

Department of Planning and Environment

Portal Application No.: PAN-330119

Our ref: DA23/5550

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

31 July 2023

Princes Highway Heathcote, Digital Advertising Signage (PAN-330119) Request For Information

Dear Mr Attewell

I refer to the above Part 4 development application for a proposed digital advertising signage at Princes Highway Heathcote (PAN-330119).

After careful consideration, the Department requests that you provide the additional information outlined in **Attachment A** in accordance with clause 36 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation). At the date of this letter, noting the Department's Request for a Response to Submissions on 11 July 2023 and your response on 26 July 2023, 27 days in the assessment period have elapsed.

The Department requests that you provide a **response to the issues** raised in **Attachment A** by **21 August 2023** via the NSW Planning Portal. 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 Michael Doyle, Senior Planning Officer on (02) 9228 6283, or via email at michael.doyle@dpie.nsw.gov.au

Yours sincerely



Stuart Withington
Acting Director, Regional Assessments
as delegate for the Planning Secretary

Enclosed: Attachment A

ATTACHMENT A

1. Statement of Environmental Effects

- The Statement of Environmental Effects describes that there are three existing static advertising signs within proximity to the subject site. Provide an amended Statement that:
 - Shows the locations of the signs on a single map
 - Includes details of the approved size and any approved illumination arrangements, and copies of the existing consents and approved plans these signs, including the sign/s to be removed.

2. Site Plan

- The Site Plan identifies the construction of a large hard surface area behind the sign. The hard surface area appears to be unwarranted and unnecessary for general maintenance purposes, as well as contrary to the intention of the Guidelines which promote landscaping in conjunction with new signs in a transport corridor. Consider deletion of the proposed hard surface area in an amended set of plans.
- The location of the proposed sign on the aerial photo inset on the site plan appears to be inconsistent with the architectural drawing. Provide an amended, corrected plan.

3. Signage Safety Assessment

- The location of the sign in Signage Safety Assessment (e.g. Fig 2.1 and 5.1) appears to be incorrect. Provide an amended, corrected report, including any adjustments to the safety assessment, if required.

4. Visual Impact Assessment

- The Visual Impact Assessment (VIA) incorrectly shows the visual catchment of the sign and does not demonstrate the proposed view from surrounding premises. Provide an amended VIA, and provide a landscape management plan and amended details of the proposed illumination levels and operation of the sign if required, as follows:
 - The area shaded in red in Figure 6 does not correspond to the location or the orientation of the proposed sign. Provide an amended VIA with a correct Figure 6 with:
 - The exact location and orientation of the sign
 - A catchment that includes all locations that potentially could view the sign, even at an oblique angle.
 - The VIA does not demonstrate the proposed view from surrounding premises. Provide an amended VIA demonstrating existing and proposed views from the closest affected residential premises, including from:
 - The north-western elevation of the residential premises at 1 Wilson Parade
 - The eastern elevation of residential premises at 1317-1321 Princes Highway (if these premises are within the updated visual catchment in Figure 6, as required above)
 - The dwelling at 1322 Princes Highway.

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- Provide an amended VIA with an inset (such as those in Figures 2, 3, 4, 5, 9 and 11) which show the viewing location / angle for all images used to assess the visual impacts of the proposal. In this regard, Figures 12 and 16 require an inset, in addition to any views showing impacts from adjoining premises, requested above.
- Based on the amended VIA, as necessary, consider mitigation for surrounding residential premises. Consideration may need to be given to landscape screening, curfews on illumination, and / or adjustments to illumination levels. Any ongoing maintenance arrangements should be detailed within a landscape management plan.

Please note that a timeframe of 12 months or more for landscaping to mature and establish effective screening of sign from surrounding residential premises will require additional assessment of visual impacts without the vegetation (from all equivalent perspectives).

- Based on the amended VIA, consider if the illumination and lighting impact assessment should be adjusted, noting the Guidelines provide that 'areas that have residential properties nearby' would usually be considered as being in Zone 4, and the 'consent authority may determine that a site is in a more sensitive zone if there is a sensitive land use (i.e. residential) nearby that may be affected. The Department considers it is likely that the illumination should be based on Zone 4, rather than Zone 3, but will review once the amended VIA is provided.
- The Response to Submissions (RTS) dated 26 July 2023 describes that the VIA concluded that the proposed sign will not directly face, will be sufficiently separated from and will not be directly viewed from the dwelling at 1 Wilson Parade. However, as above, the VIA incorrectly shows the visual catchment of the sign. An amended VIA is required and, subsequently, an amended Lighting Impact Assessment (LIA) and mitigation for surrounding residential premises may be required. In these circumstances, an amended RTS should also be made. The amended RTS must show new content in track changes and refer to the amended VIA, LIA and any other amended supporting documentation.