



Our Ref: 22-000158

30 September 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 1 August 2024 in relation to PAN-316562 for existing Digital Advertising signage located on the pedestrian bridge over Old Windsor Road and Norbrik Drive, Bella Vista.

Landowners Consent

Landowner's consent related to the land on which the bridge is located, not the bridge itself. The correspondence provided from TfNSW does not indicate that it cannot provide owner's consent. Please provide consent from the owner of the land.

Response: Landowner's consent has been provided by TfNSW for the subject development application which adequately addresses the Department's request. It should be noted that TfNSW has not raised an objection to a 15-year extension to the advertising signage on the bridge. The extension to the signage application goes hand in hand with the extension to the current Works Authorisation Deed between TfNSW and Mulpha for ongoing care, control and management of both bridge and signage for a further 15 years. Refer to owners' consent in Attachment 1 of this letter.

Structural Integrity

The updated application now proposes to only operate the sign for a further 2 years based on a Condition Report that identifies a range of remediation measures that are required in the short term. However, the Structural Condition Assessment dated 15 December 2023 requires most of the required remediation works to be completed by 15 December 2024 (being 1 year from the date of the report). Please provide justification for seeking approval to operate beyond this date without the required remediation works, or include the remediation works.

Response: The subject development application still seeks consent for the illuminated static signage to be extended for an additional period of 15 years. It is noted that the current sign box structural components require remediation, in accordance with the Condition Assessment Report included in Attachment 2 of this letter for reference.

Given the passage of time, and necessary maintenance of the sign boxes which cannot be undertaken in-situ on the bridge, the Department is advised that the sign box advertising will cease, and the sign boxes are to be removed by 15 December 2024. This will allow bridge maintenance and sign box refurbishment to be carried concurrently. Upon completion the refurbished sign boxes will be re-installed and static advertising recommenced.

Therefore, it is requested that consent is issued for a period of 15 years for the use of the signage on the basis that the current sign boxes are removed, and remediation works occur in accordance with the



recommendations within the signage structural condition report which has previously been sent to the Department and included in Attachment 2 of this letter for further reference.

The Department is respectfully requested to issue a conditional consent to allow for the signage boxes and static advertising on the bridge for a further period of 15 years subject to the:

- removal of the signage boxes by 15 December 2024 and;
- remediation and replacement of the signage boxes in accordance with the structural condition report submitted with the application.

If you have any further questions, please do not hesitate to contact Jessica Head on (02) 8808 5022 or E: Jessica.Head@egis-group.com.

Yours sincerely,

Egis Consulting Pty Ltd

Jessica Head
Planner

ATTACHMENTS:

1. Landowners Consent Letter
2. Signage Structural Condition Report_prepared by CCSR Engineers