

8.6 Planning Proposal - Signage as Exempt Development under Campbelltown Local Environmental Plan 2015

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Officer's Recommendation

1. That Council endorses and forwards the Planning Proposal at attachment 1 to the Department of Planning, Industry and Environment for a Gateway Determination.
2. That should the Minister determine that the proposal may proceed, public exhibition occur in accordance with the Gateway Determination.
3. That following the public exhibition either:
 - a) where submissions are received a further report be presented to Council on those submissions, or
 - b) where no submissions are received during the public exhibition period, the Planning Proposal be finalised.
4. The NSW Department of Planning, Industry and Environment be requested to issue authority to the General Manager to exercise plan making delegations.

Purpose

To assist Council in its decision whether to support the progression of the subject application for a Gateway Determination in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Report

Executive Summary

- A Planning Proposal has been prepared seeking to amend the local exempt development provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015) to permit common forms of small scale advertising signs to be erected at Council sports fields and road side bus shelters without development consent.
- The proposed exempt development criteria would control the location, scale and design of small scale advertising on Council owned sports fields and road side bus shelters to ensure these forms of advertising signage are appropriately managed with no adverse environmental impacts.
- The inclusion of these sign types in the local exempt development provisions of CLEP 2015 would also streamline the existing Council approval process for the placement of these particular sign types by removing the need for development consent.
- The Campbelltown Local Planning Panel (the Panel) considered the proposal at its meeting on 25 August 2021 and has provided advice in support of the proposal, with a recommendation for Council to make sure that there is clear direction set for any delegated staff member who will be making the decision as to whether the proposed signs meet the listed criteria.
- It is recommended that Council seek a Gateway Determination in regards to the Planning Proposal and then proceed to public exhibition.

Introduction

Advertising signs are regulated under the EP&A Act and related environmental planning instruments. Commonly used types of signs for businesses and other purposes are provided for as 'exempt development' in the State Environmental Planning Policy – Exempt and Complying Development Code (Codes SEPP), provided they meet the standards set for those types of signs. The operation of the Codes SEPP in this manner provides a streamlined approach for Council to regulate the erection of numerous types of low-impact signs without the obligation for development consent to be obtained under the EP&A Act.

A review of the regulatory framework for the erection of commonly erected signage by Council has identified 2 types of low-impact signage that are not listed as exempt development under the Codes SEPP.

These comprise of the following sign types commonly erected on Council land:

- Advertising signage at sports fields
- Advertising signage on bus shelters.

The size and design of the above sign types are regulated by Council under individual agreements with the users of Council owned or managed land, ensuring that design outcomes are appropriately managed and there are no adverse environmental impacts. Accordingly, there is considered to be no planning need to require a separate development application for these 2 sign types for concurrent assessment and approval under the EP&A Act.

By amending CLEP 2015 to include these 2 particular sign types and corresponding development criteria within the Schedule 2 'exempt development' provisions, the need for development consent is avoided and any potential environmental impacts are able to be efficiently managed.

Relevant Planning Policy Framework

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) identifies certain types of development as 'exempt development', which may be carried out without the need for development consent. The Infrastructure SEPP permits the construction, maintenance or repair of bus shelters for or on behalf of Council as exempt development, however these provisions do not extend to commercial advertising.

There are no provisions of the Infrastructure SEPP that relate to advertising signage on Council owned sports fields.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The majority of exempt and complying development types and their development standards are found in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP). The Codes SEPP provides a list of common types of signage that may be erected and maintained as exempt development.

The Codes SEPP permits 12 specific types of signage that may be erected as exempt development, listed as follows:

- building identification signs
- wall signs
- fascia signs
- under awning signs
- top hamper signs
- window signs
- replacement of identification signs
- internal signs
- community notice and public information signs
- temporary event signs
- real estate signs
- election signs

Generally to be considered exempt development under the Codes SEPP, the sign must:

- have consent in writing from the owner of the land on which the sign is located; if the sign is located over adjoining land, the consent of the owner of the adjoining land is also required
- be approved under section 138 of the *Roads Act 1993* if the sign or part of the sign projects over a public road (including a footpath)
- not be carried out on or in relation to a building being used as a restricted premise
- not cover any mechanical ventilation outlets located on any building in which the business is carried out not obstruct or interfere with any traffic sign

- all signage must be securely fixed to the building in accordance with the relevant Australian Standards.

There are no provisions of the Codes SEPP that relate to advertising signage on Council owned sports fields or the placement of advertising signs on Council bus shelters.

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)

This State planning policy generally applies to all signage that is visible from any public place or public reserve including transport corridors, and aims to ensure that signage is of a high quality design and compatible with the desired amenity and visual character of an area. The Policy does not apply to signage that is exempt development under an environmental planning instrument.

The PP is consistent with the aims and objectives of SEPP 64, through the provision of appropriate criteria to ensure such signage is low impact and compatible with the desired character of the area. The PP does not introduce any potential land uses conflicts with this SEPP, and aligns with the provisions of the policy that exclude its application for low impact signs identified as exempt development.

Campbelltown Local Environmental Plan 2015

Land Use Table – Zoning Restrictions

Council sports fields are typically zoned RE1 Public Recreation under CLEP 2015. The RE1 zoning table requires development consent for the erection of signage.

Council bus stops within the Local Government Area are generally located within the road reserve, being zoned SP2 Infrastructure zone under CLEP 2015 for main roads and the adjoining zone for local roads, whether that be a residential, rural, industrial or commercial/business zone. Advertising or commercial signage on bus shelters is prohibited under the SP2 Infrastructure zone and in all residential zones.

Clause 7.11 – Advertising on Bus Shelters

Clause 7.11 of CLEP 2015 provides an approval pathway for advertising signs to be placed on bus shelters only with development consent. This provision does not extend to allowing advertising signs on bus shelters without development consent.

Schedule 2 Exempt development

The Schedule 2 provisions of CLEP 2015 provide exempt development criteria for the Campbelltown Local Government Area, in addition to the exempt development specified under Codes SEPP and Infrastructure SEPP. The local provisions under Schedule 2 currently permit limited forms of 'Advertising signs' to be erected as exempt development, however this provision does not extend to advertising signs on Council sports fields or bus shelters.

The proposal seeks to amend the exempt development provisions in Schedule 2 of CLEP 2015 to include additional signage types as discussed below.

Proposed Amendments – Schedule 2 Exempt Development Provisions of CLEP 2015

Part 3 of CLEP 2015 provides the local exempt and complying development provisions for the Campbelltown Local Government Area, comprising additional exempt and complying development not covered by the Codes SEPP or other State environmental planning policies. Development that meets the requirements of Part 3 (particularly clause 3.1) and specific criteria provided in Schedule 2 of CLEP 2015 is exempt development, and therefore may be erected without development consent.

Schedule 2 of CLEP 2015 is proposed to be amended to include additional provisions for advertising signs on bus shelters and sporting fields, allowing these sign types to be carried out without the need for development consent under the EP&A Act. These provisions have been prepared to limit the environmental and social impacts of such advertising signage and to ensure appropriate safety standards are maintained. Such signage would still be managed and approved by Council as the land owner under a separate agreement with the advertising sign users.

Details of the proposed amendment to the Schedule 2 Exempt development provisions of CLEP 2015 are provided below:

Signage – Bus Shelter Advertising

- (1) Maximum – one advertising panel per bus shelter, but the panel may have an advertisement on each side
- (2) Maximum display area per panel – 1.2 m x 1.8 m
- (3) Must not be positioned or illuminated in a manner that distracts drivers, including flashing or continuously moving electronic content
- (4) Must be integrated into the design of the bus shelter so as not to obscure pedestrian paths of travel
- (5) Must not adversely impact the amenity of a heritage item
- (6) Must be erected by or on behalf of Council.

Advertisements--signs on field fencing and amenity facilities at sports fields in Zone RE1

- (1) Must have the consent, in writing, of Council
- (2) Must only provide information about sponsors of teams or organisations using the sporting facility
- (3) Must not contain direct or indirect advertising for alcohol, tobacco products or any form of adult entertainment involving nudity, indecent acts or sexual activity
- (4) Must not contain any offensive images or references including sexual references, nudity or illegal activity
- (5) Must not obstruct any gates, access points or openings
- (6) Must not be obvious from any adjoining public road area, or impede or dominate views from the road or from outside of the site on which it is displayed
- (7) If affixed to perimeter fencing of the playing area
 - a. must not extend above the top or below the bottom of the fencing, and
 - b. have a maximum length of 3 m, and
 - c. have a maximum height of 1 m.
- (8) Must be removable signs or fixings, and must not be painted directly onto fencing or any amenity facilities.
- (9) Must not cover more than 20 per cent of the wall surface area of any amenity facilities.

- (10) Must not be illuminated.
- (11) Must be installed in accordance with relevant building standards.

The final design of the above sign types would continue to be regulated by Council under separate agreements with users to ensure that these sign types are appropriately managed, continue to provide opportunities to generate revenue through the advertising of audience appropriate industries and businesses, and ensure such advertisement has a negligible impact on the visual amenity of the community.

Campbelltown City Local Planning Panel (CLPP)

The draft Planning Proposal was considered by the Panel, at its meeting on 25 August 2021 who provided the following advice in accordance with Section 2.19 of the EP&A Act and the Direction No.2 of the Local Planning Panels Direction – Planning Proposals.

“The Panel recommend that the Planning Proposal attached to the report proceed as recommended in Part 6 on page 496 of the Agenda.

The Panel commends the Council for seeking to simplify the planning process for signage.

The Panel recommends that Council make sure there is clear direction set for any delegated staff member who will be making the decision as to whether the proposed signs meet the listed criteria.”

In response to this advice:

- 1) The Planning Proposal as supported by the Panel, with minor changes, is attached for the consideration and endorsement of Council in accordance with the recommendations of this report; and
- 2) The administrative processes of Council governing the placement of signs at Council sporting fields and roadside bus shelters have been reviewed to require appropriate consideration and consistency with the listed exempt development criteria under the subject proposal.

Conclusion

A Planning Proposal has been prepared seeking to amend the local exempt development provisions of Campbelltown Local Environmental Plan 2015 to permit common forms of small scale advertising signs to be erected at Council sports fields and road side bus shelters without development consent.

The inclusion of additional types in Schedule 2 of the Campbelltown Local Environmental Plan 2015 would provide strategic merit by providing consistent environmental criteria for the regulation of these small-scale signs, and streamlining the existing Council sign approval process by removing the need for a duplicate assessment under a development application. The proposed amendments to Campbelltown Local Environmental Plan 2015 are considered to be the most appropriate means of achieving the desired outcome for the proposal.

The proposal has been considered and is supported by the Campbelltown Local Planning Panel.

Accordingly, it is requested that Council endorse and support the submission of the Planning Proposal for a Gateway Determination in accordance with the recommendations of this report.

Attachments

1. Planning Proposal – Signage as Exempt Development under CLEP 2015 (contained within this report) [↓](#)



Planning Proposal

Amendment of Campbelltown Local Environmental Plan 2015

Exempt development criteria for advertising signs on

Council sports fields and road side bus shelters.

August 2021

Executive Summary

The Planning Proposal seeks to amend the local exempt development provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015) to permit common forms of small scale advertising signs to be erected at Council sports fields and road side bus shelters without development consent.

The proposed exempt development criteria would control the location, scale and design of small scale advertising on Council owned sports fields and road side bus shelters to ensure they are of minimal environmental impact.

The inclusion of these sign types in the local exempt development provisions of CLEP 2015 would provide consistent criteria for the design and erection of these small-scale signs, and would streamline the existing Council approval process by removing the need for development consent.

Land to which the Proposal Relates

The proposal relates to all of the land to which the exempt provisions of CLEP 2015 apply.

The Planning Proposal

Part 1 – Objectives or Intended Outcomes

The intended outcomes of this planning proposal are to:

- I. streamline the Council approval process for the placement of low-scale advertising at Council owned sports fields and road side bus shelters.
- II. provide consistent criteria for the design and location of these sign types to be considered as low-impact without the requirement for development consent.

Part 2 – Explanation of provisions

The intended outcomes will be achieved by including exempt development provisions for low-scale advertising on Council sports fields and road side bus shelters under the Schedule 2 Exempt development of the Campbelltown Local Environmental Plan 2015.

Draft provisions are provided below.

Schedule 2 – Exempt Development

Signage – Bus Shelter Advertising

- (1) Maximum – 1 advertising panel per bus shelter, but the panel may have an advertisement on each side.
- (2) Maximum display area per panel – 1.2m x 1.8m.
- (3) Must not contain flashing or continuously moving electronic content.
- (4) Must be integrated into the design of the bus shelter so as not to obscure pedestrian paths of travel.
- (5) Must not adversely impact the amenity of a heritage item.
- (6) Must be erected by or on behalf of Council.

Advertisements--signs on field fencing and amenity facilities at sports fields in Zone RE1

- (1) Must have the consent, in writing, of Council.
- (2) Must only provide information about sponsors of teams or organisations using the sporting facility.
- (3) Must not contain direct product advertising for alcohol, tobacco products, or any form of adult entertainment (involving nudity, indecent acts or sexual activity).
- (4) Must not contain any offensive images or references (including sexual references, nudity, or illegal activity)
- (5) Must not obstruct any gates, access points or openings.
- (6) Must not dominate views from the street or from outside of the site on which it is displayed.
- (7) If affixed to perimeter fencing of the playing area
 - a. must not extend above the top or below the bottom of the fencing, and
 - b. have a maximum length of 3 m, and
 - c. have a maximum height of 1 m.

- (8) Must be removable signs or fixings, and must not be painted directly onto fencing or any amenity facilities.
- (9) Must not cover more than 20 per cent of the wall surface area of any amenity facilities.
- (10) Must not be illuminated.
- (11) Must be installed in accordance with relevant building standards

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is the result of a strategic review of the regulatory framework for the approval of advertising signs at Council owned sports fields and road side bus shelters throughout the Campbelltown Local Government Area.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

Yes, the planning proposal is considered to be the best way to achieve the intended outcomes.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal is considered to be consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan. Tables 1 and 2 below demonstrate the consistency of the Planning Proposal with the relevant provisions of the Greater Sydney Region Plan and the Western City District Plan.

Table 1: Greater Sydney Region Plan

Greater Sydney Region Plan Priority	Compliance Statement
Infrastructure and Collaboration	
Objective 4: Infrastructure use is optimised Applicable Actions and Strategies: <input type="checkbox"/> Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities.	Consistent. The proposal will optimise the use of existing Council assets.
Objective 5: Benefits of growth realised by collaboration of governments, community and business	Consistent. The proposal will streamline collaboration between Council and community and business groups relating to placement of the specified advertising signage.

Liveability	
<p>Objective 6: Services and infrastructure meet communities changing needs Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Deliver social infrastructure to reflect the needs of the community now and in the future. • Optimise the use of available public land for social infrastructure. 	<p>Consistent. The proposal will facilitate the sustainable management of Council bus shelters and optimise the use of Council sports fields by community sporting groups.</p>
<p>ve 7: Communities are healthy, t and socially connected. ble Actions and Strategies: liver inclusive places for people of all abilities that support healthy, t and socially connected communities</p> <p>□ Providing walkable places with active ages anstreet life and a human scale. resilientprioritising opportunities for people to walk, cycle and use public transport. co-locating schools, social, health, sporting, cultural and shared facilities.</p> <ul style="list-style-type: none"> ○ promoting local access to healthy fresh food and supporting local fresh food production. ○ 	<p>Consistent. The Planning Proposal will improve the public use of Council sports fields and will provide efficiencies for the use and maintenance of these facilities. This is consistent with the promotion of a healthy and resilient community.</p>
<p>Objective 12: Great Places that bring people together Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a placed based approach. • In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve 	<p>Consistent. The proposal will facilitate the maintenance and financial management of bus shelters, enhancing the public realm through improved connectivity and access to public transport.</p>

to accommodate different activities over time.	
Objective 13: Environmental heritage is conserved and enhanced Applicable Actions and Strategies: <ul style="list-style-type: none"> • Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values. • Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces. 	Consistent. The proposal does not affect listed items of environmental heritage.
Sustainability	
Objective 31: Public open space is accessible, protected and enhanced	Consistent. The proposal will facilitate the use and maintenance of public open space areas by community groups.

Table 2: Response to Western City District Plan Priorities

Western City District Plan Priority	Compliance Statement
Infrastructure and Collaboration	
Planning Priority W1: Planning for a city supported by infrastructure Applicable Actions: (2) Infrastructure aligns with forecast growth – growth infrastructure compact (4) Infrastructure use is optimised.	Consistent. The proposal will optimise use of sports fields by community sporting groups and improve revenue streams from low scale advertising associated with Council's bus shelter assets.

Planning Priority W2: Working through collaboration	Consistent. The proposal will allow streamlined collaboration between Council, community sporting groups and advertisers to approve new advertising signage in a consistent manner without development consent.
Liveability	
Planning Priority W3: Providing services and social infrastructure to meet people's changing needs. Applicable Actions: (9) Deliver social infrastructure to reflect the needs of the community now and in the future.	Consistent. The proposal will streamline the sustainable use of social infrastructure on Council sports fields and road side bus shelters.
Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities Applicable Actions: (11) Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> a. providing walkable places at a human scale with active street life b. prioritising opportunities for people to walk, cycle and use public transport c. co-locating schools, health, aged care, sporting and cultural facilities promoting local access to healthy fresh food and supporting local fresh food production. 	Consistent. The proposal will optimise the sustainable use of Council sporting fields by providing local community groups consistent criteria for the placement of advertising signs without development consent. The proposal will improve the financial management and upkeep of bus shelters facilitating improved opportunities for public transport.
Sustainability	
Planning Priority W18: Delivering high quality open space	Consistent. The proposal will provide consistent criteria to control the visual impacts of advertising signage on Council sporting fields.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

The overarching Campbelltown Community Strategic Plan 2027 (CSP) represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

Campbelltown 2027 focusses on delivering four key outcomes over the next 10 years:

- a vibrant, liveable city
- a respected and protected natural environment □ a thriving, attractive city □ a successful city.

The planning proposal is consistent with the following relevant strategies of the CSP relevant to the achievement of the above key outcomes:

3.1- Support the resilience, growth and diversity of the local economy

3.2- Ensure that service provision supports the community to achieve and meets their needs.

4.3- Responsibly manage growth and development, with respect for the environment, heritage and character of our city.

The Planning Proposal would facilitate revenue streams for Council and community sporting groups and would promote local business opportunities through sponsorship. The proposal would provide consistent criteria to ensure advertising signage on sports fields and bus shelters is low scale and low impact. As such, the proposal is consistent with the above strategies and broader outcomes identified by the CSP.

Campbelltown Local Strategic Planning Statement (LSPS)

The Campbelltown Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020.

The LSPS is Campbelltown City Council's plan for our community's social, environmental and economic land use needs over the next 20 years. The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area.

Its purpose is to:

- Provide a 20 year land use vision for the Campbelltown LGA
- Outline the characteristics that make our city special
- Identify shared values to be enhanced or maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans
- Implement the Region and District Plans as relevant to the Campbelltown LGA □ Identify where further detailed strategic planning may be needed.

Four related themes comprise the community's vision for the City of Campbelltown as a vibrant place to live, a successful, thriving and attractive city that respects and protects its heritage and natural environment. These themes will be monitored against identified measures over time and implemented through 16 planning priorities.

The proposed CLEP 2015 amendments are consistent with the following planning priorities of the LSPS:

- Planning Priority 1 - :Creating a great place to live, work, play and visit
- Planning Priority 11 -Striving for increased local employment
- Planning Priority 15 - Strengthening relationships with key stakeholders □ Planning Priority 16 - Involving our community.

The proposal will provide consistent criteria for advertising signage at sporting fields by community sporting groups providing a better environmental outcome and streamlining the regulation of these signs by removing the need for development consent. The proposal will improve the regulation and display of advertising signage on Council bus shelters providing better environmental outcomes for

public transport users, opportunities for local business advertising, and an enhanced revenue stream for Council.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) that is relevant to the Planning Proposal.

State Environmental Planning Policies	Comment	Consistency
SEPP (Exempt and Complying Development Codes) 2008	The policy provides exempt and complying development criteria to permit development without development consent. The proposal complements the exempt development provisions of the Codes SEPP for the erection of signage without development consent in the LGA	Consistent
SEPP (Infrastructure) 2007	The policy aims to facilitate the delivery of infrastructure across the State. The proposal complements the exempt development provisions of the Infrastructure SEPP for the erection of signage without development consent in the LGA	Consistent.
SEPP 64 – Advertising and Signage	The policy aims to ensure signage is compatible with desired amenity and visual character of the area. SEPP 64 does not alter the permissibility of signage, and the proposal does not introduce any potential land uses conflicts with this SEPP. Under this proposal third party advertising would only be permitted subject to appropriate criteria to ensure signage is low impact and compatible with the desired character of the area.	Consistent
Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment	The proposal would not impact on the water quality and river flows of the Georges River and its tributaries.	Consistent

6. Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

A review of the consistency of this planning proposal with the relevant Ministerial Directions under Section 9.1 has been undertaken. Each Ministerial Direction is listed below with an annotation stating whether it is relevant to the planning proposal and confirming consistency.

Consideration of S9.1 Directions	Comment	Consistency
1. Employment and Resources		
1.1 Business and Industrial Zones	The Proposal does not directly relate to business and industrial zoned land.	Not applicable
1.2 Rural Zones	Not relevant to the Proposal. The Proposal does not propose any amendments to rural zones.	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable	Not applicable
1.4 Oyster Aquaculture	Not applicable	Not applicable
1.5 Rural Lands	This direction does not apply to Campbelltown Local Government Area.	Not applicable
2. Environment and Heritage		
2.1 Environment Protection Zones	This proposal would not result in any adverse impacts to listed items of environmental heritage or places of indigenous heritage significance.	Consistent
2.2 Coastal Protection	Not applicable	Not applicable
2.3 Heritage Conservation	This direction does not apply as no listed heritage items or conservation areas exist within the subject site.	Not applicable
2.4 Recreation Vehicle Areas	Not applicable	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	Not applicable
2.6 Remediation of Contaminated Land	Not applicable	Not applicable
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The proposal would not impact upon housing or related infrastructure. The exempt development requirements would limit the potential impact of advertising signs on the environment.	Consistent
3.2 Caravan Parks and Manufactured Homes	Not applicable	Not applicable
3.3 Home Occupations	The Ministerial Direction was revoked on 9 November 2020.	Not applicable

3.4 Integrating Land Use and Transport	The proposal would be consistent with improving public transport access by regulating the placement of advertising signs associated with road side bus shelters.	Consistent
3.5 Development Near Licensed Aerodromes	Not applicable	Not applicable
3.6 Shooting Ranges	Not applicable	Not applicable
3.7 Reduction in non-hosted short term rental accommodation period	Not applicable	Not applicable
4. Hazard and Risk		
4.1 Acid Sulfate Soils	The proposal would not result in an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps	Consistent
4.2 Mine Subsidence and Unstable Land	The proposal would not result in increased potential for damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. Consultation with the Mines Subsidence Board is required.	Consistent subject to consultation with Mines Subsidence Board
4.3 Flood Prone Land	The proposal would not create, remove or alter a zone or a provision that affects flood prone land	Not applicable
4.4 Planning for Bushfire Protection	The proposal does not expand or alter land uses in bush fire prone areas. Consultation with NSW Rural Fire Service is required.	Consistent subject to consultation with NSW Rural Fire Service
5. Regional Planning		
5.1 Implementation of Regional Strategies	The Ministerial Direction was revoked on the 17th of October 2017.	Not applicable
5.2 Sydney Drinking Water Catchments	The proposal does not affect land within the Sydney drinking water catchment.	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	Not applicable
5.5 - 5.8	Ministerial Directions have been Revoked	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable	Not applicable

5.10 Implementation of Regional Plans	Refer to Tables 1 and 2 of this proposal for an assessment of consistency with the relevant actions and priorities of the Greater Sydney Region Plan and Western City District Plan.	Consistent
5.11 Development of Aboriginal Land Council Land	The proposal does not affect land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.	Not applicable
6. Local Plan Making		
6.1 Approval and Referral Requirements	The proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.	Consistent
6.2 Reserving Land for Public Purposes	The proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.	Not applicable
6.3 Site Specific Provisions	This direction does not propose any restrictive site specific planning controls.	Consistent
7. Metropolitan Planning		
7.1 Implementation of a Plan for Growing Sydney	Ministerial Direction revoked 9 November 2020.	Not applicable
7.2 Implementation of Greater Macarthur Land Release Investigation	Ministerial Direction revoked 28 November 2019.	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable	Not applicable
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	Not applicable
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	Not applicable

7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The proposal does not introduce development that is inconsistent with the precinct plans approved by the Minister for Planning and published on the Department's website on 22 December 2017.	Consistent
7.8 Implementation of the Western Sydney Aerotropolis Plan	The proposal does not introduce development that is inconsistent with the Western Sydney Aerotropolis Plan.	Consistent
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable	Not applicable
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	Not applicable
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	Not applicable
7.12 Implementation of Greater Macarthur 2040	The proposal does not introduce development that is inconsistent with the Greater Macarthur 2040	Consistent
7.13 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable	Not applicable

Section C – Environmental, social and economic impact**7. Is there any likelihood that critical habitat or threatened species, populations' or ecological communities or their habitat will be adversely affected as a result of the proposal?**

No.

The proposed exempt development provisions would not result in any critical habitat or threatened species, populations or ecological communities or habitat being adversely affected.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No.

The proposed exempt development provisions will effectively mitigate any likely environmental impacts.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes.

The proposal would provide a consistent set of standards to control the placement of low impact advertising signs on bus shelters and sporting fields without the need for development consent, reducing costs and time associated with the duplicate approval of these sign types by Council. The proposed exempt development provisions will facilitate advertising by local businesses in a consistent manner to limit any environmental and social impacts of such advertising signage and to ensure appropriate safety standards are maintained. Such signage would still be managed and approved by Council as the land owner under a separate agreement with the advertising sign users.

Section D – State and Commonwealth Interests**10. Is there adequate public infrastructure for the planning proposal?**

Yes.

The planning proposal will not result in any need for additional public infrastructure.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation will occur with relevant State Government authorities identified in the Gateway Determination.

Part 4 – Mapping

No maps are proposed to be amended by this proposal.

Part 5 – Community consultation

Community consultation would take place following a Gateway determination in accordance with the Gateway Determination directives. It is anticipated that public exhibition would include:

A notice and all relevant documentation forming the PP to be placed on Council's website and the NSW Planning Portal

- A 28 day exhibition period
- Consultation with the following Stage Government agencies:
 - Transport for NSW / Roads and Maritime Services
 - NSW Rural Fire Service
 - Mines Subsidence Board

Part 6 – Project Timeline

The anticipated timeline for finalising the LEP amendment is provided as follows:

Date	Item
25 August 2021	Review by Local Planning Panel
October 2021	Report to Council for endorsement and submission to DPIE for Gateway Determination
December 2021	Gateway Determination
January – February 2022	Public exhibition period and government agency consultation
March 2022	Consider submissions and complete post-exhibition report
April 2022	Council meeting to consider post exhibition report
May 2022	Finalise drafting of proposed amendments with DPIE
June 2022	Making of LEP amendment