

17 July 2024

Michael Young  
Principal Planner, Transport and Water Assessments  
NSW Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Attn: Sam Kelly

Dear Michael,

**Response to Request for Information and Amended DA  
Advertising Sign – Ash Road, facing M7 Motorway, Prestons (DA23/16892)**

This letter has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of the Applicant, Transport for NSW (TfNSW) to address the Department of Planning, Housing and Industry's (DPHI) Request for Information (RFI) dated 3 June 2024 in relation to Development Application DA23/16892.

Items 1 to 3 of the RFI requested additional biodiversity information relating to the proposal. An email was sent to DPHI on 24 June 2024 addressing these items. Following this, on 25 June 2024, DPHI confirmed via email that the additional biodiversity information and response provided to date was satisfactory.

Additionally, as discussed with DPHI, an amended DA is sought. The proposed changes to the DA include removing reference to the continued operation of the southbound sign. This southbound (north facing) sign is currently white/blank and is proposed to remain as is. Thereby, the approval for ongoing advertising is no longer being sought on this side.

Attachments B – F have been revised to reflect the proposed DA (as amended). The amended DA and supporting documents have been prepared in accordance with Section 37 of the *Environmental Planning and Assessment Regulation 2021* and are to be submitted on the NSW Planning Portal.

We trust that this response provides sufficient information required for DPHI to finalise its assessment and approve the application.

Please do not hesitate to contact our Senior Planner, Lauren Donohoe, Senior Planner via email [lauren@keylan.com.au](mailto:lauren@keylan.com.au) should you wish to discuss any aspect of this project.

Yours sincerely

*Padraig Scollard*

Padraig Scollard BA MRUP  
Associate

## Attachment A

### Response to issues raised by DPHI dated 3 June 2024

Ref.	Issues raised	Response
<b>1</b>	<b>Biodiversity</b>	
1.1	Confirmation that the Section 7.3 test of significance under the Biodiversity Conservation Act 2016 was prepared by someone that has sufficient knowledge and experience in accordance with the Threatened Species Test of Significance Guidelines (see point one under key considerations): <a href="https://static1.squarespace.com/static/55b839c6e4b0a286c4c4a481/t/5c47cf9b42bfc145251f561a/1548210083404/Bulletin+001_Threatened+Species+Test+of+Significance+Guidelines.pdf">https://static1.squarespace.com/static/55b839c6e4b0a286c4c4a481/t/5c47cf9b42bfc145251f561a/1548210083404/Bulletin+001_Threatened+Species+Test+of+Significance+Guidelines.pdf</a> .	An email was sent to DPHI on 24 June 2024 addressing these items.  On 25 June 2024, DPHI confirmed via email that the additional biodiversity information and response provided to date was satisfactory.  Accordingly, no additional biodiversity information has been prepared or submitted to support this RFI.
1.2	Additional information about the surrounding vegetation, including Threatened Ecological Communities, habitat suitability and vegetation integrity	
1.3	Information about the approval pathway proposed to be used for maintenance of vegetation around the sign, including the area in between the south-facing sign and the motorway	
<b>2</b>	<b>Traffic</b>	
2.1	An assessment of road safety impacts of the sign on widening of the M7 Motorway, noting that the M7 Widening was approved on 17 February 2023 and is currently under construction in the median of the M7 in the general area of the proposal	A Signage Safety Assessment (SSA) has been prepared by The Transport Planning Partnership (Attachment B). The SSA includes an assessment of road safety impacts associated with the sign and M7 Widening project.  An extract from the relevant section of the SSA is provided below ( <b>bold</b> our emphasis). In summary, the widening of the M7 Motorway is not expected to result in any significant changes which would impact driver behaviour or the road environment.  <i>'To support future development growth in Western Sydney, and to provide a boost to the road network in Western Sydney, the NSW</i>

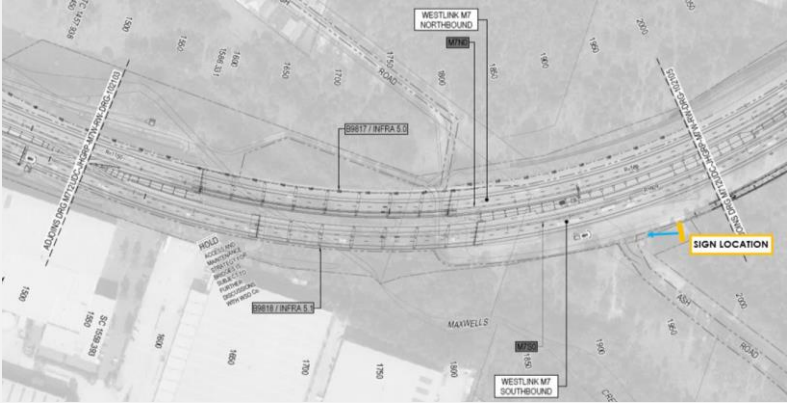
Ref.	Issues raised	Response
		<p>Government has commissioned the M7-M12 Integration project, which includes three major elements:</p> <ul style="list-style-type: none"> <li>• <i>M7-M12 Interchange: a connection between the new toll-free M12 Motorway and the existing Westlink M7 Motorway.</i></li> <li>• <i>Elizabeth Drive Connection: a new connection between the M12 Motorway and Elizabeth Drive, and the realignment of Wallgrove and Cecil Roads at Cecil Hills.</i></li> <li>• <i>Westlink M7 Widening: a new lane in each direction within the existing median of the M7 between the M5 and Richmond Road, excluding at the Westlink M7/M4 Motorway (Light Horse) Interchange.</i></li> </ul> <p>Of these elements, the only change to the road environment within vicinity of the sign will be the widening of the M7 Motorway which began construction in October 2023. The location of the sign has been overlayed on the road alignment and detail plan in Figure 2.6. Detailed road upgrade plans have been provided in Appendix B.</p> 

Figure 1: Sign Location – M7 Upgrade (Source: TTPP)

Ref.	Issues raised	Response
		<p><i>Based on the plans, it is not known how much vegetation will be removed from the median if any, though this likely will only increase the visible distance towards the sign. However, as discussed, the sign is likely only to be recognised at a distance of 110m which will remain consistent with the existing environment and <b>therefore there is not expected to be any significant change to driver behaviour or the road environment. Due to the alignment of the road, the additional lane within the existing median will have a very similar readable distance and visible distance to Lane 1 and Lane 2.</b></i></p> <p><b><i>The road widening project does not introduce any decision making or conflict points in vicinity to the sign and the changes are largely limited to an additional lane and the minor rearrangement of signs and other road infrastructure.</i></b></p> <p><i>The existing Variable Message Sign (VMS) will be shifted slightly west to be clear of the additional lane. As discussed in Section 3.3.2.1 <b>the VMS does not have a backdrop issue with the sign, and this will continue to be the case in the new location.</b></i></p> <p><i>It is proposed to adjust some sign locations as shown in the plans in Appendix B, however the signs are not expected to move more than a few metres. <b>Their effectiveness is not expected to be impacted by the sign due to its location on the far side of the road.</b></i></p> <p>In light of the above, the SSA concludes that the proposed sign is acceptable from a road safety perspective.</p>
<b>3</b>	<b>Updated SEE and attachments</b>	
3.1	<i>The Department notes that the DA has been amended and that you are now seeking consent only for the continued use of the south-facing sign. The Department requires that the Statement of Environmental Effects (SEE) and all relevant attachments</i>	The amended DA and supporting information have been prepared in accordance with Section 37 of the <i>Environmental Planning and Assessment Regulation 2021</i> and at the written request of the Department of Planning, Housing and Infrastructure (DPHI) dated 3 June 2024.

Ref.	Issues raised	Response
	<p><i>including studies, assessments, drawings, and plans be updated to reflect the amended proposal and requests that it be lodged with the response to this RFI. The updated SEE (including attachments) must be in the approved form and contain the information and documents specified in that form. The updated SEE must include a description of the development to be carried out.</i></p>	<p>Details of the amended DA are provided within this Statement of Environmental Effects, Architectural Plans prepared by JCDecaux and accompanying consultant reports.</p> <p>In summary, the proposed changes to the DA include removing reference to the continued operation of the southbound sign. This southbound (north facing) sign is currently white/blank and is proposed to remain as is. Thereby, the approval for ongoing advertising is no longer being sought on this side.</p>