

Our ref: PAN-393913

Ms Ana-Marie Pose
Transport for NSW
Level 10, 231 Elizabeth Street
SYDNEY NSW 2150

22 December 2023

Subject: PAN-393913 - Request for Information - Static signage at pedestrian overbridge at Parramatta Road, Auburn (DA 23/16891)

Dear Ms Pose,

I refer to the above Part 4 development application for the continued of use of an existing static sign on the pedestrian overbridge at Parramatta Road, Auburn DA 23/16891 (PAN-393913).

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, 1 day in the assessment period has elapsed.

The Department requests that you provide a response to the issues raised in **Attachment A** by **Monday 22 January 2024** via the NSW Planning Portal. The information must be provided before the application can be exhibited. 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, clause 94(2) of the Regulation, the assessment period ceases to run from the date of this request until the information is provided.

I would like to draw your attention to the Cost of Works (Appendix 9 of the Statement of Environmental Effects). This document states '*The below undersign is a suitably qualified person that has prepared this Cost Summary and done so in accordance with Planning Circulars PS 21-020 and PS 21-022*'. However, there is no evidence to support that the signatory is suitably qualified. Evidence should be provided that the person who signs the cost estimate is suitably qualified to do so (noting that the applicant is able to sign off on developments up to \$100,000).

As discussed with your consultants (Keylan), the final pre-Christmas starting date for any exhibitions was 14 December 2023. Exhibitions will recommence on 11 January 2024 and any commencing on this day or 12 January 2024 will need to run until 29 January 2024.

Department of Planning and Environment



If you have any questions, please contact Daniel Gorgioski, Senior Planning Officer on 9860 1538, or via email at daniel.gorgioski@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "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. Lighting Impact Assessment

- Appendix C of the Lighting Impact Assessment (Appendix 4 of Statement of Environmental Effects (SEE)) makes reference to AS/NZS 4282:2019. This standard has since been superseded by AS/NZS 4282:2023.
- Provide an assessment of lighting/illumination impacts against the current standard.
- The Table of Contents of the Lighting Impact Assessment references an Appendix D. However, the appendix is not included in the report.

2. Signage Safety Assessment

- The Signage Safety Assessment (Appendix 3 of SEE) states that the existing signs have 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.

3. Structural Feasibility Assessment

- The Structural Feasibility Assessment (Appendix 5 of SEE) is not based on the current Australian Standard for steel structures. The assessment states that AS 4100:1998 was used. This has been superseded by AS 4100:2020.
- Provide an amended assessment that assesses structural feasibility in accordance with the current standard. Based on the amended assessment, consider whether mitigation measures may be 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.

4. Survey Plans

- Survey plans have not been provided. Although architectural plans have been included, these do not include all of the relevant information to satisfy a survey plan.
- Please provide a survey plan.

5. Architectural Plans

- The architectural plans do not provide sufficient details. The plans do not show the measurements of the sign and logo with respect to all adjacent structures and road infrastructure, nor do they show the logo dimensions and measurements. There is no detail on what the advertising and logo sign are made of. In addition, there are no architectural drawings of the internal aspects of the sign.
- It is noted that the location of the current logo is not compliant with the stamped plans of the previous consent (which has now lapsed).
- Please provide amended architectural plans which address the above.

6. Statutory Planning Framework

- Table 5, Page 19 of the SEE – Provision (a)(iv) states that the application is consistent with the relevant matters of the EP&A Regulation. Please provide details on what the relevant matters are and how the application is consistent.
- Table 6, Page 25 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). Provide details on the safety device, platforms and any lighting devices.

7. Maintenance

- Provide details on the proposed maintenance regime for the sign.