

**Regional Assessments**

Contact: Abigail Bautista

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Our Ref: 22/14807

23 December 2022

Greg Attewell  
36-46 George Street  
BURWOOD NSW 2134

Dear Mr Attewell,

**Request for Additional Information for DA 22/14809, Parramatta Road, Granville Signage**

I refer to the above development application (DA) lodged on 30 November 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, 24 days in the assessment period have elapsed.

The Department exhibited the proposal from Friday 2 December 2022 until Thursday 15 December 2022. No public submissions were received and a submission from City of Parramatta Council is still outstanding and will be forwarded to you for response once received. Advice received from Transport for New South Wales (TfNSW) is available on the Departments website

The Department has reviewed the proposal and have attached our questions at **Attachment A**.

The Department requests that you review and respond to the issues raised by the Department and TfNSW, with a view to providing a Response to Submissions report by **3 February 2023**. A response to any queries raised by Council should also be incorporated into the Response to Submissions report. 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.

Note that the time between the date of this letter and the date the Department receives your response is not included in the 'assessment period' under section 94(2) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please do not hesitate to contact Abigail Bautista at [abigail.bautista@dpie.nsw.gov.au](mailto:abigail.bautista@dpie.nsw.gov.au)

Yours sincerely,



Keiran Thomas  
**Director, Regional Assessments**  
**NSW Planning**

## Attachment A – Request for Further Information

### Structural Feasibility Statement

1. The Structure Feasibility Statement (Appendix 8) indicates that further assessment is needed to confirm that the railway bridge can support the weight of the proposed digital sign. Submit a report, prepared by a suitably qualified person, clarifying whether the railway bridge is capable of supporting the weight associated with the proposal.

### Transport Corridor Outdoor Advertising and Signage Guidelines (the Guidelines)

2. Section 2.5.5 Bridge signage criteria (b) of the Guidelines provides that the advertisement must not extend laterally outside the structural boundaries of the bridge. Based on the architectural plans (Appendix 2) and the site survey (Appendix 6) submitted, the proposed signage appears to extend upwards by 120mm from the top of the bridge's concrete structure. The site survey shows that the top of the bridge has an RL17.6 while the top of the proposed signage has an RL 17.72. Provide revised Architectural Plans showing the proposed signage to be wholly contained within the bridge's concrete structure. Updated development data, including information such as advertising area and dimensions, must also be provided.

### Location of Logo/Name

3. Section 3.18 of the Industry & Employment SEPP provides that the logo/name should be no greater than 0.25m<sup>2</sup>, may appear only within the advertising display area or strip below advertisement that extends full width of advertisement, and should be included in calculating the size of advertising display area. The Department notes that the proposed JCDecaux logo has an area of 0.61 square metres, is located outside the advertising area, and was not included in calculation of the size of the advertising display area. Provide revised Architectural Plans showing compliance to the SEPP.

### Visual Impacts

4. The closest residential properties are located 150m north-east of the site along Junction Street. Confirm whether the proposal will have any visual impact on these properties and (if relevant) any existing applications for development along the street.