

## 2 THE SITE AND SURROUNDS

The subject site and its surrounds have the following characteristics.

Site Address	127- 141 Station Street, Penrith
Lot/DP	Lot 12 DP 1176987
Local Government Area	Penrith City Council
Zoning	RE2 Private Recreation
Current Land Use	Restaurant
Proposed Land Use	Restaurant
Surrounding Land Uses	Recreational and high density residential
Topography	Generally flat
Flooding/Overland Flow	Not mapped in LEP
Bushfire	Not mapped in LEP
Existing Development Approvals	DA16/0219 – Council approved a change of use of the existing function centre to the Hogs Breath Café, including alterations and additions. This was approved 14 April 2016. DA16/0533 – Illuminated Pylon Sign – Approved 22 July 2016, Expired 22 July 2018.



Figure 1 Subject Site - Aerial

### 3 PROJECT DESCRIPTION

#### 3.1 DETAILS OF THE PROPOSAL

This application seeks consent for the installation of an illuminated pylon sign to consolidate and unify existing signage on the Paceway site and include an additional sign for the Hogs Breath Café in the location on the corner of Ransley and Mulgoa Road:

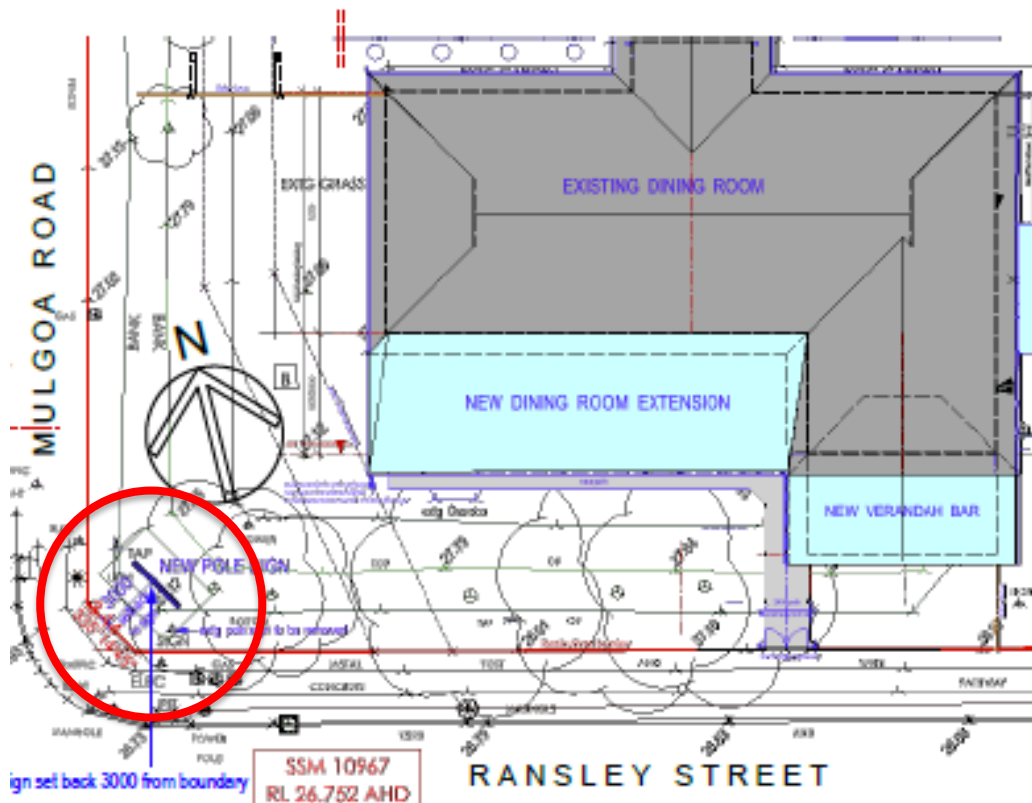


Figure 3 Proposed Sign Location

The proposed pylon sign is intended to consolidate the existing signage currently on the site and to incorporate the Hogs Breath Café Logo with the other signs to identify the recent approved restaurant being on the Paceway Penrith site with the other land uses such as the Penrith Paceway and the Penrith Museum of Printing.

The existing signage is shown below:



Figure 4 Existing Signage

The proposed sign located on the corner of Ransley St and Mulgoa Road will be set back 3m from the corner, which is located further back than the current signage on the property.

The proposed sign is a 7m double pole galvanised steel illuminated pylon sign to accommodate signage identifying uses on the site that is operated by Penrith Paceway and includes:

1. Hogs Breath Café – 2.4m x 2.4m (4.8sqm) – new sign
2. Penrith Paceway – 0.4m x 2.4m (0.96sqm) – existing as shown in Figure 3
3. Electronic Sign Board – 1.2m x 2.4m (2.88sqm) – existing as shown in Figure 3

The proposed sign will appear as follows:

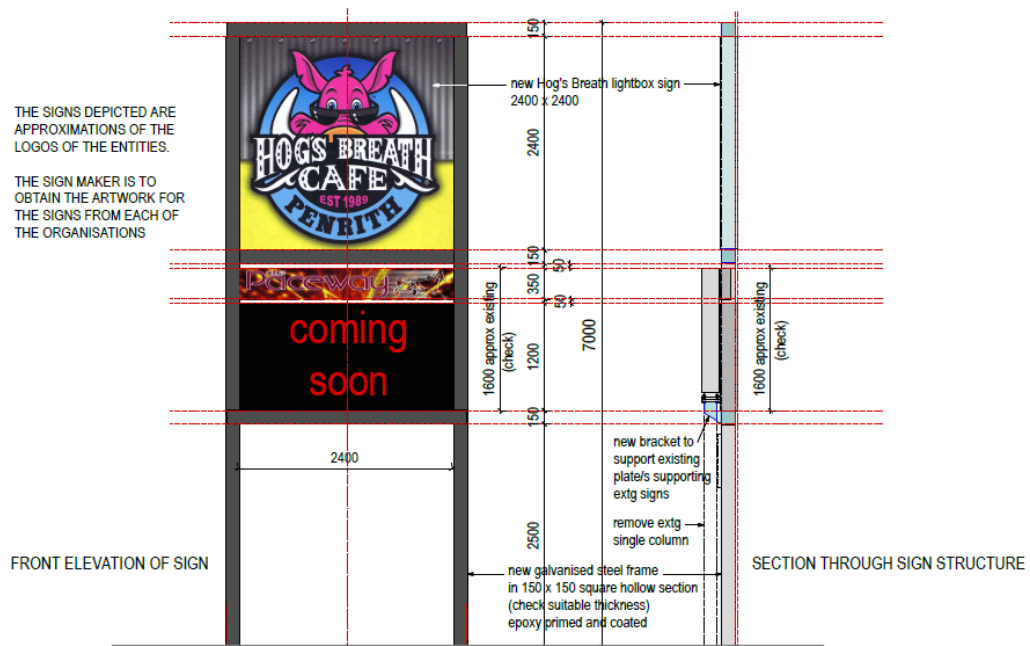


Figure 5 Proposed Illuminated Pylon Sign

### 3.2 VEHICULAR ELEMENTS

There is existing direct vehicular access to the development site from Ransley Street via an access driveway servicing the existing car park on the site. The car park within the development site currently caters for approximately 130 formal car spaces.

### 3.3 MATERIALS AND FINISHES

The proposed sign is a 7m double pole galvanized steel illuminated pylon sign to accommodate signage identifying uses on the site that is operated by Penrith Paceway.