

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

<b>Application Number:</b>	2025/0177
<b>Responsible Officer:</b>	Annabelle Ambrogio – Consultant Planner (CPS)
<b>Land to be developed (Address):</b>	Lot 678 DP 752038 150 Fisher Road North, Cromer (James Morgan Reserve)
<b>Proposed Development:</b>	Installation of a digital scoreboard
<b>Zoning:</b>	RE1 Public Recreation
<b>Development Permissible:</b>	Yes
<b>Existing Use Rights:</b>	No
<b>Consent Authority:</b>	Northern Beaches Council
<b>Determination Level:</b>	NBLPP
<b>Land and Environment Court Action:</b>	No
<b>Owner:</b>	Northern Beaches Council
<b>Applicant:</b>	Willowtree Planning
<b>Application Lodged:</b>	25/02/2025
<b>Integrated Development:</b>	No
<b>Designated Development:</b>	No
<b>State Reporting Category:</b>	Commercial/Retail/Office
<b>Notified:</b>	12/03/2025 – 09/04/2025
<b>Advertised:</b>	No
<b>Submissions Received:</b>	Nil
<b>Clause 4.6 Variation:</b>	No
<b>Recommendation:</b>	Approval
<b>Estimated Cost of Works:</b>	\$2,200.00

### EXECUTIVE SUMMARY

The development application (DA2025/0177) seeks consent for the installation of a digital scoreboard on land at 150 Fisher Road North, Cromer (James Morgan Reserve, Lot 678 DP 752038). The site is zoned RE1 Public Recreation under the *Warringah Local Environmental Plan 2011* (WLEP 2011), and the digital scoreboard is ancillary to the current use of the site, which is a recreation area. Recreation areas are permitted with consent within the zone under WLEP 2011.

Being located on RE1 land, the proposal is also subject to the Warringah Council Sportsgrounds Plan of Management (PoM). The PoM classifies the site as being Community Land for the primary purpose of a sportsground and the owner being the Crown. Council manages the Crown Land reserve as a sportsground under the *Crown Lands Act 1989* and is a reserve trust manager for this purposes of this Act. The development is consistent with the aims and objectives of the PoM and is not contrary to any of its policies in relation to the site. The digital scoreboard allows for enhanced use of the site as a sportsground.

The site is not mapped as bushfire prone land, nor being flood affected, or containing any biodiversity values or riparian land. The site is also not a heritage item, nor is it located within a heritage conservation area

(HCA) or within proximity to any items or HCAs. The site is mapped within Area A of the Landslip Risk map, however the development is considered minor and unlikely to result in any detrimental impacts in relation to landslides, stormwater discharge or subsurface flow conditions.

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is referred to the Northern Beaches Local Planning Panel (NBLPP) for determination as it constitutes a conflict of interest as the works are located on land owned by the Council. The DA has been externally assessed by an independent planning consultant due to the conflict of interest.

The assessment includes a requirement that the sign is to be raised an additional 800mm from natural ground level to limit the potential of vandalism. The sign is to have a post height/lower height of 2.6m and a total height of 3.8m above natural ground level. The display area of the scoreboard itself is to remain unchanged. Amended plans are to be provided to the Principal Certifier detailing these changes prior to the issue of a Construction Certificate.

The DA was notified in accordance with Council's requirements between 12 March 2025 and 9 April 2025. In response, no submissions were received.

The proposed development is not considered to result in any unacceptable impacts to adjoining properties and is deemed suitable for the site.

This report concludes with a recommendation that the NBLPP grant approval to the development application, subject to conditions.

## **PROPOSED DEVELOPMENT IN DETAIL**

Development consent is sought for the installation of a digital scoreboard at 150 Fisher Road North, Cromer (James Morgan Reserve).

The installation of the digital scoreboard includes the following components:

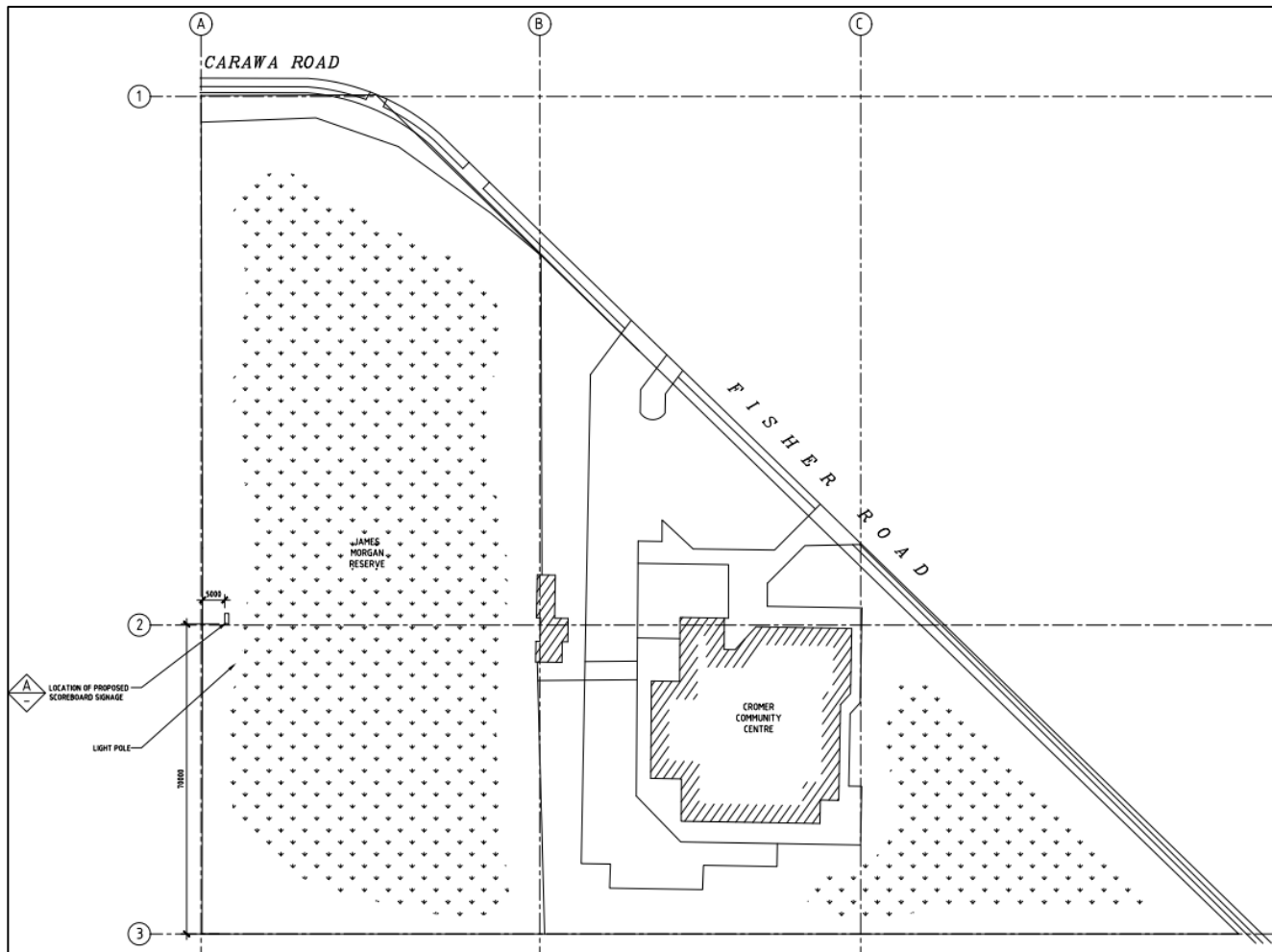
- Scoreboard is to be freestanding atop two (2) posts, each 1.8m in height above natural ground level. Structural footings to be constructed under natural ground level to a depth of 400mm and a length of 1.8m.
- Total height of 3m from natural ground level to the top of the scoreboard.
- Display area of the scoreboard atop the posts is 1.2m in height and 2.4m in length.
- Installation of a submeter in the Council switchboard to monitor usage of the scoreboard.

The scoreboard is located along the western side of the site and has the following setbacks:

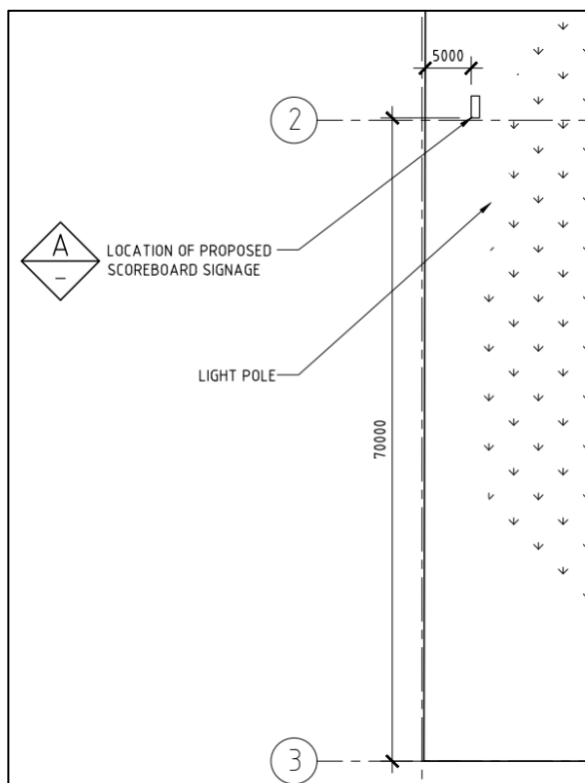
- Western side setback of 5m
- Southern side setback of 70m
- Northeastern front setback to Fisher Road North of 108m

It is noted that the development does not seek consent for any advertising signage and the development is recommended for approval on this basis. A condition of consent is recommended to ensure the contents of the sign/scoreboard is limited to scoring purposes only, and no advertisement material is permitted.

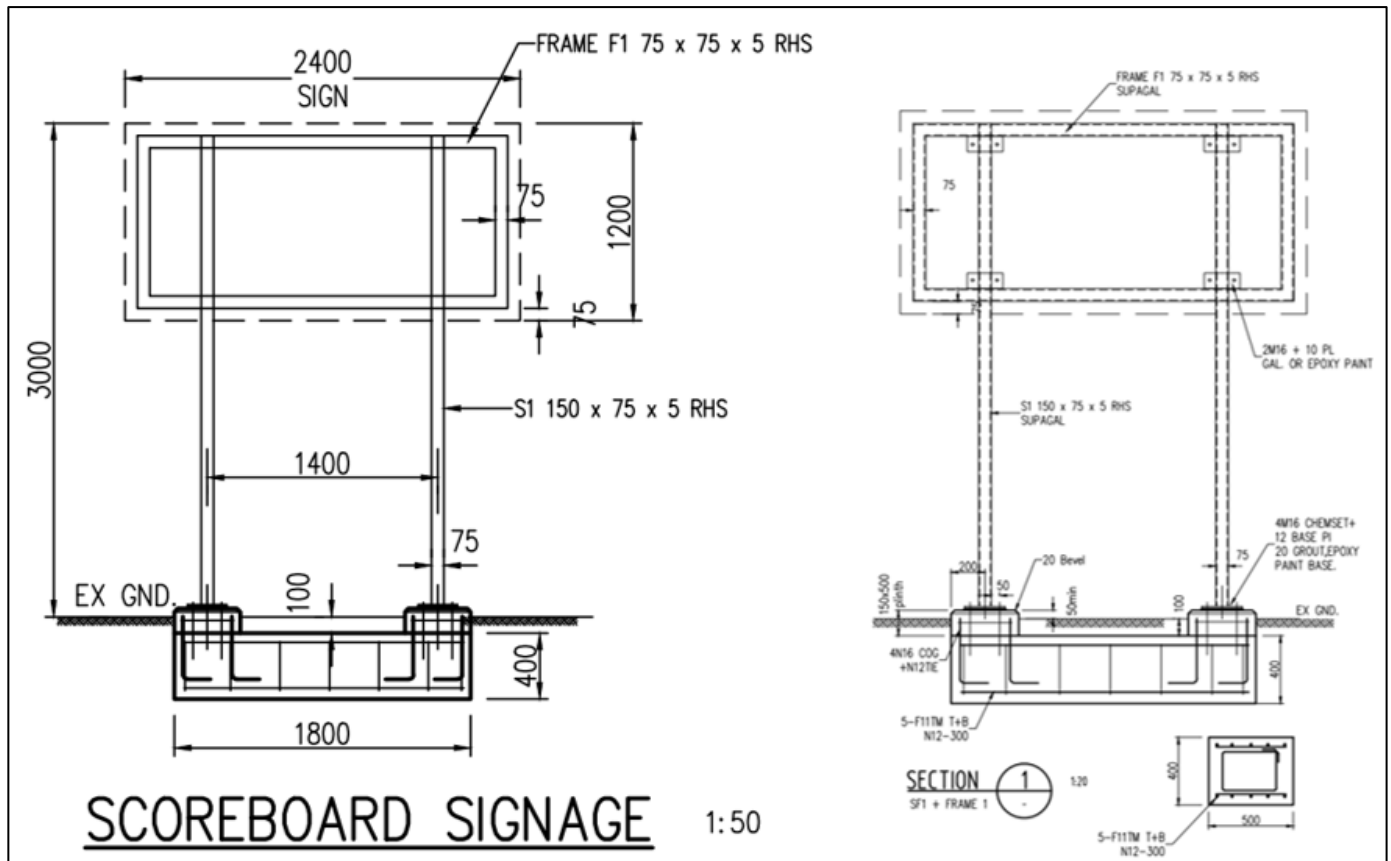
Refer to **Figure 1** to **Figure 3** for excerpts of the plans.



**Figure 1** Site Plan (Source: Taylor Consulting, 03.02.2025)



**Figure 2** Enlarged image of the development area shown on the site plan (Source: Taylor Consulting, 03.02.2025)



**Figure 3** Detail and Section Plans of the proposed scoreboard (Source: D O'Brien Engineering Services, 05.02.2025).

## ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) considering all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted on 11 April 2025 and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

## SUMMARY OF ASSESSMENT ISSUES

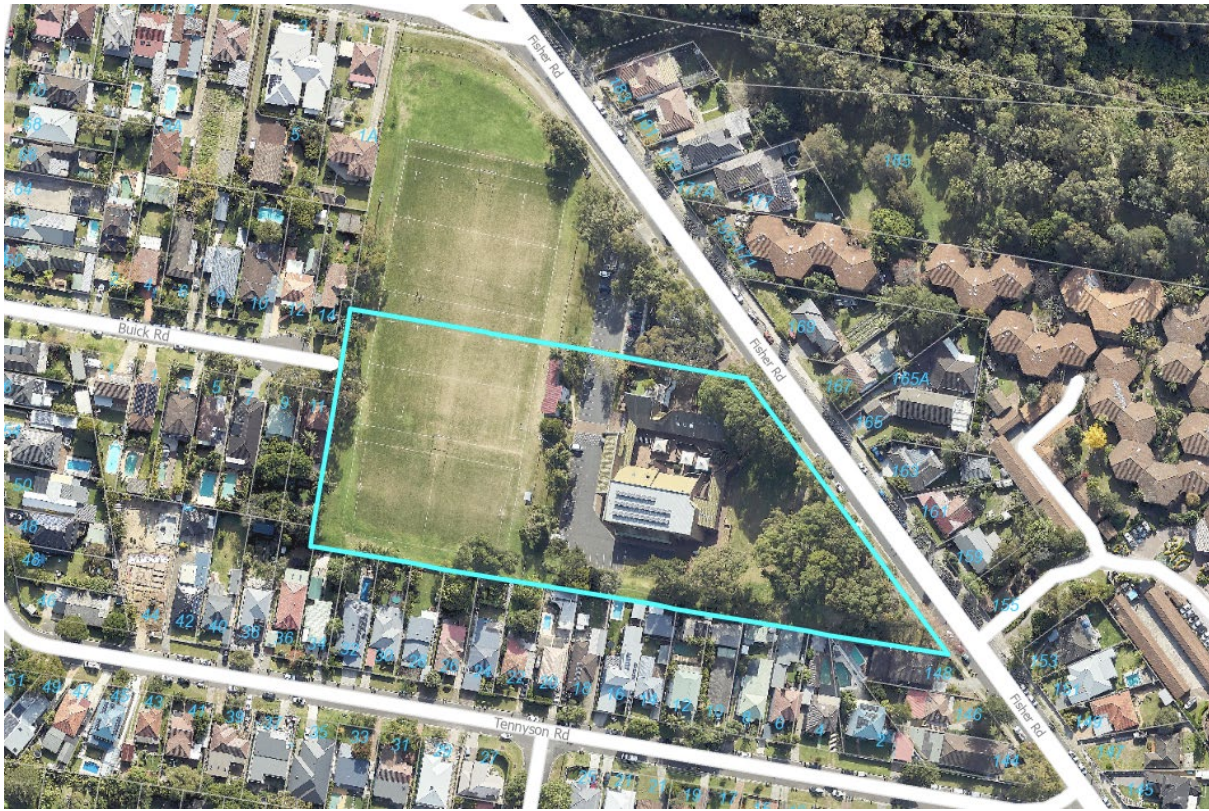
Warringah Development Control Plan 2011 – D23 Signs

## SITE DESCRIPTION

<b>Property Description:</b>	Lot 678 DP 752038 150 Fisher Road North, CROMER NSW 2099
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<p><b>Detailed Site Description:</b></p>	<p>The subject site comprises one (1) allotment, being 150 Fisher Road North, Cromer (Lot 678 in Deposited Plan 752038). 150 Fisher Road North also comprises an additional allotment to the north of the subject allotment, being Lot 7054 in Deposited Plan 93777. However, the subject works are contained within Lot 678 DP 752038 and the DA pertains to only this allotment.</p> <p>The site is located on the southwestern side of Fisher Road North and is irregular in shape due to its angled frontage to the road. The subject allotment has an area of approximately 1.66ha, with the total of both allotments being approximately 2.6158ha. The subject allotment has a frontage of 124m, with the combined frontage of both lots equalling 270m to Fisher Road North. At its longest point, the site has a depth of 235m when measured from the road to the rear western boundary. The site experiences a mild fall of approximately 4m from the road to the western rear boundary.</p> <p>The site is located within the RE1 Public Recreation zone and accommodates various community facilities. The site is largely accommodated by the James Morgan Reserve sporting fields along the western half of the site. A sports shed is also located within this area, providing facilities for the sporting fields. The eastern portion of the site, with a frontage to Fisher Road North, accommodates the Cromer Community Centre, including a public hall and associated outdoor spaces. This area also includes a playground and on-site parking spaces.</p> <p>The site includes various scattered trees, primarily within the southeastern corner, as well as along the frontage to Fisher Road North, between the parking area and the sports fields and along the western and southern side boundaries.</p>
<p><b>Description of Adjoining/Surrounding Development</b></p>	<p>Adjoining and surrounding development is characterised by low density residential development. Notable development other than dwelling houses includes the Dee Why Gardens Retirement Village located opposite the site on the northeastern side of Fisher Road North.</p> <p>The scoreboard does not directly adjoin any properties or dwelling houses, with the rear of the sign in line with the road reserve and cul-de-sac terminus of Buick Road.</p>
<p>Refer to <b>Figure 4</b> for an aerial image of the site and the surrounding locality.</p> <p>Refer to <b>Figure 5 – Figure 8</b> for photographs of the site taken on the site inspection.</p>	





**Figure 4** Aerial image of site and surrounding development. Site outlined in blue (Source: Northern Beaches Council mapping)



**Figure 5** Facing west towards the proposed location of the scoreboard. Scoreboard to be located to the right of the central chair (Source: CPS site inspection, 11.04.2025)





**Figure 6** Facing east towards the sport field and shed from the proposed location of the scoreboard (Source: CPS site inspection, 11.04.2025)



**Figure 7** Facing east towards the site from the cul-de-sac terminus of Buick Road (Source: CPS site inspection, 11.04.2025)





**Figure 8** Facing southwest towards the site from Fisher Road North, near the car park entrance. The scoreboard is proposed to be located in front of the group of trees in the distance to the left of the yellow road sign. The scoreboard will not be readily visible from the street (Source: CPS site inspection, 11.04.2025)

## SITE HISTORY

A search of Council's records has revealed that there are no recent or relevant applications for this site.

The land has been used for public recreation purposes for an extended period of time.

## NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021 and the Northern Beaches Community Participation Plan 2019.

As a result of the public exhibition process council is in receipt of zero (0) submissions.

## REFERRALS

Internal Referral Body	Comments
Parks, Reserves and Foreshores	<p><b>Supported – subject to conditions</b></p> <p>The proposed electronic scoreboard is located within RE1 Public Recreation zone land, and the proposal is considered in terms of the use of the land in terms of recreational purposes.</p> <p>Attention is drawn to the submitted plans that indicate a signboard total height of 3 metres above natural ground with a lower height of 1.8 metres. It is advised that to limit vandalism and satisfy Warringah DCP control D23 Signs, the lower height of the signboard shall be at least 2.6 metres above natural ground level, and conditions shall be imposed.</p>



Internal Referral Body	Comments
	<p>There are no natural environment impacts, and the surrounding amenity and visual impact is considered to be minor, with the total signboard height at 3.8 metres that faces the playing field.</p> <p>It is noted in the Statement of Environmental Effects that a sub meter will be installed in the Council switchboard to monitor usage of the scoreboard, and installation cost shall be the responsibility of the applicant, with co-ordination and approval by Council.</p> <p>The proposal is therefore supported.</p>

External Referral Body	Comments
Ausgrid – SEPP (Transport and Infrastructure) 2021, s2.48	<p><b>Supported – subject to conditions</b></p> <p>The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.</p>

## CROWN LAND MANAGEMENT ACT 2016

The site is mapped as Crown Land and is within proximity of other Crown Land sites (refer to **Figure 9**).



**Figure 9** Excerpt of Crown Land map, site outlined in yellow. Source: NSW Planning Portal Spatial Viewer.

The proposal has been assessed against section 1.4 'Principles of Crown land management' as outlined in the Crown Land Management Act 2016 (CLM Act 2016), with these principles reproduced as follows:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and

- (e) *that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and*
- (f) *that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

The proposal is consistent with these principles and does not result in adverse impacts on the Crown Land. The development allows for the enhanced enjoyment of the public space through the provision of a scoreboard which will serve the local sporting community. As such, the proposal is satisfactory in relation to the CLM Act 2016.

## LOCAL GOVERNMENT ACT 1993

### SPORTSGROUNDS PLAN OF MANAGEMENT 2007 – WARRINGAH COUNCIL

The Local Government Act 1993 (LG Act 1993) prescribes that Council must prepare a plan of management for community land. The site, known as James Morgan Reserve, is zoned RE1 Public Recreation and is listed as being in the “Sportsground” category in Appendix 1 of lands covered by this Plan of Management (‘PoM’). The site is listed as being owned by the Crown, and for the purposes of the Crown Lands Act 1989 (now superseded by the CLM Act 2016), Council is considered a reserve trust manager and manages the land in accordance with the PoM and in consistency with the management of other sites covered by the PoM.

The PoM includes the following core objectives for management of community land categorised as a sportsground:

- a) *to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*
- b) *to ensure that such activities are managed having regard to any adverse impact on nearby residences.*

The provision of the digital scoreboard on the site is in accordance with the above objectives, as it further encourages, promotes and facilitates the use of the sportsground by the community for organised sporting games and activities. The scoreboard does not result in any adverse impacts on the adjoining residential dwellings, due to its orientation, size and location on the site. The scoreboard will be subject to conditions to ensure that its use is limited to when sporting games are being undertaken to avoid unnecessary use or nuisance for neighbouring residents.

The PoM also lists the community values for sportsgrounds, being recreation, social, future generations, aesthetic/visual and cultural/intrinsic values. The scoreboard is consistent with these values of sportsgrounds as listed in the PoM. The PoM also outlines ongoing management strategies for the sites, and the scoreboard is to be regularly maintained with the rest of the site assets as outlined in the PoM.

It is concluded that the proposed development is in accordance with the PoM and is not contrary to any of its objectives.

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EP&A Act)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.



Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	There are no current draft environmental planning instruments.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	The Warringah Development Control Plan 2011 applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the regulations	<p><u>Part 4, Division 2</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider "Prescribed conditions" of development consent. These matters have been addressed via a condition of consent.</p> <p><u>Clause 29</u> of the EP&amp;A Regulation 2021 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 36 and 94</u> of the EP&amp;A Regulation 2021 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 61</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 62 and/or 64</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This clause is not relevant to this application.</p> <p><u>Clause 69</u> of the EP&amp;A Regulation 2021 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition of consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p><b>(i) Environmental Impact</b> The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report.</p> <p><b>(ii) Social Impact</b> The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p><b>(iii) Economic Impact</b> The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

## ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)\*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application. In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

## STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS) AND STATE REGIONAL ENVIRONMENTAL PLANS (SREPS)

### State Environmental Planning Policy (Resilience and Hazards) 2021

#### Chapter 4 – Remediation of Land

Chapter 4 requires the consent authority to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land, and to be satisfied that the land is suitable for the proposed use. Council is satisfied that the land is not a site of possible contamination and therefore no further assessment of contamination is required.

### State Environmental Planning Policy (Biodiversity and Conservation) 2021

#### Chapter 4 – Koala Habitat Protection 2021

The site is subject to these provisions, being zoned RE1 Public Recreation and being within the Northern Beaches LGA which is located within the Central Coast Koala management area.

The site is subject to Clause 4.9 Development assessment process – no approved koala plan of management as there is no approved Koala Plan of Management (KPOM) for the land and the site is at least 1 hectare in area. The clause has been reproduced as follows:

*(2) Before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.*

Council is satisfied that the land is not a koala habitat after reviewing the “Koala Species Sightings” NSW SEED map, and it is concluded that the development is not likely to have any negative impact on koalas or koala habitat. As such, the DA is acceptable in relation to this Chapter.



## State Environmental Planning Policy (Industry and Employment) 2021

### Chapter 3 – Advertising and Signage

Chapter 3 applies to all signage that can be displayed with or without development consent under another environmental planning instrument that applies to the signage and is visible from a public place or public reserve.

Section 3.6 indicates that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) *that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

In relation to Section 3.6(a), the aims and objectives of the Chapter are reproduced below:

- (1) *This Chapter aims—*
  - (a) *to ensure that signage (including advertising)—*
    - (i) *is compatible with the desired amenity and visual character of an area, and*
    - (ii) *provides effective communication in suitable locations, and*
    - (iii) *is of high quality design and finish, and*
  - (b) *to regulate signage (but not content) under Part 4 of the Act, and*
  - (c) *to provide time-limited consents for the display of certain advertisements, and*
  - (d) *to regulate the display of advertisements in transport corridors, and*
  - (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The proposal is for one (1) new digital scoreboard that will enhance the use of the existing community sportsground and contribute positively to the amenity of the area. The sign is compatible with the desired amenity and visual character of the area, being of a modest size and scale that does not dominate the site or require any tree removal. The sign is located in an area of the site that will be visible to sports players and spectators at the sporting field. The sign is to be constructed to a high standard with quality finishes.

The proposal does not seek consent for any advertising material and a condition of consent is recommended to ensure that the use of the sign is limited to scoring purposes only with no advertising material.

In this regard, the proposal is consistent with the aims and objectives of the Chapter.

In relation to Section 3.6(b), an assessment of the proposal in relation to the assessment criteria of Schedule 5 is provided in the table below.

Schedule 5 Assessment Criteria	Compliance with Requirements
<b>1. Character of the Area</b>	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The scoreboard is of an appropriate scale and orientation for the sportsground that is compatible to the residential character of the area. The sign is sufficiently setback from the street (approximately 100m) and will not be readily visible from the streetscape. The sign does not immediately adjoin or present to any residential allotments, with the rear of the sign aligning with the trees and road reserve of the cul-de-sac terminus of Buick Road.

Schedule 5 Assessment Criteria	Compliance with Requirements
	The sign is therefore not anticipated to result in any adverse impacts on neighbouring residential development and is compatible with the site and locality that is characterised by public recreation land and low density residential.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The scoreboard is of a low scale that is compatible with the existing signage on the site associated with the recreation facilities. Overall, the sign will contribute positively to the sportsground and the locality.
<b>2. Special Areas</b>	
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?	The scoreboard is an appropriate addition to the public open space sporting fields. The proposal does not detract from the amenity or visual quality of the area or neighbouring sites.
<b>3. Views and Vistas</b>	
Does the proposal obscure or compromise important views?	The scoreboard is not considered to obscure or compromise any important views to the surrounding area.
Does the proposal dominate the skyline and reduce the quality of vistas?	The scoreboard will not be installed above the existing height of surrounding buildings or tree canopy and will not dominate the skyline and reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	The scoreboard is not located within the immediate vicinity of any advertising signs. The sign does not detract from any other surrounding identification, road or other Council signs that are located within the vicinity of the sign or on the site. The sign will not obstruct or obscure views to other signs within the area.
<b>4. Streetscape, Setting or Landscape</b>	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scoreboard is of an appropriate scale and form for the site and its location and purpose. The sign is to be mounted at a modest height that will allow for it to be viewed from the opposite side of the field, whilst also not dominating this elevation of the site. The sign is surrounded by tree canopy which assists in softening its appearance and screening it from neighbouring residential development.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The scoreboard is largely indiscernible from the street due to its modest size and significant 108m setback. The rear of the scoreboard presenting to the cul-de-sac terminus of Buick Road is screened by existing vegetation and tree canopy and will not result in adverse effects on this streetscape.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The scoreboard is not for advertising purposes and is in an area of the site that does not have existing signage. The scoreboard will not result in signage clutter.
Does the proposal screen unsightliness?	The rear of the scoreboard will be screened by existing vegetation and tree canopy which will screen the scoreboard from the Buick Road streetscape.



Schedule 5 Assessment Criteria	Compliance with Requirements
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The scoreboard does not protrude above the surrounding buildings, structures or tree canopy. The dwellings, trees and sporting field light post are all of a much greater height than the subject sign.
Does the proposal require ongoing vegetation management?	The scoreboard does not require ongoing vegetation management. The scoreboard is of a lower height and is separated sufficiently from the existing tree canopy.
<b>5. Site and Building</b>	
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?	The scoreboard is of a modest size and scale and appropriately located to ensure compatibility with the scale, proportion and characteristics of the site.
Does the proposal respect important features of the site or building, or both?	The scoreboard respects the existing features of the site and its surrounds, including vegetation, lighting and neighbouring dwellings.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The scoreboard is appropriately located on the site to serve its purpose, whilst also minimising its impact on neighbouring residential development.
<b>6. Associated Devices and Logos with Advertisements and Advertising Structures</b>	
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?	The scoreboard is to be digital and illuminated internally with a submeter installed in the Council switchboard to monitor usage of the scoreboard. No other devices, platforms or logos are associated with the scoreboard.
<b>7. Illumination</b>	
Would illumination result in unacceptable glare?	The scoreboard is not expected to produce unacceptable glare. A condition of consent is recommended to ensure that illumination is controlled and can be adjusted. The use of the scoreboard is limited to when sporting games are being played.
Would illumination affect safety for pedestrians, vehicles or aircraft?	The scoreboard is setback 108m from Fisher Road North and is therefore not considered to result in any adverse impacts for the safety of pedestrians or vehicles. The sign is of a small scale, located a maximum of 3.8m above natural ground level (as amended) and with controlled illumination that will therefore not adversely affect aircraft.
Would illumination detract from the amenity of any residence or other form of accommodation?	The scoreboard does not directly face any residential dwelling, with its front eastern elevation is sufficiently distanced from all neighbouring dwellings
Can the intensity of the illumination be adjusted, if necessary?	The intensity of the illumination can be adjusted. Condition has been imposed to ensure compliance.
Is the illumination subject to a curfew?	The scoreboard is to be used only when sporting matches are being played and will be subject to a curfew.
<b>8. Safety</b>	
Would the proposal reduce the safety for any public road?	The sign will not affect road safety as it is setback in excess of 100m from Fisher Road North.
Would the proposal reduce the safety for pedestrians or bicyclists?	The sign will not affect pedestrian or cyclist safety.

Schedule 5 Assessment Criteria	Compliance with Requirements
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The sign will not obscure any sightlines from public areas.

## WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

### Compliance Assessment

Clause	Compliance with Requirements
2.3 Zone objectives and Land Use Table	Yes
6.2 Earthworks	Yes
6.4 Development on sloping land	Yes

### Detailed Assessment

#### Zone RE1 Public Recreation

##### Development Permissibility

The proposed development, being for the purposes of an electronic scoreboard, is defined as being ancillary to the existing use of the site, which is a recreation area. Recreation areas are permitted with consent within the RE1 Public Recreation zone under WLEP 2011, and as such, the ancillary development of the scoreboard is also permitted. The definition of this land use is reproduced as follows:

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
  - (b) an area used for community sporting activities, or
  - (c) a public park, reserve or garden or the like,
- and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

The site presently accommodates community sports fields used for sporting activities, which is listed within the definition. The proposed digital scoreboard is ancillary to this use as it is to be used in association with the sporting activities carried out on the site. As such, the development is permitted with consent within the RE1 Public Recreation zone.

The objectives of the zone are:

- **To enable land to be used for public open space or recreational purposes.**

Comment: The scoreboard will not impede upon the continued use of the site for recreation purposes. The development will allow for improved use of the site for the local sporting communities.

- **To provide a range of recreational settings and activities and compatible land uses.**

Comment: The development encourages the continued and improved use of the site for sporting activities. The sign is compatible with the existing site.

- ***To protect and enhance the natural environment for recreational purposes.***

Comment: The development does not result in any adverse impacts on the natural environment.

- ***To protect, manage and restore public land that is of ecological, scientific, cultural or aesthetic value.***

Comment: The development does not result in any adverse impacts on the values of the site.

- ***To prevent development that could destroy, damage or otherwise have an adverse effect on those values.***

Comment: The development does not result in any adverse impacts on the values of the site.

The proposal is therefore considered to be consistent with the objectives of the RE1 zone.

## **WARRINGAH DEVELOPMENT CONTROL PLAN 2011**

### **Compliance Assessment**

Clause	Compliance with Requirements	Consistency Aims/Objectives
<b>Part C – Siting Factors</b>		
C4 Stormwater	Yes	Yes
C7 Excavation and Landfill	Yes	Yes
C8 Demolition and Construction	Yes	Yes
C9 Waste Management	Yes	Yes
<b>Part D – Design</b>		
D12 Glare and Reflection	Yes	Yes
D23 Signs	No	Yes
<b>Part E – The Natural Environment</b>		
E1 Preservation of Trees or Bushland Vegetation	Yes	Yes

### **Detailed Assessment**

#### **D23 Signs**

##### **Description of Non-compliance**

The scoreboard sign is classified as a 'freestanding sign' within Control 13 of this section of the DCP. The criteria for these types of sign are reproduced in the table below, alongside an assessment against the subject proposal.

Requirement	Assessment
Shall not exceed 2 metres in height above the existing natural ground level	The scoreboard sign has a maximum height of 3m (lower height of 1.8m) above existing natural ground level and does not comply.



Requirement	Assessment
	To satisfy the requirement of Council's Parks, Reserves and Foreshores section, and to limit any potential vandalism, the scoreboard is to be raised an additional 800mm from natural ground level, with a lower height of 2.6m and a maximum height of 3.8m.
Shall not have an area greater than 4sqm	The scoreboard sign has an area of 2.88m and complies.
Shall not project beyond the boundary of the premises	The scoreboard sign is contained within the boundary of the site and has a setback of 5m from the nearest boundary (western side).
Shall not be illuminated	The scoreboard sign will be illuminated and does not comply.

### **Merit Consideration**

Despite being non-compliant with two of the above controls, the development is considered satisfactory in relation to the objectives of the control, which is demonstrated below.

- *To encourage well designed and suitably located signs that allow for the identification of a land use, business or activity to which the sign relates.*

#### **Comment:**

The scoreboard is suitably located on a large site to allow for it to be viewed by sports players on the fields and spectators on the opposite side of the field. The sign is of an appropriate size given the context of the area and is in an appropriate location for its use as a scoreboard. The sign is not a prominent feature of the site and is not highly visible from the street or surrounding residential developments, with it being suitably located for on-site purposes only.

- *To achieve well designed and coordinated signage that uses high quality materials.*

#### **Comment:**

The scoreboard is to be constructed of high quality materials. The scoreboard does not detract from any other signage on and around the site due to its location and setbacks.

- *To ensure that signs do not result in an adverse visual impact on the streetscape or the surrounding locality.*

#### **Comment:**

The scoreboard is setback 108m from Fisher Road North and is not visible from this road because of the separation distance, the scale of the sign, the topography of the land, and the presence of tree canopy being the dominant feature in the area of the sign. The vegetation and tree canopy screens the rear of the sign from view from the adjoining cul-de-sac terminus of Buick Road. The sign does not negatively impact neighbouring residential development, facing away from dwellings adjoining the western side boundary and being sufficiently distanced (70m or greater) from dwellings adjoining the southern side boundary.

- *To ensure the provision of signs does not adversely impact on the amenity of residential properties.*

#### **Comment:**

As outlined in the comment above, the scoreboard faces away from the neighbouring dwellings located along the western side boundary and is sufficiently distanced from other surrounding dwellings adjoining the southern side boundary. The sign features illumination, but its use is limited to when sporting games are being played on the field, which restricts its usage and potential for adverse amenity impacts.

- *To protect open space areas and heritage items or conservation areas from the adverse impacts of inappropriate signage.*

Comment:

The scoreboard does not detract from the open space area and suitably sized and located in relation to its desired use. The site is not a heritage item, nor is it located within a heritage conservation area (HCA) or located within proximity to any heritage items or HCAs.

Given the above compliance with the objectives of the control and the minor nature of the non-compliances of the sign, the scoreboard is appropriate, with its height and illumination being necessary for its purpose as a scoreboard to be viewed by players and spectators and to minimise the potential of any vandalism. The acceptability of the scoreboard sign is further demonstrated through its compliance with Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021*, which has been addressed earlier in this report. As such, the proposal is acceptable in relation to this control of the DCP.

## 7.12 CONTRIBUTIONS

The proposal is not subject to the Northern Beaches Section 7.12 Contributions Plan 2024 because the proposed cost of development is less than \$100,000. Additionally, the development could be classified as local infrastructure to be carried out by or on behalf of Council, which is also exempt from contributions under the plan.

## ASSESSMENT OF APPLICATION ON CROWN LAND

**.Is the land a Crown Reserve?**

Yes

**.Is Council the Crown land manager under the Crown Lands Management Act 2016?**

Yes

**.Can it be taken that the Minister has given consent on behalf of the Crown for its Crown land manager to sign as land owner? (What section of the Act applies?)**

Council is the manager of the Crown Land and has issued owners consent.

**.Is the land classified as community land under the Local Government Act 1993?**

Yes.

**.Is there a Plan of Management and if so, are the proposed works consistent with that Plan?**

Yes. The sign is considered to be ancillary and incidental to the use of the land for recreational purposes.

## CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan 2011;
- Warringah Development Control Plan 2011; and
- Codes and Policies of Council.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

## **PLANNING CONCLUSION**

This proposal for the construction of a digital scoreboard at 150 Fisher Road North, Cromer, has been referred to the Northern Beaches Local Planning Panel (NBLPP) due to a conflict of interest, as Council is the landowner of the development site.

No submissions were received in response to the notification of the application.

It is confirmed that the development seeks consent only for a digital scoreboard and does not seek approval for any advertising material. This report recommends approval of the application based on the sign being for scoring uses only and does not grant consent to any form of advertising.

The assessment includes a requirement that the sign is to be raised an additional 800mm from natural ground level to limit the potential of vandalism. The sign is to have a post height/lower height of 2.6m and a total height of 3.8m above natural ground level. The display area of the scoreboard itself is to remain unchanged. Amended plans are to be provided to the Principal Certifier detailing these changes prior to the issue of a Construction Certificate.

Overall, the development is a high-quality design that performs well against the relevant controls and will not result in unreasonable impacts on adjoining or nearby properties, or the natural environment. The proposal has therefore been recommended for approval.

## **REASONS FOR DETERMINATION**

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

## **RECOMMENDATION**

That Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority grant Development Consent to DA2025/0177 for the installation of a digital scoreboard on land at Lot 678 DP 752038, 150 Fisher Road North, Cromer, subject to the conditions printed below.

## **Terms and Reasons for Conditions**

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

## **DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

### **1. Approved Plans and Supporting Documentation**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

<b>Approved Plans</b>
-----------------------



Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
Layout-1	-	Proposed Scoreboard Signage	Taylor Consulting	03.02.2025
23012.S1	2	Sign Framing & Details	D O'Brien Engineering Services Pty Ltd	05.02.2025

Approved Reports and Documentation			
Document Title	Document and Version Number	Prepared By	Date of Document
Statement of Environmental Effects	Ref: WTJ25-031_SEE Ver: 1	Willowtree Planning Pty Ltd	18.02.2025
Waste Management Plan – Erection of Scoreboard	-	-	-

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## 2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	10 March 2025

Note: For a copy of the above referenced document/s, please see Application Tracking on Council's website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

## 3. Prescribed Conditions

- (a) All building works must be carried out in accordance with the requirements of the Building Code of Australia (BCA).
- (b) BASIX affected development must comply with the schedule of BASIX commitments specified within the submitted BASIX Certificate (demonstrated compliance upon plans/specifications is required prior to the issue of the Construction Certificate);
- (c) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work, and
  - (ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

- (d) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

- (i) in the case of work for which a principal contractor is required to be appointed:
  - A. the name and licence number of the principal contractor, and
  - B. the name of the insurer by which the work is insured under Part 6 of that Act,
- (ii) in the case of work to be done by an owner-builder:
  - A. the name of the owner-builder, and
  - B. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

- (e) Development that involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (i) protect and support the adjoining premises from possible damage from the excavation, and
- (ii) where necessary, underpin the adjoining premises to prevent any such damage.
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (iv) the owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this clause, allotment of land includes a public road and any other public place.

Reason: Legislative requirement.

#### 4. General Requirements

- (a) Unless authorised by Council:  
Building construction and delivery of material hours are restricted to:

- 7.00 am to 5.00 pm inclusive Monday to Friday,
- 8.00 am to 1.00 pm inclusive on Saturday,
- No work on Sundays and Public Holidays.

Demolition and excavation works are restricted to:

- 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- (b) Should any asbestos be uncovered on site, its demolition and removal must be carried out in accordance with WorkCover requirements and the relevant Australian Standards.

- (c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- (d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- (e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- (f) Prior to the release of the Construction Certificate, payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- (g) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- (h) No skip bins, building materials, demolition or excavation waste of any nature, and no hoist, plant or machinery (crane, concrete pump or lift) shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- (i) Demolition materials and builders' wastes are to be removed to approved waste/recycling centres.
- (j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) or on the land to be developed shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- (k) Prior to the commencement of any development onsite for:
  - (i) Building/s that are to be erected
  - (ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
  - (iii) Building/s that are to be demolished
  - (iv) For any work/s that is to be carried out
  - (v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances (wholly within the development site) as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.
- (l) A "Road Opening Permit" must be obtained from Council, and all appropriate charges paid, prior to commencement of any work on Council property. The owner/applicant shall be responsible for all public utilities and services in the area of the work, shall notify all relevant Authorities, and bear all costs associated with any repairs and/or adjustments as those Authorities may deem necessary.
- (m) The works must comply with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice.
- (n) Requirements for new swimming pools/spas or existing swimming pools/spas affected by building works.
  - (1) Child resistant fencing is to be provided to any swimming pool or lockable cover to any spa containing water and is to be consistent with the following;

Relevant legislative requirements and relevant Australian Standards (including but not limited) to:



- (i) Swimming Pools Act 1992
  - (ii) Swimming Pools Amendment Act 2009
  - (iii) Swimming Pools Regulation 2018
  - (iv) Australian Standard AS1926 Swimming Pool Safety
  - (v) Australian Standard AS1926.1 Part 1: Safety barriers for swimming pools
  - (vi) Australian Standard AS1926.2 Part 2: Location of safety barriers for swimming pools.
- (2) A 'KEEP WATCH' pool safety and aquatic based emergency sign, issued by Royal Life Saving is to be displayed in a prominent position within the pool/spa area.
  - (3) Filter backwash waters shall be conveyed to the Sydney Water sewerage system in sewerred areas or managed on-site in unsewered areas in a manner that does not cause pollution, erosion or run off, is separate from the irrigation area for any wastewater system and is separate from any onsite stormwater management system.
  - (4) Swimming pools and spas must be registered with the Division of Local Government.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

## **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

### **5. Amended Plans**

Amended Plans shall be issued to the Principal Certifier prior to the issue of a Construction Certificate to include the following details:

- a) the lower height of the signboard shall be a minimum of 2.6 metres above natural ground level, resulting in the scoreboard having a total height of 3.8m above natural ground level,
- b) the sub meter and associated works location shall be approved by Council's Senior Asset Management Officer,
- c) the installation costs of the works shall be borne by the applicant.

Certification shall be submitted to the Principal Certifier that these amendments have been documented, and Council approval has been provided.

Reason: Public safety and co-ordination of works.

### **6. Compliance with Standards**

All works including materials, electrical parts, connections and workmanship are required to be carried out in accordance with all relevant Australian Standards, and any industry codes and guidelines.

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.

## **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

### **7. Working and Access on Reserves Permit**

Works (undertaken by principal contractors working without Council supervision) on land owned or managed by Council require a "Working on Reserves" permit prior to commencement. Applications can be obtained from Council's website or the Parks and Recreation business unit.

Reason: Public safety and the protection of Council infrastructure.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **8. Storage of Materials on Land Owned or Managed by Council Prohibited**

The dumping or storage of building materials, spoil, vegetation, green waste or any other material in land owned or managed by Council is prohibited.

Reason: Public safety and environmental protection.

### **9. Protection of Council's Public Assets**

Any damage to Council's public assets shall be made good by the applicant, and/or the contractor, to the satisfaction of Council.

Council's public assets include, but is not limited to, the following: road, kerb and gutters, crossovers, crossings, paths, grass verge, open space and associated elements such as furniture, recreational facilities and the like, within the meaning of the Local Government Act 1993. Existing trees shall be protected in accordance with AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4, with no ground intrusion into the tree protection zone and no trunk, branch nor canopy disturbance.

Reason: To protect and/or restore any damaged public asset.

### **10. Erosion and Sediment Control**

Effective erosion and sediment controls shall be installed prior to any construction activity and shall prevent sediment or polluted water leaving the construction site or entering any natural drainage system or stormwater drain. The controls shall be regularly inspected, maintained and retained until works have been completed and groundcover established.

Reason: To minimise soil erosion and sediment movement during construction works.

### **11. Waste Management During Development**

The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development. Details demonstrating compliance must be submitted to the Principal Certifier.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **12. Removal of All Temporary Structures/Materials and Construction Rubbish**

Once construction has been completed any silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences/bunds, and the like, are to be removed from the site.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate

Reason: To protect reserve amenity and public safety.

## **ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

### **13. Scoreboard Content (No Third Party Advertising)**

This approval grants consent for the provision of a digital scoreboard only. No approval is granted for any other signage content or advertising material to be displayed on the scoreboard sign at any time.

Reason: To ensure that the content of the sign is restricted to sporting scoring purposes only.

### **14. Scoreboard Ongoing Care and Operational Requirements**

The approved scoreboard shall meet the following operational requirements:

- The scoreboard shall not have a flashing or intermittent type illumination.
- The scoreboard is not to be used for sounding of sirens or horns – display only.
- The scoreboard shall have a function to allow the intensity of the illumination to be controlled and adjusted to ensure it does not become too intense for the area and surrounding residential development.
- The scoreboard shall only be used in association with sporting matches at James Morgan Reserve.
- A submeter is to be installed in the Council switchboard to monitor usage of the scoreboard.
- The scoreboard shall be finished with a non-reflective finish so as not to be obtrusive to surrounding residents or cause a distraction to passing motorists.
- The scoreboard shall be maintained at all times in a safe and attractive condition. Ongoing maintenance and upkeep are the responsibility of Harbord Harlequins Junior Rugby Union Club. Council reserves the right to remove the scoreboard if it is not maintained to a reasonable standard
- The scoreboard shall be located wholly within the boundaries of the subject land.
- The scoreboard shall be prepared and erected by an appropriately qualified person.

Reason: To ensure that the signage is used and maintained appropriately. To protect the amenity of the reserve and public safety, ensuring that the amenity of neighbouring properties is not compromised.

### **15. Hours of Operation**

The hours of operation of the digital scoreboard are to be restricted to the booking hours of the sportsground, except for Club related activities such as registration.

Reason: To ensure that amenity of the surrounding locality is maintained.

## **FINAL DECLARATION**

Consultant Name: Annabelle Ambrogio – Creative Planning Solutions

In submitting this report to Council, I declare that I do not have a conflict of interest in making this recommendation.