

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	Development Application
Application number and project name	DA 23/4918 Continued use of static signage – Situated on the pedestrian bridge on the corner of Old Windsor Road and Norbrik Drive, Bella Vista
Applicant	Mulpha Norwest Pty Ltd
Consent Authority	Minister for Planning and Public Spaces

Decision

The Deputy Secretary, Development Assessment and Sustainability, under delegation from the Minister for Planning and Public Spaces has, under s.4.16 of the *Environmental Planning and Assessment Act 1979 (the Act)*, granted consent to the development application subject to the recommended conditions.

A copy of the Department of Planning, Housing and Infrastructure's Assessment Report is available [here](#).

Date of decision

18 March 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project is permissible with development consent under the State Environmental Planning Policy (Industry and Employment) 2021 and is consistent with NSW Government policies including the *Transport Corridor Outdoor Advertising and Signage Guidelines 2017*;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions relating to relevant standards, environmental considerations, and maintenance;
- the issues raised by Transport for NSW have been considered and addressed through recommended conditions of consent;
- no issues were raised by The Hills Shire Council and Blacktown City Council;
- no issues were raised by the community during exhibition of the project; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of community views

The Department exhibited the Development Application (as lodged) for the project, including the Statement of Environmental Effects, from 9 June 2023 until 22 June 2023 (14 days) on its website. The Department also notified surrounding landholders in writing and notified The Hills Shire Council and Blacktown City Council and Transport for NSW.

The Department exhibited the amended Development Application for the project from 11 December 2024 until 14 January 2025 (35 days) on its website. The Department also notified surrounding landholders in writing and notified The Hills Shire Council and Blacktown City Council and Transport for NSW.

There were no community views required to be taken into consideration in making this decision. No issues were raised by The Hills Shire Council, Blacktown City Council or the community during the exhibition period.