

Regional Assessments

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Our Ref: DA 22/6650

25 November 2022

Greg Attewell
Railcorp
36-46 George Street
BURWOOD NSW 2134

Dear Mr Attewell

Request for Additional Information for DA 22/6650, Digital Advertising Sign Saunders and Miller Streets, Pyrmont

I refer to the above development application (DA) lodged with the Department on Friday 27 May 2022.

The Department has reviewed the Response to Submissions (RtS) report submitted on 10 November 2022. As discussed in our meeting via videoconference on 22 November 2022, the Department requests the matters raised in **Attachment A** of this letter be addressed and a revised RtS report be submitted. The matters raised relate to information requested to be provided in the RtS but not provided or matters that need to be addressed in the RtS as a result of the conclusions of reports that form part of the RtS.

The Department requests that the revised RtS be submitted by **9 December 2022**. 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. At the date of this letter, 182 days in the assessment period have elapsed.

Please note that the Department's assessment of the DA is on hold pending receipt of a satisfactory response to this request.

If you have any questions, please do not hesitate to contact Lewis Demertzi on (02) 8275 1137 or lewis.demertzi@planning.nsw.gov.au.

Yours sincerely,



Keiran Thomas
Director
Regional Assessments

ATTACHMENT A – Department comments

1. 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.

2. Preliminary Geotechnical Assessment

- 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.
- 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 phase) on the stability and operation of the pipe.



Figure 1: Railway Corridor (Source: Applicant's Preliminary Geotechnical Assessment)

3. 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.