

Resolution of Local Planning Panel

19 July 2023

Item 5

Development Application: 1-5 Wheat Road, Sydney - D/2019/280

The Panel refused consent for Development Application No. D/2019/280 for the reasons outlined below.

Reasons for decision

The application was refused for the following reasons:

- (A) The application is inconsistent with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 in that the application does not ensure a public benefit will be delivered with the project and as such is not considered to be in the public interest.
- (B) The application does not meet the objectives of signage as set out in Section 3.1 of the State Environmental Planning Policy (Industry and Employment) 2021. The application has not demonstrated that it ensures public benefits will be derived from advertising in and adjacent to transport corridors.
- (C) The application does not satisfactorily address the matters for consideration set out in Section 3.11 of the State Environmental Planning Policy (Industry and Employment) 2021. The application has not demonstrated that a public benefit will be provided with the delivery of the development in accordance with Chapter 4 of the Transport Corridor Outdoor Advertising and Signage Guidelines 2017.
- (D) The application does not satisfy the objectives and provisions for advertising structures and third party advertisements as set out in Section 3.16 of the Sydney Development Control Plan 2012. The application has not demonstrated that the upgrades to the existing third party advertising structure will deliver improved design quality and community benefits through a Planning Agreement.

Carried unanimously.

D/2019/280