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14 December 2022

Anthony Witherdin
Director, Key Sites Assessments
Department of Planning and Environment
12 Darcy Street, Parramatta NSW 2150

Attention: Lewis Demertz (Planning Officer, Regional Assessment)

Dear Lewis,

RE: RFI RESPONSE – DIGITAL ADVERTISING SIGN – SAUNDERS AND MILLER STREETS, PYRMONT - DA 22/6650

1. INTRODUCTION

This submission has been prepared on behalf of the applicant (**Sydney Trains**) in relation to the letter issued to Department of Planning and Environment (**DPE**) (dated 25 November 2022) with a request for additional information (RFI) regarding DA22/6650 (**the DA**). This RFI is further to the Response to Submission (**RtS**) and RFI letter submitted to DPE on 10 November 2022.

Proposed Development

The DA seeks consent for the replacement of an existing large-format vinyl advertising sign with the installation of a new digital advertising sign. Specifically, the proposal comprises the following works:

- Demolition of the existing large-format vinyl advertising sign and associated support and footing (undertaken as exempt development as per Clause 3.30 of the Industry and Employment SEPP);
- Installation of digital advertising signage with dimensions of 4.708m x 3.172m to be attached to a monopole of height 3.6 metres (known as a Portrait 50 format); and
- Installation of associated footing and support.
- The digital sign will have a dwell time of one (1) advertisement per 25 seconds and an instantaneous (or 0.1 second) transition time.

Supporting Documentation

This submission is supported by the following technical reports and documentation:

- Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees (at **Appendix A**)
- Structural Feasibility Statement prepared by DBCE (at **Appendix B**);
- Service Statement prepared by WSP (at **Appendix C**);

- Title Certificate and Deposited Plan (at **Appendix D**);
- Survey Plan and Image of Sewer Main (at **Appendix E**).

2. RESPONSE TO RFI

Table 1 provides a response to the matters raised by DPE in the RFI letter dated 25 November 2022.

Table 1 Response to DPE RFI

DPE Comment	Applicant Response
Arboricultural Impact Assessment	
As requested in the Department's letter dated 23/09/22, provide an Arboricultural Impact Assessment, prepared by a suitably qualified expert, identifying the significance of trees impacted by the proposal, assessing the impacts of works on these trees including whether trees need to be removed to accommodate the proposal and recommended mitigation measures to reduce impacts on trees.	An Arboricultural Impact Appraisal and Method Statement has been prepared by Naturally Trees and is provided at **Appendix A**. This report assesses the potential impacts of the proposal on trees by the extent of disturbance in TPZs and the encroachment of structures into the SRZ. The report finds that Trees 1, 2 and 3 are not a constraint and will be retained. The proposed footing will impede with 3% of the TPZ of Tree 1 and remain outside the TPZ of Trees 2 and 3. The proposed works are in accordance with AS4970-2009 recommendations and not expected to have any direct impacts. The Arboricultural Impact Appraisal and Method Statement provides the following mitigation measures to minimise adverse impacts on trees: ▪ **Protection fencing**: Tree protection fencing must comply with AS4970 (section 4.3) recommendations. ▪ **Ground protection**: Any TPZs outside the protective fencing must be covered in ground protection based on AS4970 recommendations until there is no risk of damage from the demolition and construction activity. Refer Arboricultural Impact Appraisal and Method Statement (**Appendix A**) for further details.
Preliminary Geotechnical Assessment	

DPE Comment	Applicant Response
• The Assessment recommends that a stability assessment of the rail cutting be undertaken to determine whether the rail cutting can accommodate the proposal at both construction and operational phases. This further assessment must be provided to confirm that the site is suitable for the proposed development.	An updated Structural Feasibility Assessment prepared by DBCE is provided at **Appendix B**. DBCE recommends the following options if loads from the sign cause issues with the stability of the existing rail cutting: ▪ Adding rock anchors in the face of the cutting locally near the sign footing to strengthen the rock face; or ▪ Drilling down through the rock to a depth of approximately 4m below the base of the cutting with either a single 1000 diameter concrete pile and adopting a 1.5m square pile cap or 4/600mm diameter plies beneath the pad so the vertical and lateral loads from the sign on the rock act beneath the level of the cutting. Further investigation by a geotechnical engineer, regarding the soil/rock profile will include a cored bore hole extending at least 4m into rock and an assessment of the stability of the existing rock face when subjected to the loads of the proposed sign. If there are no issue with the stability of the rock face due to the proposed sign DBCE recommends: ▪ a 1.2m deep pad footing with a .3m deep plinth is adopted socketed 300mm into the rock. Requirement for a detailed stability assessment and geotechnical assessment can be addressed as a suitably worded condition of consent.
• Page 12 of the Assessment identifies a pipe that appears to be located in close vicinity of the proposed sign location (see Figure 1 below). Identify the nature and use of this pipe, provide a plan or image identifying the location of the pipe in relation to the proposed sign (including foundation works) and provide an assessment of the impacts of proposal (including the foundation and construction	As confirmed by the Surveyor and shown on Sydney Water GIS, the pipe is a 225 SCL (225mm diameter; Steel, Cement Lined) sewer pipe as an Aqueduct over the rail line (refer **Appendix E**). The pipe is owned by Sydney Water. The pipe is within Lot 94 DP858635 however there is no formal easement, as also confirmed by the Title Certificate (refer **Appendix D**). That said, Sydney Water would not usually require a formal easement over a sewer pipe in such a case. The sewer pipe runs underground within

DPE Comment	Applicant Response
phase) on the stability and operation of the pipe.	the site, approximately 600mm away from the sign. Excavation works for the footing (1.2m deep) will not have an impact on the stability of the sewer main. Therefore, the proposed development avoids any sewer impacts ensuring no part of the development impacts the main.
Services Statement	
• The Department notes Sketch 2 Proposed Power Supply Option of the Services Statement visualises the sign in a form and location inconsistent with the proposal. An updated Services Statement correcting the error or statement from the author of the Services Statement confirming this inconsistency will not impact the conclusions of the Statement is required.	Sketch 2 Proposed Power Supply Option of the Services Statement (at **Appendix C**) has been amended to include an accurate image of the proposed design. As stated in the Services Report, the new advertising sign will require removal of the existing overhead LV supply and establishment of a new supply from the Ausgrid pillar LE-12687 to the new digital advertising board. The supply to the new sign will be via an isolation transformer to comply with supply arrangements to AMB (Sydney Trains) standards. A connection of load application will be submitted to Ausgrid to confirm the available load for the existing pillar and supply point, at the detailed design stage.

3. CONCLUSION

We trust that the information provided in this response addresses the matters raised by DPE and allows the planning assessment to proceed.

If any further information is required, please do not hesitate to contact the undersigned.

Yours sincerely,

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