

Our ref: PAN-393940

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

21 December 2023

**Subject: PAN-393940 - Request for Information - Static Signage on Homebush Bay Drive Overpass, Homebush West (DA 23/16890)**

Dear Ms Pose,

I refer to the above Part 4 development application for the continued of use of an existing static sign on the Homebush Bay Drive overpass at Homebush West (PAN-393940).

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, 2 days in the assessment period have 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 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 7 of the Statement of Environmental Effects). This document refers to Planning Circulars PS 13-002 and PS 10-008. These circulars have been superseded by PS 21-022 and PS 10-020, respectively. The most recent circulars should be referred to in any future applications. In addition, 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 me on 9274 6301, or via email at [mary.garland@planning.nsw.gov.au](mailto:mary.garland@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 Assessment

- Lighting impacts are a key impact assessment issue which need to be taken into consideration by the consent authority for signage applications. An assessment of potential lighting impacts is required so that the community can make an informed submission during the exhibition period.
- Provide an assessment of lighting/illumination impacts. The lighting impact assessment must be in accordance with the current guideline *AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting*.

### 2. Signage Safety Assessment

- The Signage Safety Assessment (Appendix 3 of 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.

### 3. Structural Feasibility Assessment

- The Structural Feasibility Assessment (Appendix 4 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 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.

### 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 17 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 21 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.