

# Caltex Australia Petroleum Pty Ltd

## Statement of Environmental Effects Development Application for Service Station Signage

370-372 Carrington Road  
Londonderry, NSW

Client: Caltex Australia Petroleum Pty Ltd

TFA Reference: 16250

TFA PROJECT GROUP SYDNEY

### Document Control

Version	Author	Date	Comments
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## EXECUTIVE SUMMARY

### Applicant

Applicant Details	Caltex Australia Petroleum Pty Ltd
Contact Details	c/- Greg Walls (Senior Town Planner) TfA Project Group Suite 315 33 Lexington Drive BELLA VISTA NSW 2153

### Site

Address	370-372 Carrington Road, Londonderry, NSW
Site Details	Lot 2 DP1179316
Site Area	Total Site Area – 1,3010m <sup>2</sup> (Approx.)
Current Land Use	Service Station

### Proposal

Proposal Description	Replacement of existing signage with two new service station signs
Application Type	Development Application (Permitted with Consent)

### Local Government

Determining Authority	Penrith City Council
Local Environmental Planning Instrument	Penrith Local Environmental Plan 2010
Zone	RU5 – Village

### State Government

SEPPs	▪ State Environmental Planning Policy No. 64 – Control of Advertisements (SEPP 64)
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## **1. INTRODUCTION**

This Statement of Environmental Effects (SEE) has been prepared by TfA Project Group on behalf of Caltex Australia Petroleum Pty Ltd (the Applicant).

The application is made over land located at 370-372 Carrington Road, Londonderry, formally described as Lot 2 on DP1179316. The application seeks approval for the replacement of existing signage on site with new service station signage.

The proposed works will generally comprise the following:

- Removal of three existing signs
- Installation of two business identification signs with LED price indicators.

This report, which is submitted in support of the application, provides details of the proposed development and addresses relevant planning, design, engineering and environmental matters associated with the proposal. The application is accompanied by the following documentation:

Appendix A – DA Drawings

To assist in Council's determination of the development application, this SEE covers the following matters:

- **Section 2:** a site description including site characteristics and the context of the surrounding area;
- **Section 3:** a description of the proposed development;
- **Section 4:** an assessment of the proposed development against the relevant planning provisions; and,
- **Section 5:** an environmental assessment of the proposed development.

## 2. THE SITE

### 2.1. Site Description

The site is located at 370-372 Carrington Road at the corner of Londonderry Road, Londonderry, NSW. The site is formally described as Lot 2 in DP 1179316 (see Figure 1 below). The site is located in the Penrith City Council local government area (LGA).

The site is approximately 1,3010m<sup>2</sup> in area and is relatively flat in nature.



Figure 1 - Subject Site (Source: NSW Land and Property Information)

The subject site has frontages of approximately 30m on Londonderry Road and 43m on Carrington Road. The site is accessed via both Londonderry Road and Carrington Road. Both roads have a speed limit of 60 kilometres per hour restricted to 40 kilometres per hour between 8 – 9:30am and 2:30 – 4pm (being in a school zone).

The site is currently used as a service station (see Figure 2).



Figure 2 - Subject Site (Source: Caltex Australia Pty Ltd)

## 2.2. Surrounding Uses

The subject site is surrounded by residential development to the north, west, and south. There is a commercial development adjacent to the site to the east. These areas are zoned RU5 (Village).

### 3. PROPOSED DEVELOPMENT

#### 3.1. Description of the Proposal

The proposed works will generally comprise the following:

- Removal of three existing signs
- Installation of two business identification signs with LED price indicators.

The new signs will provide an update to the existing signs and will provide better visual indicators for customers in the area.

Refer to the DA drawings in **Appendix A** of this report and Figure 3 below for a plan extract.

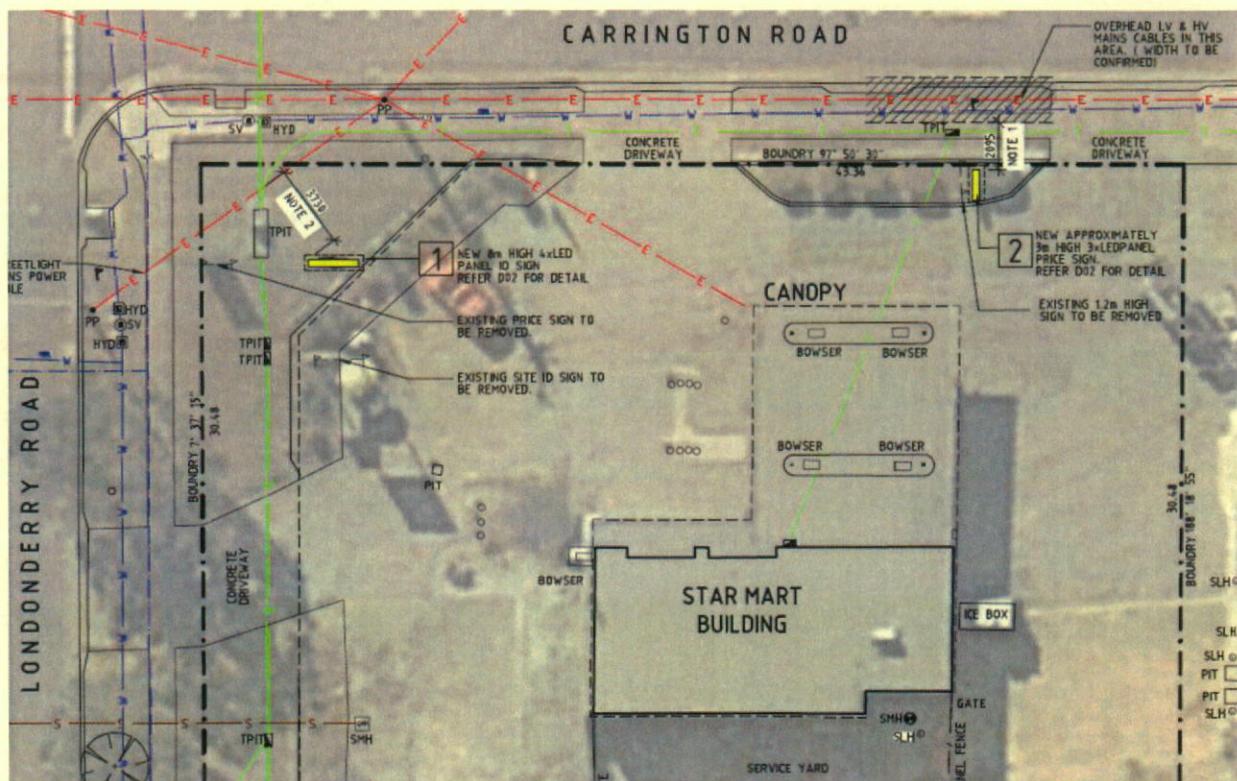


Figure 3 - Extract of the proposed site signage plan (Source: TFA Project Group)

##### 3.1.1. Signage Removal

There are currently three free-standing signs at the subject site including:

- 1 x pylon business identification sign (Londonderry Road)
- 1 x 'StarCard' price board (Londonderry Road)
- 1 x promotional sign (Carrington Road)

It is proposed to remove these signs as part of the signage upgrade of the site.

##### 3.1.2. New Signage

It is proposed to install two new signs on the site. These include:

- 1 x 8m pylon sign with logo and LED pricing in the vicinity of the existing 'StarCard' price board on Londonderry Road.
- 1 x 3m LED price board in the location of the existing promotional sign on Carrington Road.

The proposed new signs will not compromise the character of the local area or create visual clutter. The proposed pylon sign will merge the elements of the two existing signs on the Londonderry Road frontage.

The signs are located within the property boundaries thereby not comprising the functioning of any pedestrian, cyclist or motoring safety.

The details of the signage, including their location over the site and relevant elevations, are included in **Appendix A**.

*State Environmental Planning Policy 64 (Advertising and Signage)* has been considered in Section 4.4 of this Report.

## 4. STATUTORY CONTEXT

### 4.1. Environmental Planning & Assessment Act

Section 76A of the EP&A Act states that if an environmental planning instrument specifies development may not be carried out except with development consent, consent must be obtained from a consent authority under Part 4 of the Act. Clause 2.3 and the associated Land Use Table of the *Penrith Local Environmental Plan 2010* (the Penrith LEP) requires the proposed use to obtain development consent (see Section 4.2). The consent authority for the purpose of the Penrith LEP is Penrith City Council (Council).

Section 79C of the EP&A Act outlines the matters which need to be considered by the consent authority when determining a development application under Part 4. This SEE has been prepared in accordance with and considered all relevant provisions of Section 79C.

### 4.2. Penrith Local Environmental Plan 2010

The Penrith LEP makes local environmental planning provisions for land within the Penrith LGA. Council is the consent authority for the purposes of the Penrith LEP.

#### 4.2.1. Site Zoning

Under the Penrith LEP, the subject site is zoned RU5 (Village) (see Figure 4 below).



Figure 4 - Site Zoning under Penrith LEP (subject site bound in red – Source: Penrith LEP 2010)

##### 4.2.1.1 Objectives

The objectives of the RU5 (Village) zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To provide limited housing development opportunities for existing and new residents, including an ageing population, where this is consistent with the other objectives of this zone.

- To ensure development is compatible with the role and character of the village, available infrastructure, services and facilities and with the environmental capabilities of the land.

The proposed development is for new signage to upgrade the existing service station associated with the village. The new signage is compatible with the character of the village. The proposed development is consistent with the objectives of the zone.

#### 4.2.1.2 Permissibility

Under the Penrith LEP "business identification sign" is defined as:

*business identification sign means a sign:*

*(a) that indicates:*

*(i) the name of the person or business, and*

*(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and*

*(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,*

*but that does not contain any advertising relating to a person who does not carry on business at the premises or place.*

The proposed development is consistent with the above and therefore defined as a 'business identification signs'.

The Penrith LEP states that the following use are permitted with consent within the RU5 (Village) zone:

#### 3 Permitted with consent

*Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Funeral homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Kiosks; Markets; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Schools; Secondary dwellings; Seniors housing; Sewage treatment plants; Shop top housing; Tourist and visitor accommodation*

The proposed development that is the subject of this application is therefore permitted with consent as it is for the purpose of business identification signs.

#### 4.2.2. Minimum Lot Size

There is no new subdivision proposed as part of this development application.

#### 4.2.3. Height of Buildings

The subject site is not identified on a Height of Buildings map under the Penrith LEP.

#### 4.2.4. Heritage Conservation

The subject site is not identified within Schedule 5 of the Penrith LEP as a heritage item. The subject site is not within a heritage conservation area under the Penrith LEP.

#### 4.2.5. Flood Planning

The subject site is not identified as 'flood planning land' on the Penrith LEP Flood Planning Land Map.

#### 4.2.6. Natural Resources Sensitive Land

The subject site is not identified as 'natural resources sensitive land' on the Penrith LEP Natural Resources Sensitivity Land Map.

#### 4.2.7. Scenic and Landscape Values

Clause 7.5 of the Penrith LEP pertains to the protection of scenic character and landscape values in the Penrith LGA. The subject site is identified on the Penrith LEP Scenic and Landscape Values Map (see Figure 3 below)

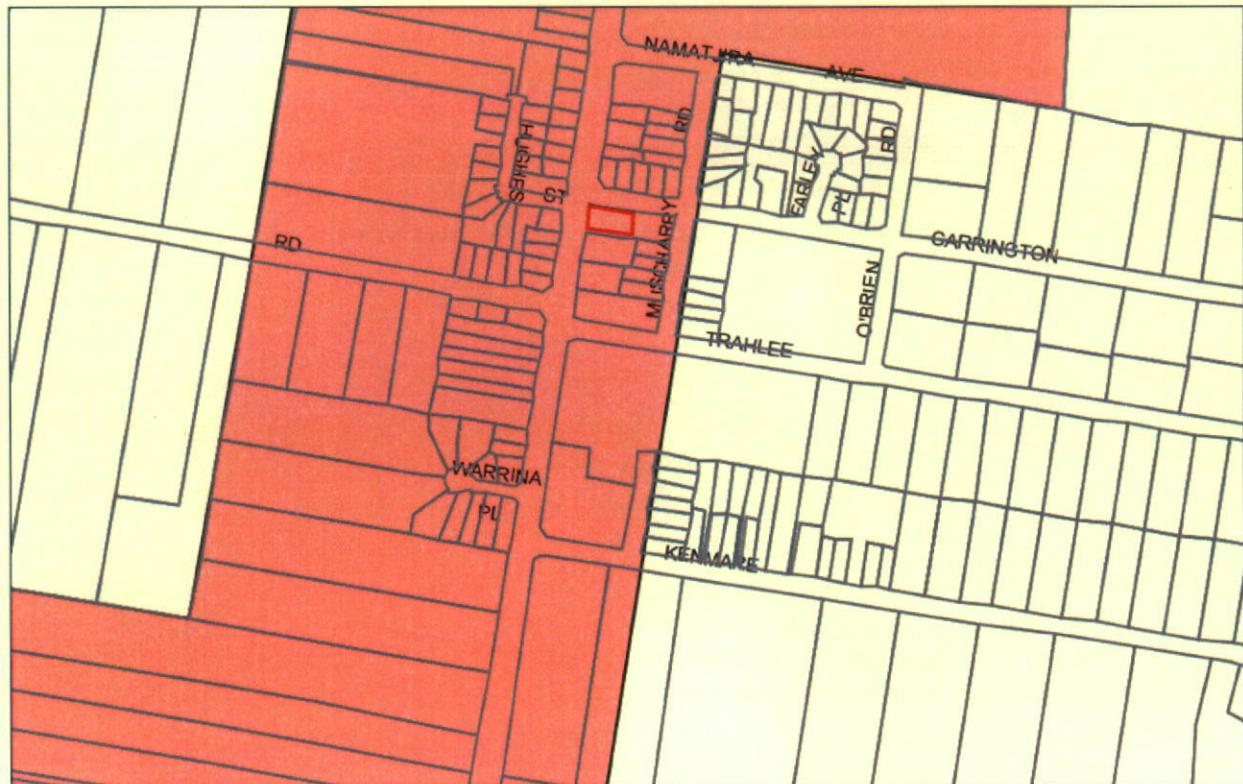


Figure 3 - Extract from Penrith LEP - Scenic and Landscape Values Map (subject site bound in red)

The objectives of Clause 7.5 are as follows:

- (a) to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,
- (b) to ensure development in these areas is located and designed to minimise its visual impact.

Subclause 3 of Clause 7.5 states:

*Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.*

As previously stated, the two new signs will replace three existing signs. They will be of a higher design quality than the existing signage on site and are considered appropriate for the land use. The signage will be internally illuminated in order to provide motorists with ample warning of the service station and the fuel prices on site.

It is not considered that the signage will detract from the scenic character or landscape values of the locality.

#### 4.3. Penrith Development Control Plan 2014

The *Penrith Development Control Plan 2014* (Penrith DCP) was adopted by Council on 23 March 2015 and came into effect on 17 April 2015. The Penrith DCP provides guidance to people wishing to carry out development within the Penrith LGA.

The sections of the Penrith DCP relevant to this application are summarised below including the development response to the relevant clauses.

9.1 General Requirements for Signs	
1) General	
a) Signs are to be designed and located to: i) relate to the use of the building; ii) be visually interesting and exhibit a high level of design quality; iii) be constructed of high quality, durable materials; iv) be wholly contained within the property; v) have only a minimal projection from the building; vi) be integrated and achieve a high degree of compatibility with the architectural design of the supporting building having regard to its composition, fenestration, materials, finishes and colours, and ensure that architectural features of the building are not obscured; vii) have regard to the view of the sign and any supporting structure, cabling and conduit from all angles, including visibility from the street level and nearby higher buildings and against the skyline; and viii) be sympathetic to the existing character of the area and the particular architectural/urban design utilised in any improvements scheme.	The proposed signage relates directly to the use of the service station. They will be of high quality and durable. The signage will be wholly within the property boundaries.
b) Signs that contain additional advertising promoting products or services not related to the approved use of the premises or site (such as the logos or brands of products; e.g. soft drinks, brewers, photographic film, etc) are not permitted.	Proposed will only advertise products related directly to the site.
c) Signs painted or applied on the roof are prohibited;	NA
d) Corporate colours, logos and other graphics are encouraged to achieve a very high degree of compatibility with the architecture, materials, finishes and colours of the building and the streetscape.	Corporate colours and logos will be used and will be compatible with the building and the use.
e) Flat standing signs are only permissible where the main building is set back 3 metres or more from the street alignment.	NA

<p>f) In considering applications for new signs, Council must have regard to the number of existing signs on the site and in its vicinity; whether that signage is consistent with the provisions of this section; and whether the cumulative impact gives rise to visual clutter.</p>	<p>It is proposed that the two new signs will replace three existing signs. The number of signs is consistent with service station design particularly on corner blocks.</p>
<p>g) Signs must not involve damage, removal or pruning to trees or other vegetation and must not result in pruning or removal for visibility purposes.</p>	<p>No change to existing trees and landscaping is proposed.</p>
<p>h) The dominant design of any sign must relate to business identification rather than product advertising.</p>	<p>The dominant design of the proposed signage relates to business identification.</p>
<p>2) Signs and Road Safety</p>	
<p>a) Signs are regarded as prejudicial to the safety of the travelling public and are therefore prohibited if they:</p> <ul style="list-style-type: none"> <li>i) Obscure or interfere with road traffic signs and signals or with the view of oncoming vehicles or pedestrians;</li> <li>ii) Obscure or interfere with the view of a road hazard or an obstruction which should be visible to drivers or other road users;</li> <li>iii) Give instructions to traffic by use of the word 'stop' or other directions, which could be confused with traffic signs;</li> <li>iv) Include variable messages or intensity of lighting sufficient to impair drivers' vision or distract drivers' attention; or</li> <li>v) Are located in places where drivers' require greater concentration, such as at major intersections or merging and diverging lanes.</li> </ul>	<p>Proposed signage is not prejudicial to the safety of the travelling public. To the contrary, the upgrade of the signage to LED pricing will make the sign easier to read for passing motorists.</p>
<p>3) Inappropriate Signs</p>	
<p>a) Council will not support an application for an advertisement of a form, type or size described below (see Figure C9.1 for example illustrations):</p> <ul style="list-style-type: none"> <li>i) Roof signs;</li> <li>ii) Sky signs controlled from the land;</li> <li>iii) Signs painted on or applied on the roof;</li> <li>iv) Flashing signs;</li> <li>v) Signs made of canvas, calico or the like (other than a temporary sign);</li> <li>vi) Signs displayed on an awning blind or external window blind;</li> <li>vii) Hoardings (excluding those required during construction);</li> <li>viii) Billboards; Penrith Development Control Plan 2014 C9 Advertising and Signage C9-5</li> <li>ix) Bulletin boards;</li> <li>x) Signs in the nature of posters attached directly onto walls, roof surfaces or any street furniture;</li> <li>xi) Signs mounted on parked or stationary motor vehicles, trailers (both registered and unregistered) where the principal purpose of the vehicle or trailer is not for the transportation of goods or people but is parked in a location and position as an advertising medium;</li> <li>xii) A-frame or sandwich board signs (except where specific controls have been prepared and adopted by Council);</li> <li>xiii) Pole or pylon signs, except for industrial, business park, service station or shopping centre uses which are permitted one</li> </ul>	<p>The signage proposed includes one 8m pylon sign and a free standing 3m pricing board. These signs are considered appropriate for the location of the site and in order to convey fuel prices to passing motorists.</p>

<p>pole or pylon signs with the maximum height not in excess of 7.0m;</p> <p>xiv) Signs that are located on land which advertises businesses that are not being conducted on that land;</p> <p>xv) Vertical or horizontal projecting signs;</p> <p>xvi) Fin signs; and</p> <p>xvii) Above awning signs.</p>	
4) Desirable Signage Design	
<p>a) The following signs are permitted by Council (see Figure C9.2 for example illustrations):</p> <p>i) Fascia signs;</p> <p>ii) Under awning signs;</p> <p>iii) Flush wall signs;</p> <p>iv) Top hamper signs;</p> <p>v) Painted window signs; and</p> <p>vi) Advertising panel signs.</p>	NA
9.3 Residential, Rural and Environmental Zones	
1) A sign that is erected on a property must relate to an approved activity being conducted on that property.	The proposed signage relates directly to the service station use on the site.
2) A sign that is erected on the property must be located wholly within the property and positioned so as not to impede pedestrian access or result in a traffic hazard.	The proposed signage will be located wholly within the property and positioned so as not to impede pedestrian access or result in a traffic hazard.
3) The siting and design of the sign on the property should ensure that amenity and visual impacts to adjoining properties are kept to a minimum.	The location of the proposed signage ensures that amenity and visual impacts to adjoining properties are kept to a minimum.
4) The siting and design of the sign on the property should be sympathetic to the existing character of the area.	The signage is sympathetic to the existing character of the area.
5) Only one building identification sign is to be erected on the property in association with the approved business or activity being conducted on the land.	NA
6) The building identification sign is not to exceed 3m <sup>2</sup> or one-third of the length of the building elevation that faces the street, whichever is the lesser, and must not be illuminated.	NA
7) Only one business identification sign is to be erected on the property in association with the approved business or activity being conducted on the land.	It is proposed to install two new price signage signs (defined as business identification signage). This is considered appropriate given the location of the site on a corner block. Traffic on both Carrington Road and Londonderry Road will have price indicators as a result.
8) In residential zones, the business identification sign is not to exceed 3m <sup>2</sup> and must not be illuminated.	Proposed signage is larger than 3m <sup>2</sup> however this is consistent with existing signage on site. The pricing will be LED and the signage will be internally illuminated to provide appropriate information to passing motorists.
9) In rural zones, the business identification sign is not to exceed 3m <sup>2</sup> , must be no higher than 2m above the ground, must not be located in a position that would intrude into the skyline, and must not be illuminated.	Proposed signage is larger than 3m <sup>2</sup> however this is consistent with existing signage on site. The pricing will be LED and the signage will be internally illuminated to provide appropriate information to passing motorists.
10) In rural zones, signage, where permissible, shall relate to the style, character and function of the building or activity, and reflect the area's landscape and character.	The proposed signage will relate directly to the function of the building and activity on site.

11) In rural zones, signage shall not be freestanding in the landscape, but shall relate to walls, fences or buildings.	The proposed signage is to be freestanding. This is considered the most appropriate and safest design for motorists seeking fuel pricing information.
12) A real estate sign may comprise of a double sided or 'V' sign and must not exceed 4.5m <sup>2</sup> in area per sign face. The sign must be removed within 14 days of the property being sold or let.	NA
13) A sign advertising an exhibition home or village must not exceed 10m <sup>2</sup> in area. The sign must be removed on expiration of the development consent for the 'exhibition home'.	NA
14) Illuminated signs are generally not permitted. External lighting of a sign, however, will be considered where it can be demonstrated that no adverse impact will result.	The pricing on the proposed signage will be LED lit. Further to this the signage will be internally illuminated during operational hours.

#### 4.4. State Environmental Planning Policy No. 64 – Control of Advertisements

The proposal includes an illuminated 8m high free-standing pylon sign located on the north-west corner of the site as well as a freestanding price board towards the north-east corner of the site. The type and extent of signage is illustrated on the Site Signage Elevations drawing attached in **Appendix A**.

##### 4.4.1. Part 2 – Signage Generally

Part 2 of SEPP 64 states that a consent authority must not grant development consent for signage unless the consent authority is satisfied that the signage is consistent with both the objectives of the SEPP and the assessment criteria of Schedule 1.

The proposed signage is compatible with the visual character of the site, provides effective communications for the site (i.e. petrol prices, products available etc.), and is of a high quality design and finish. The proposed signage is therefore consistent with the aims and objectives of SEPP 64.

The following section provides an assessment of the proposed signage against Schedule 1 (Assessment Criteria) of the SEPP.

##### *Character of the Area*

- *"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?"*

**Development Response** – the proposed signage is consistent with the expectations of signage for a service station use. It will be of modern design and is not considered to appear incongruous within the context of the broader area.

No established signage or theme exists within the area.

#### *Special Areas*

- *"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?"*

**Development Response** – the proposed signage will not affect the amenity of the immediate area. The site's immediate surrounding area is within a rural village area and suitably distanced from any sensitive or heritage areas.

#### *Views and Vistas*

- *"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?"*

**Development Response** – the proposed signage is not considered to compromise any important views or vistas given the visual context of the locality. Viewing rights of other uses will not be compromised.

#### *Streetscape, setting or landscape*

- *"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?"*

**Development Response** – the proposed signage is of a height considered both appropriate for the nature of the use and general context of the surroundings. Given the length of the site frontages, the proposed signage is not considered to contribute to visual clutter.

#### *Site and Building*

- *"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?"*

**Development Response** – the proposed signage is proportional to the scale and type of use on site. It will convey important aspects to the use over the site including the fuel pricing.

#### *Associated devices and logos with advertisements and advertising structures*

- *"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?"*

**Development Response** – logos and internal illumination will comprise part of the pylon signage.

#### *Illumination*

- *"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?"*

**Development Response** – the proposed signage will be internally illuminated via static means to one illumination setting. For the reasons mentioned above with regards to distance from sensitive receptors and providing a quality, modern and complimentary design with the development as a whole, the proposed illumination is not considered to detract from the amenity of the area or cause unacceptable glare.

#### *Safety*

- *"Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?"*

**Development Response** – the proposed signage is proportional to the scale and type of use proposed.

The proposed signage is considered to satisfy the overall intent and relevant assessment criteria of SEPP 64.

#### 4.4.2. Part 3 – Advertisements

Part 3 of SEPP 64 applies to all signage other than 'business identification signs' and 'building identification signs'. These are defined under clause 4:

***building identification sign*** means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.

***business identification sign*** means a sign:

- (a) that indicates:
  - (i) the name of the person, and
  - (ii) the business carried on by the person,
 at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,
   
but that does not include any advertising relating to a person who does not carry on business at the premises or place.

The proposed pylon sign and price board are defined as business identification signage as per the above definitions.

Part 3 of SEPP 64 does therefore not apply to the proposed signage.

The proposed signage is considered to satisfy the overall intent and relevant assessment criteria of SEPP 64.

## **5. ENVIRONMENTAL ASSESSMENT**

Section 79C (1) of the EP&A Act sets out the matters a consent authority must take into account when assessing a development application. These include, matters relating to the likely impacts of the development on both the natural and built environments, any social and economic impacts in the locality and whether the site is suitable to the proposed development. These matters form the key planning issues for assessment and, in conjunction with other sections of this report, are addressed below.

### **5.1. Traffic and Access**

Construction of the proposed signage will include light vehicles for workers and heavy vehicles for the delivery of materials. A crane will be required for the erection of the pylon sign on Londonderry Road.

Vehicles will generally be parked wholly within the site. In the event that the crane is required to work from the road, the appropriate approvals will be sought from Council.

### **5.2. Site Suitability**

The subject site is considered to be suitable for the proposed signage for the following main reasons:

- The site currently used for the purposes of a service station. The proposed signage is consistent with this use and similar uses in other locations;
- The site has two frontages and in order to convey pricing to motorists, two signs are appropriate (one for Londonderry Road, one for Carrington Road); and
- The site is in a zone which is supportive of the use.

## **6. CONCLUSION**

This Statement of Environmental Effects (SEE) has been prepared by TfA Project Group on behalf of Caltex Australia Petroleum Pty Ltd (the Applicant).

The SEE has been prepared to support an application to Penrith City Council (Council) for the replacement of existing signage on site with new service station signage at 370-372 Carrington Road, Londonderry.

The proposed works will generally comprise the following:

- Removal of three existing signs
- Installation of two business identification signs with LED price indicators.

The proposal has been assessed against the relevant provisions within the *Penrith Local Environmental Plan (LEP) 2010* and the relevant State Environmental Planning Policies. From this assessment, the following conclusions are able to be drawn:

- The proposed signage is considered to be a consistent use within the zone.
- The proposed signage will be suitably distanced from any areas of environmental value / sensitivity and any known hazard constraints.
- The proposed signage will provide clear information to motorists during hours of operation without providing unnecessary distraction.
- The application demonstrates compliance with all relevant local and State planning policies including the Penrith LEP and SEPP 64.

On the basis of the above, it is considered sufficient planning grounds exist to warrant the proposal and the application is recommended for Council approval.

# Appendix A

## DA Drawings



**CALTEX**

Caltex Australia Petroleum Pty Ltd

# SIGNAGE APPLICATION

## 'STAR MART'

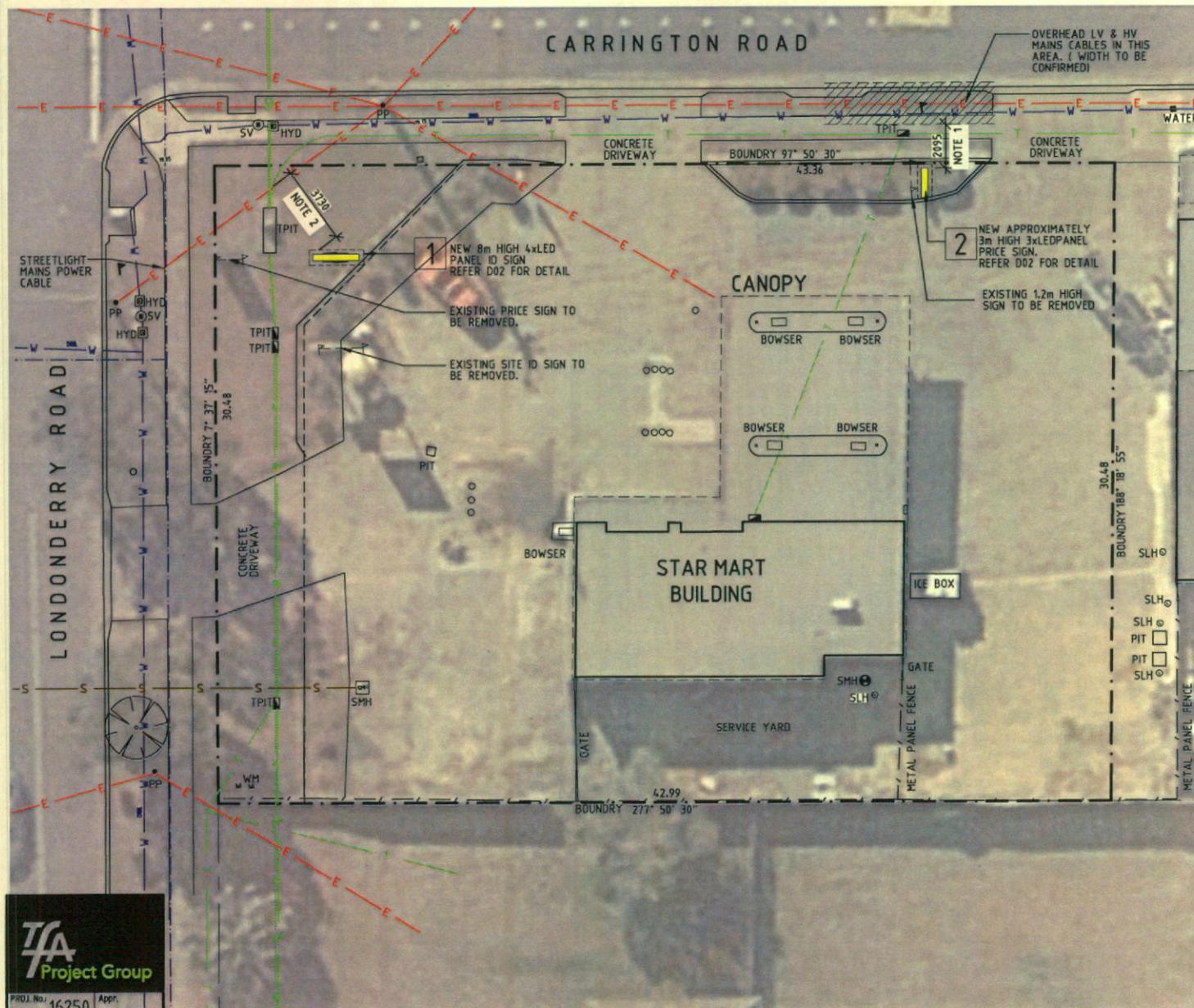
# LONDONDERRY - NSW

## 370-372 CARRINGTON ROAD

## DRAWING SCHEDULE

DWG NO.	TITLE
TFA250-D00	TITLE SHEET
TFA250-D01	SITE SIGNAGE PLAN
TFA250-D02	SITE SIGNAGE DETAILS

—



### REAL PROPERTY DESCRIPTION

PROPERTY NAME: CALTEX LONDONDERRY  
PROPERTY ADDRESS: 370-372 CARRINGTON ROAD  
LONDONDERRY, NSW, 2753

RPD:  
PARISH:  
COUNTY:  
AREA:  
LGA:

LOT 2 ON DP1179316  
LONDONDERRY  
CUMBERLAND  
1315m<sup>2</sup>  
PENRITH CITY COUNCIL



### NOTE

1. APPROX. HORIZONTAL DISTANCE FROM OUTSIDE OF SIGN TO OVERHEAD LV & HV MAINS POWER CABLES. DISTANCE MAY VARY AS CABLES MOVE WITH WINDS & TEMPERATURE CHANGES.
2. APPROX. HORIZONTAL DISTANCE FROM OUTSIDE OF SIGN TO OVERHEAD STREETLIGHT MAINS POWER CABLE. DISTANCE MAY VARY AS CABLE MOVES WITH WINDS & TEMPERATURE CHANGES.

### LEGEND

PP	POWER POLE
SV	STOP VALVE
WM	WATER METER
HYD	HYDRANT
SLH	SEWER LAMP HOLE
SMH	SEWER MANHOLE
TPIT	TELECOMMUNICATION PILLAR
	NEW SIGN
	EXISTING SIGN
	EXTENT OF SUBJECT LAND
	DENOTES OVER HEAD WIRE
	DENOTES SEWER LINE
	DENOTES TELSTRA LINE
	DENOTES OPTUS LINE
	DENOTES WATER MAIN
	DENOTES DISCONNECTED MAIN - POTABLE

### SIGNAGE APPLICATION

0	2000	4000	6000	8000	10000
DRAWN YD	28.07.16	APPROVED ML	DATE 01.08.16		
SCALE 1:200	SIZE A3	DRAWING NO. TFA250-D01	REV. A		

**TFA**  
Project Group  
PROJ. NO. 16250 Appr.



**CALTEX**

CalTex Australia Petroleum Pty Ltd

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REV.	BY	DATE	DESCRIPTION OF CHANGE
A	YD	28.07.16	DA ISSUE
			REVISION

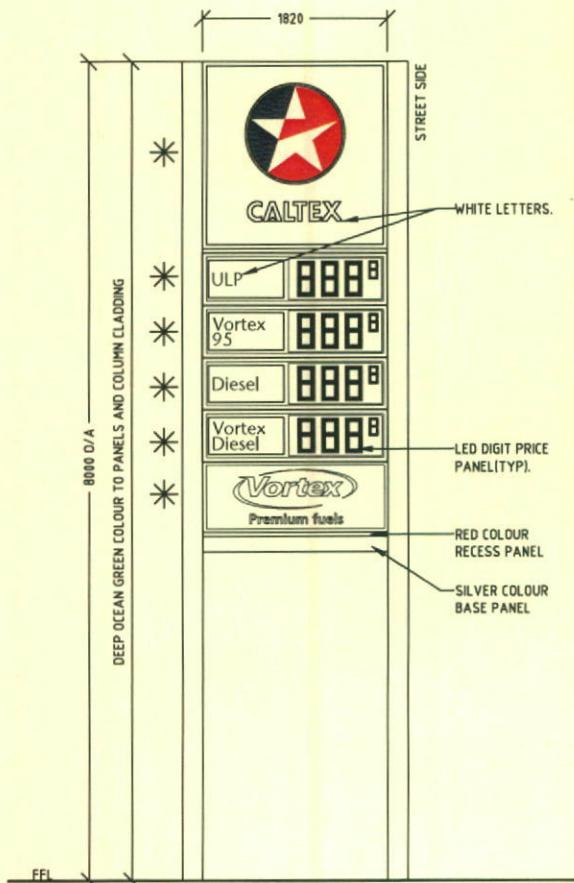
### PROJECT

LONDONDERRY - NSW  
370-372 CARRINGTON ROAD

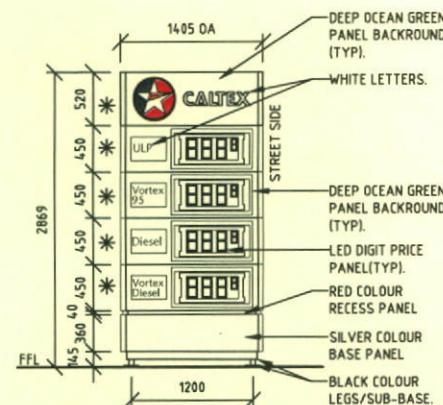
### TITLE

SITE SIGNAGE PLAN

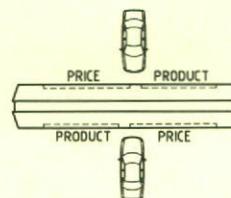
DRAWN YD	28.07.16	APPROVED ML	DATE 01.08.16
SCALE 1:200	SIZE A3	DRAWING NO. TFA250-D01	REV. A



1 I.D. SIGN  
L3-PS8018-4PL



2 PRICE SIGN  
C-PB2814-4PL



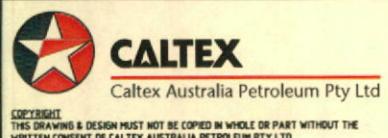
SIGN ORIENTATION-ID/PRICE BOARD  
(ID/PRICE SIGNS TO READ LEFT TO RIGHT-PRODUCT THEN PRICE)

\* INTERNALLY ILLUMINATED ACRYLIC SIGN BOX

SIGNAGE APPLICATION					
0	500	1000	1500	2000	2500
YD	29.07.16	ML	01.08.16		
SCALE	1:50	A3	TFA250-D02	A	REV.



PROJ. No. 16250 Appr.



REV.	BY	DATE	DESCRIPTION OF CHANGE
A	YD	29.07.16	DA ISSUE
			REVISION

PROJECT  
LONDONDERRY - NSW  
370-372 CARRINGTON ROAD

TITLE  
SITE SIGNAGE DETAILS

DRAWN	DATE	APPROVED	DATE
YD	29.07.16	ML	01.08.16
1:50	A3	TFA250-D02	A