

# Department of Planning and Environment



Portal Application No.: PAN-278835

Mr Greg Attewell  
Transport Asset Holding Entity of New South Wales  
36-46 GEORGE STREET  
BURWOOD NSW 2134

12 May 2023

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## Pacific Highway Pymble, Advertising Signage (DA 22/14353) Request for Information

Dear Mr Attewell

I refer to the above development application at Pacific Highway Pymble (DA 22/14353). After careful consideration, the Department requests that you provide the additional information outlined in **Attachment A**, under clause 36 of the Environmental Planning and Assessment Regulation 2021 (the Regulation).

The Department requests that you provide a response to the issues raised in **Attachment A** by **29 May 2023** via the Planning 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.

The number of days in the assessment period that have elapsed is 78 days at the date of this letter. 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 contact Abigail Bautista, Planning Officer on 02 92746525 or via email at [abigail.bautista@dpie.nsw.gov.au](mailto:abigail.bautista@dpie.nsw.gov.au)

Yours sincerely,

A handwritten signature in blue ink, appearing to read "K T" followed by a long horizontal stroke.

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

Enclosed: Attachment A

ATTACHMENT A

**1. Structural Feasibility Statement**

- Provide an updated Structural Feasibility Statement that confirms the site (including the retaining wall structure) can support the weight of the proposed signage, new landscaping and loading from equipment (including the use of a crane) used during the construction period.

**2. Visual Impacts**

- The Visual Impact Assessment (VIA), dated November 2022, assesses the visual impact to the closest residential receiver (located at 2 Avon Street) from ground level at the corner of Avon and Everton Streets and relies on an existing tree to provide screening to the sign. However, the Arborist Report, dated 13 March 2023, identifies that this tree will need to be removed to accommodate the proposal. It is noted that there are numerous windows and balconies along the residential façade that address the sign and would have view of the display area.

Provide an updated visual assessment of impacts to 2 Avon Street that considers the impact of the proposal to the residences and considering the tree removal proposed. It is noted that landscaping, in the form of appropriate trees or large shrubs, may be required to screen the proposal. Any landscaping proposed must be considered in the updated Structure Feasibility Statement, required in point 1 above, to ensure the retaining wall can accommodate the landscaping.

- As shown in the architectural elevations, the top and sides of the signage will be in aluminium frame in solid colour black. To reduce visual prominence of the signage, a solid black colour for both sides and top should not be used. The use of similar perforated metal panels colour silver or stainless cladding as proposed in other parts of the signage (shown in the submitted architectural plans) would be preferable.
- The photomontages of the proposal and elevation plans submitted identify the sign at different heights when compared to the street light structures. Clarify whether the proposal will be the same height as the street lighting structures (as shown in the elevations) or below the street lighting structures (as shown in the photomontages) and confirm the heights of the nearby lighting structures. Provide updated documentation illustrating the correct height of the sign in relation to the lighting structures and confirmation whether any conclusions of the VIA need to be updated.