

Portal Application Number: PAN-385796

Our ref: DA 23/15294

Mr Greg Attewell
Sydney Trains
36-46 GEORGE STREET
BURWOOD NSW 2134

22 December 2023

Subject: PAN-385796 – Digital Signage on Pacific Highway, Hornsby

Dear Mr Attewell,

I refer to the above Part 4 development application for a proposed digital signage on the Pacific Highway at Hornsby (PAN-385796), submitted via the Planning Portal on 17 November 2023 (the application).

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). Please provide a response to the issues in **Attachment A** in a consolidated response which also responds to the letter sent by the Department on 8 December 2023. The Department requests that you provide the consolidated response by **12 January 2024** 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 clause 94(2) Part 4, Division 4 of the Regulation, the assessment period ceases to run from the date of the Department's request of 8 December 2023 until the information addressing both requests is provided. At the date of this letter, 21 days in the assessment period have elapsed.

If you have any questions, please contact Natalie Froud, Planning Officer on (02) 8275 1684, or via email at natalie.froud@dpie.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "M. Garland".

Mary Garland
Team Leader, Transport and Water Assessments

As delegate for the Minister for Planning and Public Spaces

Enclosed: Attachment A

Attachment A

1. Signage Safety Assessment

- Based on the information provided in the Signage Safety Assessment, the operating speed of the Pacific Highway is 60 km and the safe stopping sight distance is 64 m. The proposed digital sign is located 45 m south of a signalised intersection thus, the proposed signage is non-compliant with the *Transport Corridor Outdoor Guidelines*. Based on the information and examples provided in Section 3.3.1.3, parameters such as gradient and crash history impact signage safety. Please provide information regarding the gradient surrounding the proposed sign and any impact it may have on stopping distances.
- The Digital Sign Safety Assessment (Appendix 3 of Statement of Environmental Effects (SEE)) states that the existing sign has been approved and designed in accordance with Australian Standards AS 1170.1 and AS 1170.2 to meet requirements for wind loading.
- The current wind loading standard is *AS/NZS 1170.2:2021 Structural design actions wind actions*. It is not known whether the assessment was against the current standard or a superseded version. Please advise what version of the standard has been used.
- If the assessment was not against the current standard, provide an amended assessment against this. Where the sign does not meet current standard requirements, detail what mitigation measures will be implemented to ensure that the requirements are met and that the sign is safe.

2. Structural Feasibility Assessment

- Appendix 9 of the SEE, the Structural Feasibility Assessment, has not referenced the Australian Standard for steel structures, AS 4100:2020. This standard must be referenced when planning and proposing steel structures.
- Please confirm whether the current standard was adopted for the assessment. If not, provide an amended assessment that assesses structural feasibility in accordance with the current standard. Based on the amended assessment, consider whether mitigation measures are required to ensure that the sign is structurally sound and does not pose a safety issue. Any required measures must be included in the amended assessment.

3. Architectural Plans

- Architectural plans have been provided with the SEE (Appendix 2), however elements of the development are missing from these plans.

- According to the SEE, a concrete pile will be installed to 8 metres below ground level. This has not been reflected in the architectural plans, please update the plans to reflect this.
- Further, the height of the retaining wall on site has not been recorded on the architectural plans. Please include this on the amended plans.
- Section 3 of the Lighting Impact Assessment states that the signage includes baffles which will mitigate light upwards, please ensure this is reflected on the architectural plans and outlined within the SEE.

4. Arboricultural Impact Appraisal and Method Statement

- The Arboricultural Impact Appraisal and Method Statement indicates that no trees will be removed. However, it is not clear as to whether pruning of amenity trees will be required. Please confirm whether or not pruning would be carried out. If pruning will be undertaken, provide justification for this along with details on the number of trees to be pruned and a figure illustrating which trees would be pruned.

5. Statutory Planning Framework

- Table 5, Page 27 of the SEE – Provision (a)(iv) states that the application is consistent with the relevant matters of the EP&A Regulations. Please provide details on what the relevant matters are and how the application is consistent.
- Table 6, Page 31 of the SEE – Item 6 does not address if any safety devices, platforms or lighting devices have been designed as an integral part of the signage or structure on which it is to be displayed. The comments only refer to the logo being included and to content controls for signage (which does not form part of the consideration).

6. Maintenance

- Please provide details on the proposed maintenance regime for the sign.