

Our ref: DA 24/12733 (PAN-474290)

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

14 October 2024

**Subject: PAN-474290 - Request for Information - Static signage on pedestrian overbridge near the intersection of Canterbury Road and Church Street, Canterbury (DA 24/12733)**

Dear Ms Pose,

I refer to the above Part 4 development application for the continued use of two existing static signs on the pedestrian overbridge near the intersection of Canterbury Road and Church Street, Canterbury DA 24/12733 (PAN-474290).

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, one (1) day in the assessment period has elapsed.

The Department requests that you provide a response to the issues raised in **Attachment A** by **Friday 1 November 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(2) 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 Juliette Willis, Planning Officer on 9995 5235, or via email at [juliette.willis@dpie.nsw.gov.au](mailto:juliette.willis@dpie.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. Lighting Impact Assessment

- Section 6 of the Lighting Impact Assessment (Appendix 4 of SEE) references an Appendix C. 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 It is not known whether the assessment was against the current standard or a superseded version.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 signs do not meet current standard requirements, detail what mitigation measures will be implemented to ensure that the requirements are met and that the signs are safe.

### 3. Structural Feasibility Statement

- The Structural Feasibility Statement (Appendix 5 of SEE) is not based on the current Australian Standard for steel structures. The document states that AS 4100:1998 was used. This has been superseded by AS 4100:2020.
- Provide an amended statement that assesses structural feasibility in accordance with the current standard. Based on the amended statement, consider whether mitigation measures may be required to ensure that the signs are structurally sound and do not pose a safety issue. Any required measures must be included in the amended statement.

### 4. Architectural Plans

- The architectural plans do not provide sufficient details. The plans do not show the measurements of the logo with respect to all adjacent structures and road infrastructure. There is no detail on what the advertising and logo signs are made of.
- The site plan does not indicate the position of Church Street in relation to the signs.
- Please provide amended architectural plans to address the above.

## 5. 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 24 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.
- Table 8, Pages 31 and 32 of the SEE – Item 3.1 does not address all of the requirements of the DCP. Instead, it refers to compliance with the Signage Guidelines and the existing consent. The commentary should clearly state whether the signs comply with the luminance requirements in Table 3a of the DCP and whether the level of reflectance does / does not exceed the requirements set out in the nominated Australian Standard.

## 6. Biodiversity

- In accordance with section 1.7 of the *Environmental Planning and Assessment Act 1979*, Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) applies to the assessment of development applications. Section 7.7 of the BC Act requires an application for development consent to be accompanied by a biodiversity development assessment report (BDAR) if the proposed development is likely to significantly affect threatened species. Section 7.3 of the BC Act sets out the test for determining whether a proposed development is likely to significantly affect threatened species or ecological communities, or their habitats.
- While no works are proposed as part of the application, the test of significance must still be undertaken and submitted as part of the development application to support why a BDAR is not required.
- 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 *Threatened Species Test of Significance Guidelines*, available at:

[https://www2.environment.nsw.gov.au/sites/default/files/2024-02/threatened-species-test-significance-guidelines-170634\\_0.pdf](https://www2.environment.nsw.gov.au/sites/default/files/2024-02/threatened-species-test-significance-guidelines-170634_0.pdf)

<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>

## 7. Logo

- Please advise whether the logo is attached to the advertising structure or if it is attached directly to the bridge.

## 8. Visual Impacts

- The scope of the assessment is limited to four of the closest residences. There is no justification as to why views from only four properties were considered.
- It is not known whether other nearby residents would also have visual access to the sign.
- The assessment should indicate the extent of the visual catchment on a figure and justify the number of properties included for assessment.
- As discussed in the meeting on 22 August 2024, the level of visual impact should be evaluated in accordance with TfNSW's landscape character and visual impact rating matrix and justification provided for the level of sensitivity and magnitude selected.
- Please update the visual impact assessment using the recommended matrix and provide justification for the ratings.