

Our ref: DA 24/4524 (PAN-422208)

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

22 April 2024

**Subject: PAN-422208- Request for Information - Extension of use of Existing Static Signage at Homebush Bay Drive, Homebush West (DA 24/4524)**

Dear Ms Pose,

I refer to the above Part 4 development application for the continued of use of an existing static sign adjacent to Homebush Bay Drive, Homebush West (PAN-422208).

After careful consideration, the Department requests that you provide the additional information outlined in **Attachment A**. This request is made in accordance with section 36 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation). At the date of this letter, 4 days in the assessment period have elapsed.

The Department requests that you provide a response to the issues raised in **Attachment A** by **04 June 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, section 94 of the Regulation, the assessment period ceases to run from the date of this request until the information is provided.

If you have any questions, please contact Daniel Gorgioski on (02) 9860 1538, or via email at [daniel.gorgioski@planning.nsw.gov.au](mailto:daniel.gorgioski@planning.nsw.gov.au).

Yours sincerely



Mary Garland  
**Team Leader, Transport and Water Assessments**

as delegate for the Minister for Planning and Public Spaces

Enclosed: Attachment A

## ATTACHMENT A

### 1. Location of the signage proposal

- Please confirm the location of the existing sign as the Statement of Environmental Effects (SEE) alternates between the following terms / descriptors:
  - Centenary Drive and Homebush Bay Drive
  - Homebush West and Flemington.
- The SEE and the Development Application provide two different locations / addresses for the sign. Please confirm the correct address because 201 Parramatta Road Homebush West 2140, appears to be the address of a warehouse development.

### 2. Miscellaneous comments

- The SEE makes reference to three different Appendix 1 documents i.e. copy of the existing consent, assessment against the Industry and Employment SEPP and Architectural plans. Please amend the SEE to refer to the relevant appendices.
- The SEE indicates that a copy of the original consent is located in the appendices, however, this document has not been included as part of the SEE documentation.

### 3. Biodiversity

- The SEE indicates that vegetation management is required, however, there is no further detail on what this will entail. Please update the SEE to include details on vegetation management.
- Although the SEE states the sign is not located on land identified on Biodiversity Values Map on the NSW Spatial viewer, no other details are provided regarding the type of vegetation that may be impacted.
- It is requested that you assess whether undertaking vegetation management at the site is likely (or unlikely) to impact threatened species or ecological communities, or their habitats in accordance with section 7.3 of the BC Act. Any test of significance undertaken must be supported by adequate biodiversity site investigations and field data. The assessment must be included in the SEE.
- Further information on how to undertake a test of significance can be found at the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) (NSW) Threatened Species Test of Significance Guidelines, available at:

- o <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/when-does-bos-apply/test-of-significance>
- o <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/bulletins/threatened-species-test-significance-guidelines-sept-2018-no1-190371.pdf>

#### 4. Architectural Plans

- Please update the Architectural Plans to include the location of the advertising company' logo.
- The annotation on the Architectural Plans needs to be updated to indicate that the pivoting lights would have baffles – as referenced and committed to in the SEE.

#### 5. Lighting Assessment

- Please confirm the current guideline *AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting* was used to undertake the lighting assessment. If not, the lighting assessment must be updated to include assessment against the current standard.
- It is noted that during the nighttime lighting test, the right flood light was not working. This meant the illumination assessment was based on the measurements from the left flood light. Please confirm that if the right flood light is operational, the signs illumination impacts would still comply with the relevant standards.

#### 6. Structural Condition Report and Structural Statement

- A Structural Engineering Statement has been provided as part of the application. However, the statement makes reference to *AS4100-1998*.
- Please confirm where the statement provided assessed the structural feasibility of the sign in accordance with the Australian Standard for steel structures *AS 4100:2020*. If not, an updated assessment must be provided. Where the sign does not meet current standard requirements, detail what mitigation measures will be implemented to ensure that the requirements are met.

#### 7. Signage Safety Assessment

- The Signage Safety Assessment 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.