

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting

10 JULY 2019

ITEM 5.2 DEVELOPMENT APPLICATION 72-2019 – ADVERTISING SIGN
 – 300 LANYON DRIVE, JERRABOMBERRA

ATTACHMENT 1 DA 72-2019 – SECTION 4.15 MATTERS FOR CONSIDERATION
 REPORT – ADVERTISING SIGN – 300 LANYON DRIVE,
 JERRABOMBERRA

ATTACHMENT - SECTION 4.15(1) TABLE – Matters For Consideration

This application has been assessed under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and the following matters are of relevance to **Development Application No. 72-2019**

State Environmental Planning Policies

The proposed development has been assessed in accordance with the requirements of the relevant State Environmental Planning Policies (SEPPs) including any draft SEPPs and a summary is provided in the following table:

SEPP COMMENTS	COMPLIES (Yes/No)
<i>State Environmental Planning Policy No 55 - Remediation of Land</i>	
<p>Clause 7(1) prescribes that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and 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 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.</p> <p>A Detailed Site Investigation (C1758128) was carried out on the site as part of the assessment process of Development Application 128-2016, for the construction of the Northern Entry Road on the same site that is the subject of this application. The site has not been used for several decades and is heavily vegetated with grass and small shrubs. The site includes former sheep yards which were used for the management of sheep, potentially including the application of pesticides. The site was identified within previous reports as an AEC based upon the potential for contamination resulting from agricultural practices and pesticides.</p> <p>The proposed use of this application is an advertising sign (and associated structure) which does not encroach on the former sheep yard. As such, Council are satisfied that the land is suitable in its current state for the purpose to which the development is proposed to be carried out, and therefore Clause 7 of SEPP 55 is satisfied.</p>	Yes
<i>State Environmental Planning Policy No 64 - Advertising and Signage</i>	
<p>The proposal is for a 4.8m X 7.2m freestanding business identification sign and associated structure.</p> <p><i>Clause 3 – Aims, objectives etc.</i> Consideration is required of the aims and objectives of SEPP 64, including: (a) to ensure that signage (including advertising): (i) is compatible with the desired amenity and visual character of an area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and (b) to regulate signage (but not content) under Part 4 of the Act, and (c) to provide time-limited consents for the display of certain advertisements, and (d) to regulate the display of advertisements in transport corridors, and (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.</p> <p><i>Clause 4 – Definitions</i> In terms of the definitions prescribed by SEPP 64, a number of definitions are considered relevant: <i>signage</i> means all signs, notices, devices, representations and advertisements</p>	Yes

SEPP COMMENTS	COMPLIES (Yes/No)				
<p><i>that advertise or promote any goods services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage and includes:</i></p> <p><i>(a) building identification signs, and</i> <i>(b) business identification signs, and</i> <i>(c) advertisements to which Part 3 applies,</i> <i>but does not include traffic signs or traffic control facilities.</i></p> <p>business identification sign means a sign:</p> <p><i>(a) that indicates:</i> <i>(i) the name of the person or business, and</i> <i>(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and</i> <i>(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,</i> <i>but that does not contain any advertising relating to a person who does not carry on business at the premises or place.</i></p> <p>The proposed sign and associated structure are considered to be signage as defined above. The proposed signage is a business identification sign as it identifies the name and logo of the business that is carried out on the site.</p> <p>advertisement means signage to which Part 3 applies and includes any advertising structure for the advertisement.</p> <p>Assessing Officers Comments: The proposal includes a <i>business identification</i> including the name of the business being carried out on the site and a logo that identifies the business. The proposed signage is to be illuminated by six (6) self-contained solar LED downlights.</p> <p>PART 2 DIVISION 3 PARTICULAR ADVERTISEMENTS Clause 23 Freestanding advertisements</p> <p><i>(1) The consent authority may grant consent to the display of a freestanding advertisement only if the advertising structure on which the advertisement is displayed does not protrude above the dominant skyline, including any buildings, structures or tree canopies, when viewed from ground level within a visual catchment of 1 kilometre.</i></p> <p><i>(2) This clause does not prevent the consent authority, in the case of a freestanding advertisement on land within a rural or non-urban zone, from granting consent to the display of the advertisement under clause 15.</i></p> <p>Assessing Officer's Comments: As stated above, the proposed sign is a 4.8m high freestanding business identification sign. It is considered that the proposed sign does not protrude above the dominant skyline including any buildings, structures or tree canopies. The subject site is currently vacant and is in close proximity to the nearby Poplars development on the northern side of Tompsitt Drive. It is noted that the buildings proposed within this subdivision have a maximum building height that is higher than the proposed sign. Additionally, the nearest residential development is approximately 600m from the proposed sign and it is considered that the sign will not have adverse impacts.</p>					
Schedule 1 Assessment Criteria					
<table border="1"> <thead> <tr> <th data-bbox="151 1966 702 2000">Criteria</th> <th data-bbox="710 1966 1236 2000">Comment</th> </tr> </thead> <tbody> <tr> <td data-bbox="151 2000 702 2128"> 1. Character of the Area <ul style="list-style-type: none"> <i>Is the proposal compatible with the existing or desired future</i> </td> <td data-bbox="710 2000 1236 2128"> The locality as outlined in the South Jerrabomberra Master Plan is a commercial precinct identified as employment and potential </td> </tr> </tbody> </table>	Criteria	Comment	1. Character of the Area <ul style="list-style-type: none"> <i>Is the proposal compatible with the existing or desired future</i> 	The locality as outlined in the South Jerrabomberra Master Plan is a commercial precinct identified as employment and potential	
Criteria	Comment				
1. Character of the Area <ul style="list-style-type: none"> <i>Is the proposal compatible with the existing or desired future</i> 	The locality as outlined in the South Jerrabomberra Master Plan is a commercial precinct identified as employment and potential				

SEPP COMMENTS		COMPLIES (Yes/No)
<p><i>character of the area or locality in which it is proposed to be located?</i></p> <ul style="list-style-type: none"> <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i> 	<p>employment lands otherwise known as a Business Park. The subject site is currently vacant. North of Tomsitt Drive approximately 300m from the proposed location of the sign is the recently created Poplars commercial precinct including a number of takeaway food and drink premises, an Aldi Supermarket, a 7/11 service station and a medical facility.</p> <p>The proposed signage as part of this application is considered to be consistent with the proposed signage located in the Poplars subdivision. Additionally, the proposed sign is lower in height and located further from residential development, therefore having a smaller impact.</p>	
<p>2. Special areas</p> <ul style="list-style-type: none"> <i>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?</i> 	<p>It is considered that the proposed signage does not detract from the amenity or visual quality within the area nor any heritage areas, open space areas, waterways, rural landscapes or residential areas as the proposed signage is of a small scale. Additionally, the sign is proposed to be temporary seeking approval for a period of two (2) years.</p>	
<p>3. Views and vistas</p> <ul style="list-style-type: none"> <i>Does the proposal obscure or compromise important views?</i> <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> <i>Does the proposal respect the viewing rights of other advertisers?</i> 	<p>The proposed signage does not obscure or compromise important views and will not dominate the skyline. The proposed signage is 4.8m high which is lower than nearby commercial development and consistent with the height of nearby residential development.</p> <p>The proposed sign will not dominate the skyline nor reduce the quality of vistas. The sign is located approximately 600m from the nearest residential development and therefore is unlikely to have an adverse impact.</p>	
<p>4. Streetscape, setting or landscape</p> <ul style="list-style-type: none"> <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i> 	<p>The proposed sign is of an appropriate scale and form in regards to the streetscape and setting. The proposed sign is the only one located on the southern side of Tomsitt Drive and is substantially lower than the maximum building height of 12m as prescribed by the QLEP (Poplars) 2013.</p> <p>The proposed sign is considered unlikely to add clutter to the streetscape and will not protrude</p>	

SEPP COMMENTS	COMPLIES (Yes/No)
<ul style="list-style-type: none"> • <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> • <i>Does the proposal screen unsightliness?</i> • <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> • <i>Does the proposal require ongoing vegetation management?</i> 	<p>above buildings in the locality.</p> <p>No landscaping has been proposed as part of the application.</p>
<p>5. Site and building</p> <ul style="list-style-type: none"> • <i>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?</i> • <i>Does the proposal respect important features of the site or building, or both?</i> • <i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i> 	<p>There are no buildings existing or proposed on site at the time of this application.</p>
<p>6. Associated devices and logos with advertisements and advertising structures</p> <ul style="list-style-type: none"> • <i>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?</i> 	<p>The proposed sign includes six (6) solar LED downlights that will cast a light onto the signage panel.</p>
<p>7. Illumination</p> <ul style="list-style-type: none"> • <i>Would illumination result in unacceptable glare?</i> • <i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i> • <i>Would illumination detract from the amenity of any residence or other form of accommodation?</i> • <i>Can the intensity of the</i> 	<p>It is considered that the proposed illumination of the sign will not result in an unacceptable glare nor will it affect the safety of vehicles, pedestrians or aircraft. The lights will be angled to face the panels of the sign and not directed towards the road or other development.</p> <p>The applicant has stated that the proposed sign lighting has a dimming feature that could be used during the night time period. Given the distance between the sign and nearby</p>

SEPP COMMENTS		COMPLIES (Yes/No)
<p><i>illumination be adjusted, if necessary?</i></p> <ul style="list-style-type: none"> <i>Is the illumination subject to a curfew?</i> 	<p>residential development, it is considered unnecessary to impose a curfew on illumination. However, if once operational, the illumination becomes an issue, the applicant has the ability to dim the lighting.</p>	
<p>8. Safety</p> <ul style="list-style-type: none"> <i>Would the proposal reduce the safety for any public road?</i> <i>Would the proposal reduce the safety for pedestrians or bicyclists?</i> <i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i> 	<p>The proposed advertising sign will not reduce the safety of road users, pedestrians or bicyclists due to its sufficient setbacks and minimal size.</p> <p>The proposed sign does not obscure sight lines from public areas.</p>	
<p>State Environmental Planning Policy (Infrastructure) 2007</p>		
<p>The provisions of this policy have been considered in the assessment of the application. The site is not located in or adjacent to a road corridor nor does it have frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No development is proposed within 5m of an overhead powerline and no ground penetrating work is proposed within 2m of any underground electricity services.</p>		<p>Yes</p>

Local Environmental Plans

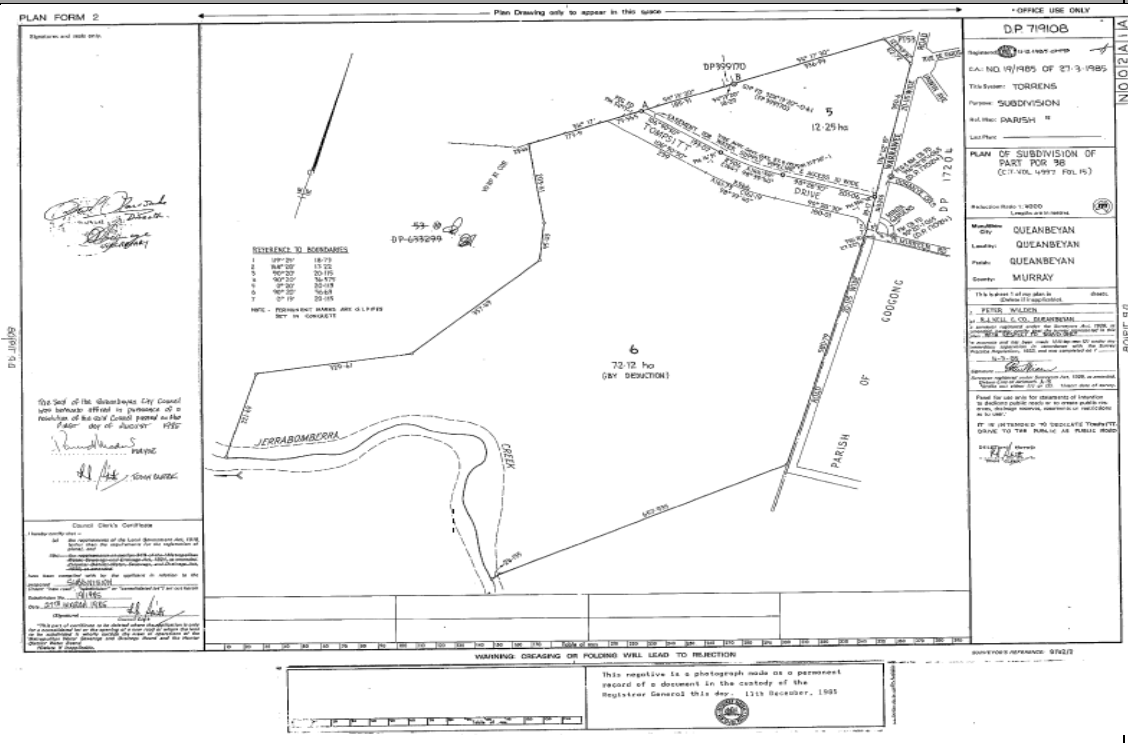
The proposed development has been assessed in accordance with the relevant requirements of the *Queanbeyan Local Environmental Plan 2012* and no relevant draft LEPs apply to the land. A summary is provided as follows:

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
<p>Part 1 Preliminary</p>	
<p>Clause 1.2 Aims of Plan</p>	
<p>The particular aims of this Plan are as follows:</p> <ul style="list-style-type: none"> (a) <i>to rezone certain land at The Poplars to achieve economically, environmentally and socially sustainable urban development that complements and provides a range of facilities for the benefit of the adjoining Jerrabomberra community,</i> (b) <i>to facilitate the orderly growth of the Poplars urban release area in a staged manner that promotes a high level of amenity for workers and the timely provision of physical and social infrastructure through appropriate phasing of the development of land,</i> (c) <i>to identify, protect and manage environmentally and culturally sensitive areas within Poplars, including but not limited to waterways and riparian corridors,</i> 	<p>Yes</p>

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIE S (Yes/No)
<p><i>habitat corridors, native vegetation and associated buffers, and heritage items,</i></p> <p>(d) <i>to provide appropriate employment and community land use opportunities consistent with the environmental capacity of the land,</i></p> <p>(e) <i>to provide appropriate controls for future development to minimise any adverse impact on the adjoining Jerrabomberra community.</i></p> <p>It is considered that the proposed signage is consistent with the aims of the QLEP (Poplars) 2013. A particular aim of this plan is to facilitate the orderly growth of the Poplars urban release area. The proposed advertising sign relates to the <i>Poplars</i> business that is involved in the development of the area and therefore is a component of the facilitation of the orderly growth of the area. Additionally, the proposed sign is considered unlikely to have an adverse impact on the adjacent Jerrabomberra community due to its height and temporary nature (being 2 years).</p>	
<p>Clause 1.4 Definitions</p>	
<p>The proposal is defined under the Queanbeyan Local Environmental Plan (Poplars) 2013 as signage.</p> <p>Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:</p> <p>(a) an advertising structure,</p> <p>(b) a building identification sign,</p> <p>(c) a business identification sign,</p> <p><i>but does not include a traffic sign or traffic control facilities.</i></p> <p>It is considered that the proposal is consistent with the above definition. The proposal involves a 17.3m² advertising sign fixed to a 4.8m high structure/vessel with six (6) solar LED downlights.</p>	<p>Yes</p>
<p>Clause 1.9A Suspension of Covenants, Agreements and Instruments</p>	
<p>The proposed sign is to be located on Lot 6 DP 719108. The below image is an extract from DP 719108 and shows that there are no covenants, agreements or instruments applicable.</p>	<p>Yes</p>

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS

**COMPLIANCE
(Yes/No)**



Part 2 Permitted or Prohibited Development

Clause 2.1 Land Use Zones

The subject site contains a number of parcels that are zoned RE2 Private Recreation, E2 Environmental Conservation and B7 Business Park under the QLEP (Poplars) 2013. The portion to which the signage is proposed is zoned B7 Business Park.

Yes

Clause 2.3 Zone Objectives and Land Use Tables

The objectives of the B7 Business Park zone are:

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To provide for a well-designed business park development that appropriately responds to site constraints and adjoining residential development.

It is considered that the proposed sign is consistent with the objectives of the B7 Business Park zone. Specifically, the sign is related to a business undertaking development in the area that is encouraging employment opportunities.

Permissibility
Signage is permissible with consent within the B7 Business Park zone under the QLEP (Poplars) 2013.

Yes

Part 4 Principal Development Standards

Clause 4.3 Height of buildings


The maximum building height applicable to the proposal is 12m. The proposed advertising sign and structure has a total height of 4.8m above ground level and is compliant with this clause.

Yes

Clause 4.4 Floor space ratio

A floor space ration of 1:1 applies to the proposal. The proposed advertising sign and structure are located above ground level and do not have a gross floor area. The

Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIE S (Yes/No)
proposal complies with this clause.	
Part 5 Miscellaneous Provisions	
Clause 5.10 Heritage conservation	
There are no heritage items listed within Schedule 5 of the QLEP (Poplars) 2013 and therefore it is considered that the proposed is highly unlikely to have an adverse impact on heritage.	Yes
Clause 5.11 Bush fire hazard reduction	
The subject site is identified as being bush fire prone land. No bush fire hazard reduction works are proposed as part of this application.	NA
Part 6 Additional Local Provisions	
Clause 6.1 Earthworks	
Earthworks are not proposed as part of this application. The proposed structure requires footings/pier holes. The proposed works will not disrupt drainage patterns, soil stability nor will they affect future development on the land.	Yes
Clause 6.2 Riparian land and watercourses	
<p>The subject site is identified as being on the Riparian Lands and Watercourses Map as the southern boundary of the site follows Jerrabomberra Creek (as shown below).</p> 	
<p>The proposed advertising sign and structure are located in the most north-western portion of the site over 750m from the nearest point of Jerrabomberra Creek.</p> <p>(3) <i>Before determining a development application for development on land to which this clause applies, the consent authority must consider:</i></p> <p>(a) <i>whether or not the development is likely to have any adverse impact on the following:</i></p> <ul style="list-style-type: none"> (i) <i>the water quality and flows within the watercourse,</i> (ii) <i>aquatic and riparian species, habitats and ecosystems of the watercourse,</i> (iii) <i>the stability of the bed and banks of the watercourse,</i> (iv) <i>the free passage of fish and other aquatic organisms within or along the watercourse,</i> (v) <i>any future rehabilitation of the watercourse and riparian areas, and</i> <p>(b) <i>whether or not the development is likely to increase water extraction from the watercourse, and</i></p> <p>(c) <i>any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p> <p>It is considered that the proposal will not affect water quality and flows, ecosystems, the free passage of fish, the stability of the bed and banks of the watercourse, and</p>	Yes

QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 COMMENTS	COMPLIES (Yes/No)
any future rehabilitation works as the proposal is located more than 750m from the watercourse. Additionally, the proposal will not increase water extraction from the watercourse and therefore mitigation measure are not required.	
Clause 6.3 Airspace operations	
The subject site and proposed development (630m AHD) do not penetrate the Obstacle Limitations Surface Map (705m AHD) for Canberra Airport and therefore this clause is not applicable.	NA
Clause 6.4 Development in areas subject to aircraft noise	
This clause is applicable to development on land that is in an ANEF Contour of 20 or greater. The subject site is within the ANEF contour of 25. The proposal is for an advertising sign and associated structure and therefore does not increase the number of dwellings or people affected by aircraft noise and is not required to be consistent with AS2021-2000.	Yes
Clause 6.5 Development control plan	
The South Jerrabomberra Development Control Plan (SJDCP) applies to the subject site and the proposed development. It is considered that the SJDCP provides for the matters specified in Clause 6.5 subclause (3) of Queanbeyan Local Environmental Plan (Poplars) 2013. The SJDCP provides for a staging plan outlining the timely and efficient release of urban land, transport movement, landscaping strategies, active and passive recreation areas, stormwater and water quality management, environmental hazards, urban design controls, appropriate controls for neighbourhood commercial and retail uses, and suitably located public facilities and services.	Yes
Clause 6.6 Essential services	
Given the proposal is for an advertising sign and structure, essential services are not considered necessary.	Yes
Clause 6.7 Land adjoining Hume Industrial Area and Goulburn/Bombala	
The site is not identified as being within the visual and acoustic buffer and therefore this clause is not applicable.	NA

Development Control Plan

The Queanbeyan Development Control Plan (DCP) 2012 applies to the development and a summary of the relevant provisions is provided in the following table.

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
Part 1 About This Development Control Plan	
1.8 Public Notification Of A Development Application The development application was not required to be notified or advertised.	NA
Part 2 All Zones	
2.3 Environmental Management Standard conditions regarding erosion and sediment control measures will be imposed if consent is granted.	Yes
2.4 Contaminated Land Management The proposal is considered generally satisfactory with respect to State Environmental Planning Policy 55 – Remediation of Land (SEPP 55) and therefore	Yes

QUEANBEYAN DCP 2012 COMMENTS	COMPLIES (Yes/No)
also with respect to DCP clause 2.4. The land is not known to have been used for potentially contaminating activities.	
<p>2.5 Flood Management</p> <p>The subject site is not flood prone.</p>	NA
<p>2.6 Landscaping</p> <p>No landscaping is proposed as part of this application. Given the proposal is a business identification sign surrounded by existing mature trees, it is considered that landscaping is not necessary.</p>	Yes
<p>2.8 Guidelines for Bushfire Prone Areas</p> <p>The subject site is identified as being bushfire prone land. The proposal is for a sign and associated structure. Given the use, bushfire control measures are not required to be implemented.</p>	Yes
<p>2.9 Safe Design</p> <p>It is considered that the proposal is consistent with the objectives of this part of the QDCP 2012. The proposal is for an advertising sign and associated structure and will provide a sense of ownership for the private development site.</p>	Yes
<p>2.11 Airspace Operations and Airport Noise</p> <p>Refer to LEP assessment (Clauses 6.3 and 6.4).</p>	Yes
<p>2.12 Tree and Vegetation Management</p> <p>The proposal does not require the removal of any trees or vegetation.</p>	Yes

The proposed development has been assessed in accordance with the requirements of the **Googong Development Control Plan (DCP)** and a summary of the relevant provisions is provided in the following table.

SOUTH JERRABOMBERRA DCP 2015 COMMENTS	COMPLIES (Yes/No)
Part 9 Signage	
<p>Objectives</p> <ol style="list-style-type: none"> 1) <i>Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.</i> 2) <i>Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.</i> 3) <i>Ensure that advertisements and advertising structures do not detract from the streetscape and open space of the locality, nor lead to visual clutter</i> 	Yes

SOUTH JERRABOMBERRA DCP 2015 COMMENTS	COMPLIES (Yes/No)
<p><i>through the proliferation of such advertisements.</i></p> <ol style="list-style-type: none"> 4) <i>Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.</i> 5) <i>Corporate colours, logos and other graphics are encouraged to adhere to the controls under this section.</i> 6) <i>Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.</i> 7) <i>Ensure equal viewing rights where practical for all advertisements and advertising structures and to ensure that such advertisements are affixed and maintained in good structural condition at all times.</i> 8) <i>Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards.</i> 9) <i>The size and amount of information on signs is to be relative to the sign size to reduce the potential for clutter and increase their legibility.</i> <p>It is considered that the proposed sign and structure are generally consistent with the objectives of Part 9 of the South Jerrabomberra Development Control Plan (SJDCP) 2015. The proposal is unlikely to have a significant adverse impact on the streetscape or open space of the locality, nor will it lead to visual clutter through the proliferation of such advertisements. The proposed sign is 17.28m² and at this point in time is the only such signage on the southern side of Tompsitt Drive. The proposal has a total height of 4.8m above natural ground level and ensures the sign and structure will not detract from the amenity of the locality. Additionally, the signage is proposed to be constructed for a period of two (2) years.</p>	
<p>9.2 Signage Structures and Displays Not Requiring Consent</p> <p>Billboard Sign <i>A sign supported by one or more columns or posts which are independent of any building or other structure. Billboard signs are prohibited in the areas covered by this Plan.</i></p> <p>Assessing Officer: The proposal is considered to meet the above definition of a billboard sign. Part 9.2 of the SJDCP 2015 states that billboard signs are prohibited in the areas covered by this plan. However, the proposal is defined as signage under the QLEP (Poplars) 2013. Signage as defined under the QLEP (Poplars) 2013 is a development that is permissible with consent.</p> <p>A Local Environmental Plan (LEP) is a statutory document (legally binding) that sits above a Development Control Plan (DCP) within the NSW Planning system hierarchy. DCP's are non-statutory documents prepared by Council that provide guidance on giving effect to the aims of the LEP, facilitating development that is permissible under the LEP, and achieving the objectives of land zones under the LEP.</p> <p>As such, the QLEP (Poplars) 2013 takes precedence over the SJDCP 2015 and the proposal is considered to be permissible with consent.</p>	NA

Additional Planning Considerations

The following additional planning matters apply to the development:

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
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MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
Environmental Planning and Assessment Act Regulation 2000	
<p>The provisions of any matters prescribed by the Regulations, which apply to the land to which the development application relates, must be considered.</p> <p>Clause 92 - Australian Standard AS 2601-1991 (Demolition of Structures). Clause 93 - Fire Safety Considerations (change of use of an existing building). Clause 94 - Fire Safety Considerations (rebuilding/altering/enlarging/extending existing building). Clause 94A Fire Safety Considerations (temporary structures).</p> <p>Not applicable.</p>	NA
The Likely Impacts of the Development	
<p><i>Context and Setting</i> – The proposal is considered to be compatible with the context and setting of the site. The site is located on the southern side of Tomsitt Drive and has been identified as employment lands within the South Jerrabomberra Master Plan.</p>	Yes
<p><i>Access, Transport and Traffic</i> – The proposal will not have an impact in regards to access, transport or traffic. The proposed sign</p>	Yes
<p><i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.</p>	Yes
<p><i>Utilities</i> – The proposal does not impact upon utilities and does not require additional servicing.</p>	Yes
<p><i>Heritage</i> – The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.</p>	Yes
<p><i>Other Land Resources</i> - The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.</p>	Yes
<p><i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle.</p>	Yes
<p><i>Soils</i> - The proposed development will have minimal adverse impact on soil conservation. The soils are suitable for the development.</p>	Yes
<p><i>Air and Microclimate</i> - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.</p>	Yes
<p><i>Flora and Fauna</i> - The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site. There is no vegetation removal associated with this application.</p>	Yes
<p><i>Waste</i> – The proposal does not require waste management.</p>	Yes
<p><i>Energy</i> - A Basix Certificate was not required to be submitted as part of this</p>	Yes

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
application as it is not a residential structure.	
<i>Noise and Vibration</i> – The proposal is for a sign and associated structure, as such, there will be no impacts in the form of noise and vibration.	Yes
<i>Natural Hazards</i> – The subject site is identified as being bushfire prone land. The proposal is not a residential building and therefore is not required to be built to bushfire construction requirements.	Yes
<i>Technological Hazards</i> - There are no known technological hazards on site.	Yes
<i>Safety, Security and Crime Prevention</i> – There are no anticipated impacts in regards to safety and security arising from the proposed development.	Yes
<i>Social Impact in the Locality</i> - It is considered that the proposed development is unlikely to have a significant	Yes
<i>Economic Impact in the Locality</i> - It is considered that the proposed development will have minimal economic impact in the locality.	Yes
<i>Site Design and Internal Design</i> - The site design and internal design of the development has been assessed under the QDCP 2012. The proposed design is considered to be satisfactory.	Yes
<i>Construction</i> - The construction stage of the proposed development will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion and the like. These conditions are standard Council conditions of development consent.	Yes
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.	Yes
<i>The Suitability of the Site for the Development</i>	
<i>Does the proposal fit in the locality?</i> – The existing locality is a mix of commercial and residential development with the subject site consisting of open space used primarily for grazing purposes. The subject site has been identified in the South Jerrabomberra Master Plan as employment lands, including a business park. As such, it is considered that the proposal fits in with the existing and future locality.	Yes
<i>Are the site attributes conducive to development?</i> – Site attributes such as configuration, size and slope, are considered to be generally conducive to the proposed development.	Yes
<i>Have any submissions been made in accordance with the Act or the Regulations?</i>	
<i>Public Submissions</i> – The application did not require notification and therefore no submissions were received.	NA
<i>Submissions from Public Authorities</i> – The application did not require referral to public authorities and therefore no submissions were received.	NA
<i>The Public Interest</i>	

MATTERS FOR CONSIDERATION	COMPLIES (Yes/No)
The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.	Yes
<i>Government and Community Interests</i>	
It is considered that government and community interests will not be adversely affected by the proposed development.	
<i>Section 7.11 & Section 64 Development Contributions</i>	
<p><i>Section 7.11 Contributions</i> Not applicable to the proposal.</p> <p><i>Section 64 Contributions</i> Not applicable to the proposal.</p>	NA