

Our Ref: Digital Advertising Signage, Princes Highway, Loftus (DA22/5186)

Mr Greg Attewell
Sydney Trains
36-46 George Street
BURWOOD NSW 2134

10 August 2022

Subject: Response to Submissions

Dear Mr Attewell

I refer to the abovementioned Part 4 Development Application (DA) lodged with the Department on 20 April 2022. The Department requests that you provide additional information under clause 36 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). At the date of this letter, 93 days in the assessment period have elapsed.

The exhibition for the proposal ended on 6 June 2022. Please note that due to an unforeseen change to the webpage address for the ePlanning Portal's exhibition page and to ensure adequate time has been provided to the public, the proposal was exhibited for an additional 2 weeks from 15 June to 28 June 2022.

The Department received a submission from Sutherland Shire Council (Council) and advice from the Environment and Heritage Group (EHG), Heritage NSW and Transport for NSW. Copies of the submissions can be viewed on the Department's website at <https://www.planningportal.nsw.gov.au/daex/under-consideration/da-225186-digital-advertising-signage-loftus>.

The Department requests that you review and respond to the comments raised by Council and the agencies as well as the Departments questions at **Attachment A**, with a view to providing a Response to Submissions report to the Department by **10 September 2022** via the eplanning portal. If you are unable to provide the requested information within this timeframe, you are required to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Tom Scoble on (02) 8275 1737 or email to thomas.scoble@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "K T" followed by a stylized flourish.

Keiran Thomas
Director, Regional Assessments
as delegate for the Planning Secretary

Attachment A – Request for Further Information

1. Surrounding vegetation
 - Provide clarification whether the proposal will require removal or pruning of any vegetation surrounding the sign
 - Submission of an Arboriculture Report, prepared by a suitably qualified person, assessing the impact of the proposal (including construction works) on the trees in vicinity of the sign.
2. Environmental Sensitive Land
 - As noted in the Statement of Environmental Effects, the site is identified in the Sutherland Local Environmental Plan 2015 (LEP) as being environmentally sensitive land due to terrestrial biodiversity values. Provide a robust assessment against requirements of clause 6.5 of the LEP that is informed by an understanding of the biodiversity values of the site, including any native flora and fauna that may be present.
3. Visual impact
 - Based on the information submitted, it is unclear whether the proposal will be visible from residential dwellings, including backyards of dwellings, north of the site. Provide a visual analysis of the proposal from key residential properties, including photomontages or perspectives showing the proposed sign. Should the visual analysis identify potential visual impact, provide a visual impact assessment that addresses the impacts of the proposal on the existing catchment.
4. Servicing
 - Provide clarification whether electricity and telecommunication services are available to service the proposal and whether any connection works are required.