

## Department of Planning and Environment

Portal Application No.: PAN-316562

Our ref: DA23/4918

Ms Jessica Head  
Mulpha Norwest Pty Ltd  
Egis Consulting Pty Ltd  
Level 2, 2 BURBANK PLACE  
NORWEST NSW 2153

8 September 2023

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### **Old Windsor Road, Bella Vista - Existing Digital Advertising Signage (PAN-316562) Request for Information**

Dear Ms Head

The Department refers to the above Part 4 development application for the continued use of digital advertising signage at Old Windsor Road, Bella Vista lodged on 17 May 2023.

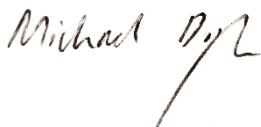
The Department requests that you provide additional information under section 36 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation). The Department's queries are outlined in **Attachment A**.

The Department requests that you review and respond to the issues raised by the Department by **2 October 2023** via the NSW 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. In accordance with Part 4 Division 4 of the Regulation, the assessment period ceases to run from the date of this request until the information is provided.

At the date of this letter, the number of days in the assessment period that have elapsed stands at 113 days.

Please note, the Department's assessment of the application is on hold pending a response to this letter. If you have any questions, please contact Meg D'souza, A/Senior Planning Officer on (02) 6650 7197, or via email at [meg.dsouza@planning.nsw.gov.au](mailto:meg.dsouza@planning.nsw.gov.au)

Yours sincerely



Michael Doyle  
**A/Team Leader, Regional Assessments**  
as delegate for the Planning Secretary

## Department of Planning and Environment

### Attachment A – Request for Further Information

#### Compliance with SEPP and Guidelines

1. Provide a calculation of the advertising display area in accordance with the definition under Clause 3.2 of *State Environmental Planning Policy (Industry and Employment) 2021* (I&E SEPP). If greater than 45 square metres, provide an assessment against Clause 3.17 of the I&E SEPP.

#### Structural Integrity

2. Provide confirmation from a suitably qualified Structural Engineer that both existing signs are structurally sound to be operated for a further 15 years. This advice must also include an assessment of the condition of the signage that includes consideration of the following:
  - i. a structural description, including an outline of the elements of the pedestrian bridge and the location of the signage;
  - ii. the feasibility of additional loading for the continuation of the use of the structure, considering the capacity of the existing structure;
  - iii. recommendations for any necessary upgrades or modifications to ensure the structural viability of the signs or for compliance with relevant BCA requirements or/and Australian Standards; and
  - iv. recommendations for any ongoing maintenance or monitoring requirements, including frequency and/or methodology, to ensure structural viability for the further 15 year period of operation.
3. The Response to RFI letter dated 1 August 2023 provides confirmation that the proposed signs meet Wind Loading requirements. This response must be signed off by a suitably qualified Structural Engineer.

#### Landowner's Consent

4. The landowner's consent provided with the application through the letter dated 1 February 2023 provides consent for the ongoing operation and use of the land, rather than the making of a development application. Please provide landowner's consent that includes the following:
  - i. a reference to details of the application
  - ii. details of the land
  - iii. a statement that the landowner consents to the application being made

Please note that consent cannot be conditional and therefore the landowner cannot provide consent on the basis of specific documents or assessments being provided.