



Our Ref: 22-000158

19 July 2024

The Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Michael Doyle A/Team Leader, Regional Assessments and Meg D'souza – Senior Planning Officer

RE: PAN-316562/ DA23-4918 – Old Windsor Road, Bella Vista – Exiting Digital Advertising Signage – Response to Request for Information

Dear Meg,

This letter is in response to the Request for Information received from The Department of Planning and Environment via the Planning Portal on 8 September 2023 in relation to PAN-316562 for existing Digital Advertising signage located on the pedestrian bridge over Old Windsor Road and Norbrik Drive, Bella Vista.

In addition to the response to the Department's request for information, it is sought that the subject application be amended to seek consent for the use of the signage for an additional period of 2 years rather than the originally requested 15 years. This is due to current sign box structural components requiring remediation within the next 2 years, in accordance with the Condition Assessment Report included in Attachment 1 of this letter for reference.

Compliance with SEPP and Guidelines

1. *Provide a calculation of the advertising display area in accordance with the definition under Clause 3.2 of State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP). If greater than 45 square metres, provide an assessment against Clause 3.17 of the I&E SEPP.*

Comment: Complies. The dimensions of the current signage are 12.96 metres by 3.85 metres, being a total of 49.2m² of advertising signage on each side of the subject pedestrian bridge. Assessment under Clause 3.17 of the SEPP (Industry and Employment) 2021 is detailed below:

3.17 Advertising display area greater than 45 square metres

The consent authority must not grant consent to the display of an advertisement with an advertising display area greater than 45 square metres unless—

- (a) *a development control plan is in force that has been prepared on the basis of an advertising design analysis for the relevant area or precinct, or*

Comment: Not applicable. A DCP is not required to be prepared to support this application.

- (b) *in the case of the display of an advertisement on transport corridor land, the consent authority is satisfied that the advertisement is consistent with the Guidelines.*

Comment: Refer to the RFI response dated 31 August 2023 and the Statement of Environmental Effects which includes assessment of the advertising signage against the Guidelines. No further assessment is required.

Structural Integrity

2. *Provide confirmation from a suitably qualified Structural Engineer that both existing signs are structurally sound to be operated for a further 15 years. This advice must also include an assessment of the condition of the signage that includes consideration of the following:*
 - i. *a structural description, including an outline of the elements of the pedestrian bridge and the location of the signage.*

Comment: This has been completed by a suitably qualified Structural Engineer. A copy of the report is provided, included in Attachment 1 of this letter. Design life of __ is remaining The existing signage

Remedial work required to extend to 15 years.

- ii. *the feasibility of additional loading for the continuation of the use of the structure considering the capacity of the existing structure.*

Comment: No additional loading is predicted.

- iii. *recommendations for any necessary upgrades or modifications to ensure the structural viability of the signs or for compliance with relevant BCA requirements or/and Australian Standards; and*

Comment: A structural condition assessment of the sign structure has been prepared by CCSR Consulting Engineers. The report concludes that certain structural members have deteriorated over time and need remedial repair to ensure another 15 years of design life, which requires the fall arrest system to be installed as per the TfNSW request. Therefore, it is requested that the subject application be amended to seek consent for the use of the signage for an additional period of 2 years rather than the originally requested 15 years. This is due to current sign box structural components requiring remediation within the next 2 years, in accordance with the Condition Assessment Report included in Attachment 1 of this letter for reference. Mulpha will explore the possibility of replacing the existing sign boxes with digital signage during the interim period of 2 years, which will be subject to a future development application.

- iv. *recommendations for any ongoing maintenance or monitoring requirements, including frequency and/or methodology, to ensure structural viability for the further 15-year period of operation.*

Comment: Refer to the condition assessment report. We recommend the structural members of the existing sign boxes inspected every 2-3 years.

3. *The Response to RFI letter dated 1 August 2023 provides confirmation that the proposed signs meet Wind Loading requirements. This response must be signed off by a suitably qualified Structural Engineer.*

Comment: See RFI response included in Attachment 2 that is signed off by a suitably qualified Structural Engineer.

Landowner's Consent

4. *The landowner's consent provided with the application through the letter dated 1 February 2023 provides consent for the ongoing operation and use of the land, rather than the making of a development application. Please provide landowner's consent that includes the following:*
 - i. *a reference to details of the application*
 - ii. *details of the land*



iii. *a statement that the landowner consents to the application being made*

Please note that consent cannot be conditional and therefore the landowner cannot provide consent on the basis of specific documents or assessments being provided.

Comment: The applicant has reached out to TfNSW regarding landowners consent. Refer to the letter correspondence provided by TfNSW in Attachment 3 which confirms that TfNSW cannot provide landowners consent as Mulpha is the owner of the bridge under a Works Authorisation Deed Agreement under Section 142 of *the Roads Act 1993*.

Therefore, the previous conditional consent provided by Transport for NSW is not relevant as Mulpha is the owner of the bridge asset, therefore can submit the subject development application for extension of consent for the use of the advertising signage on the pedestrian bridge.

Yours sincerely,

Egis Consulting Pty Ltd

A handwritten signature in black ink, appearing to read 'JH'.

Jessica Head
Planner

ATTACHMENTS:

1. Signage Structural Condition Assessment Report, prepared by CCSR Consulting Engineers, dated 15.12.2023
2. Structural RFI Response , prepared by Calibre, dated 31.07.2023
3. Letter from TfNSW – Third Party Bridge Assurance - B 10381 - Pedestrian Bridge at Norbrik Dr over Old Windsor Road at Bella Vista, dated 17.05.2023.