469 PRINCES HIGHWAY | LANDSCAPE PLAN

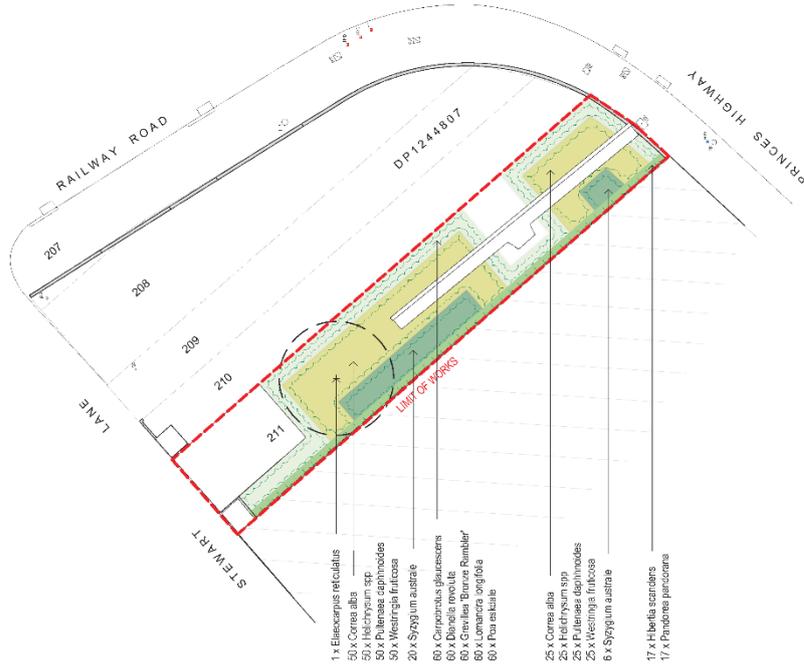


NOTE: REMOVE ALL EXISTING PLANTS, WEEDS, AND TURF AND ALLOW FOR PREPARATION OF SOIL FOR NEW PLANTING.



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469 PRINCES HIGHWAY | PLANTING PLAN



- 1 x Elaeagnus reticulata
- 50 x Correa alba
- 50 x Helichrysum sp.
- 50 x Pterinea caprioides
- 30 x Westringia fruticosa
- 20 x Syzygium australe
- 60 x Carobrotus glaucescens
- 60 x Dianella revoluta
- 60 x Grevillea Brunze Rambler
- 60 x Lomandra longifolia
- 60 x Flor eskatle
- 25 x Correa alba
- 25 x Helichrysum spp
- 25 x Pterinea caprioides
- 25 x Westringia fruticosa
- 6 x Syzygium australe
- 17 x Hibertia scarabara
- 17 x Pandorea pandorana

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (H x W) m	POT SIZE	SPACING	QTY
	FEATURE TREE PLANTING					
	<i>Elaeagnus reticulata</i>	Bluelberry Ash	15 x 5	75L	1/5m	1
	NATIVE SHRUB MIX (BIMF)					
	<i>Correa alba</i>	White Correa	1.5 x 1.5	150mm	4/m ² 25%	76
	<i>Helichrysum spp</i>	Paper Daisy	0.6 x 1.5	150mm	4/m ² 25%	76
	<i>Pterinea caprioides</i>	Large-leaf Bitter-pea	1.5 x 2.0	150mm	4/m ² 25%	76
	<i>Westringia fruticosa</i>	Coastal rosemary	0.9 x 0.9	150mm	4/m ² 25%	76
	NATIVE GRASSES/GROUNDCOVERS MIX (60m²)					
	<i>Carobrotus glaucescens</i>	Pg. Face	0.3 x 2	Tube	5/m ² 20%	60
	<i>Dianella revoluta</i>	Flax-Lily	1 x 1.5	Tube	5/m ² 20%	60
	<i>Grevillea Brunze Rambler</i>	Grevillea	0.5 x 2	Tube	5/m ² 20%	60
	<i>Lomandra longifolia</i>	Mist Flax	0.5 x 0.5	Tube	5/m ² 20%	60
	<i>Flor eskatle</i>	Tussock Grass	0.5 x 1.0	Tube	5/m ² 20%	60
	NATIVE SCREENING HEDGE (130m)					
	<i>Syzygium australe 'Resilience'</i>	Lily Pilly	4.0 x 2.0	200mm	2/1m 100%	26
	NATIVE CLIMBERS (340M) - TO BE TRAINED TO TENSIONED MARINE WIRE CABLE SYSTEM					
	<i>Hibertia scarabara</i>	Scarlet Vine	0.5 x 1	200mm	1/1m 50%	17
	<i>Pandorea pandorana</i>	Yellow Kassinine	2.0 x 0	200mm	1/1m 50%	17

NOTE:
 ALLOW FOR AUTOMATED IRRIGATION TO ALL GARDEN BED AREAS.



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469-473 Princes Highway, Sylvania
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March 2020

469 PRINCES HIGHWAY | EXISTING SITE



GROUP USA FOR **oht**

DEVELOPMENT APPLICATION

03 FEBRUARY 2020

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469-473 Princes Highway, Sylvania
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March 2020

469 PRINCES HIGHWAY | DAYTIME DESIGN CONCEPT



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469 PRINCES HIGHWAY | NIGHTTIME DESIGN CONCEPT



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Attachment C – Draft Voluntary Planning Agreement (VPA)

469-473 Princes Highway, Sydenham
oOh!media
March 2020

3.6.3. Summary of Lighting Compliance

The proposed signage to be installed at 469 Princes Highway, Sydenham, shall be commissioned on site to yield the maximum luminance outlined in Table 3.7.

TABLE 3.7 LUMINANCE LEVELS FOR DIGITAL ADVERTISEMENTS

LIGHTING CONDITION	MAX PERMISSIBLE LUMINANCE (cd/m2) #	COMPLIANT
Full Sun on face of Signage	No Limit	✓
Day Time Luminance (typical sunny day)	6000	✓
Morning and Evening Twilight and Overcast Weather	700	✓
Night Time	179	✓

Source: Electrolight Australia Pty Ltd 2019

In summary, Electrolight Australia advises that:

- The signage operator must ensure that the average luminance difference between successive images does not exceed 30% to ensure compliance with AS4282. The dwell time shall be 10 seconds or greater.
- The proposed signage has been found to comply with all relevant requirements of AS 4282-2019 Control of the Obtrusive Effects of Outdoor Lighting
- In complying with the above requirements, the proposed signage should not result in unacceptable glare nor should it adversely impact the safety of pedestrians, residents or vehicular traffic. Additionally, the proposed signage should not cause any reduction in visual amenity to nearby residences or accommodation.

3.7. Amber Alert and RMS Safety Messages

oOh!media will provide the potential for amber alerts and or RMS Road Safety Announcements to be displayed on the digital screen if required. Amber alerts are emergency community announcements that are displayed on request by law and safety enforcement agencies. oOh!media is also willing to make the screen available for Amber Alert Messaging in the event that any 'Threat To Life' emergency arises.

3.8. Public Benefit Contribution (SEPP 64 Requirement)

The public benefit test is an assessment of how the local community will benefit as a result of the display of the advertisement and, pursuant to Clause 13 of SEPP 64, it must be applied to an advertising proposal if:

- (a) the display of the advertisement is by or on behalf of RMS or Sydney Trains and NSW Trains, or
- (b) the advertisement is to be displayed along a tollway,
- (c) the advertisement is to be displayed on a bridge, or
- (d) the advertisement requires RMS concurrence under SEPP 64 (Clause 18).

The proposed digital conversion falls under the provisions of Clause 18 of SEPP 64. It is a requirement of Clause 18 that the concurrence of the NSW RMS is needed for a sign that is greater than 20 square metres in area and within 250 metres of a Classified Road.

The applicant (oOh!media) is willing to enter into a voluntary planning agreement with the Inner West Council that provides a \$15,000 per annum monetary contribution for each year of the consent duration and allocate 5% of display time to the Inner West Council for the display of community and civic related messages to satisfy the public benefit provisions.