



27 October 2023

The General Manager  
Bayside Council  
P.O. Box 21  
ROCDAL NSW 2216

Att: Harseerat Thind

Dear Sir,

**Re: Draft Planning Proposal : Wentworth Avenue Eastlakes, Advertising Signage**

I refer to Council's request for further information (RFI) in the matter dated 13 October 2023 and respond as follows:

**1. Planning Proposal**

a) Heritage 21 has provided an amended report (SOHI-RI3) that addresses the nominated objective and strategies. The PP report has been amended to provide associated comment.

**b) Local environmental Plan Making Guideline**

(i) Strategic and site- specific merit - The PP report has been amended to include relevant comment. Additionally an ecological inspection report has been prepared by Lesryk Environmental Pty Ltd concluding that no adverse environmental impacts would not occur. The report will be separately uploaded;

(ii) Part 4 Maps. There is a difficulty in precisely locating the actual "site". Historically it has been referred to as "formerly described as part Lot 1 in DP 1144655". Lot 1 DP 1144655 is actually Eastlakes Golf Course which is split into two parts by Wentworth Avenue.

The actual signage is located on a bridge over the road that links the two parts of the course together. The bridge is located in airspace over the road reserve.

It would therefore not be appropriate to map the entire golf course or the entire road reserve.

13 Clive Road  
EASTWOOD NSW 2122  
ABN 48 083 364 792

**p:** 0411428745  
**w:** [www.plansight.com.au](http://www.plansight.com.au)  
**e:** [info@plansight.com.au](mailto:info@plansight.com.au)

A detail survey is available, based on aerial photography that defines the bridge and attached signage and which included levels and adjacent features. The detail survey will be separately uploaded in response to the RFI. Whilst it is expected that this issue will need to be resolved when the matter proceeds it is considered that the detail is sufficient for the draft Planning Proposal.

(iii) The Planning Proposal report has been amended to include an indicative Project Timeline as per Table 4 of the guideline.

## **2. Statement of heritage Impact**

A revised Statement of Heritage Impact (SOHI I3) has been prepared by Heritage 21 addressing the nominated issues.

Specifically the SOHI has been modified to include an assessment of the proposal in relation to the Botany Water Reserves and views available thereof. The revised SOHI maintains the conclusions reached in the previous version of the statement and notes amongst other conclusions that:

- *“ The pedestrian bridge is located in an isolated position, away from structures, buildings and landscaping listed as heritage significant within the ‘Botany water reserves’ heritage curtilage and would thus engender minimal impact to heritage significant views afforded to these structures and associated landscaping.” (source: Heritage 21 SOHI Proposed Planning proposal at Eastlakes Golf Club Pedestrian Footbridge R13)*

## **3. Visual Impact Assessment**

Urbis has prepared a letter of response (response to Council RFI) addressing the nominated matters, principally the retention of vegetation to screen visibility. The response has concluded:

- *Existing visibility to the signs is predominantly constrained to the road corridor and or close elevated locations within adjacent golf courses.*
- *Removal or significant pruning of trees within the road reserve of Wentworth Avenue will increase potential visibility across immediate areas of the Lakes and to a lesser extent East Lakes golf course.*
- *Assuming total tree removal, the blocking effects of topography, vegetation and built forms beyond and either side of the road corridor will continue to screen the proposal from more distant view locations within surrounding golf courses.*
- *Trees along the southern side of Wentworth Avenue are setback from the carriageway by up to 7.5 metres, adjacent to a cycle way and in our opinion are unlikely to be trimmed to an extent that would increase visibility. Further, given the setback, it is unlikely that trees would be removed to manage overhanging vegetation or, for example, to facilitate road widening.*
- *Vegetation is similarly set back along the northern side of the carriage however to a more limited extent. Given the continuous canopy it is unlikely that trimming of isolated overhanging trees would significantly increase visibility to the signs.*

- *Potential view impacts for golf course users are unlikely to be direct or clear (free of any screening effects) would be short term and from moving, viewing situations and as such do not attract any 'weight' in terms of significance.*
- *If visible in more distant locations such as the Lakes Golf Club building and surrounding areas north of Mills Stream, the proposal will be difficult to discern given the spatial separation afforded by the golf course, wetlands, intervening built form including roadways and golf course vegetation.*
- *The proposal does not impact on any documented views or heritage values as outlined in the Heritage Impact Statement provided by Heritage 21 or the amended HIS issued in October 2023. Based on views captured from historically open areas within East lakes Golf course, we conclude that the signs are sufficiently distanced and screened by intervening topography from the heritage item to an extent that the visual landscape and scenic quality of the items will not be adversely affected.*
- *This statement remains valid should some or all of the vegetation along both sides of Wentworth Avenue be removed. The screening effects of vegetation within adjoin parts East Lakes and The Lakes golf courses combined with underlying topography (local ridgelines and knolls) will further reduce future potential views creates through streetscape vegetation removal.*
- *In our opinion, any increased potential visibility of the signs due to the removal of vegetation would generate low visual effects and negligible or visual impact overall.*
- *The planning proposal in relation to continuing use of the digital signs, is supported on visual impacts grounds.*

*(Source: Urbis Visual Impact Assessment response to Council rfi reference no. pp-2023/3/1 26<sup>th</sup> October 2023 )*

#### **4. Lighting Impact Assessment**

A revised Lighting Impact Assessment (Lighting Impact Assessment Rev C) has been prepared by Electrolight addressing the issues raised. The conclusions reached in the initial assessment are maintained.

Specifically the Transport Corridor Outdoor Advertising & Signage Guidelines 2017 have been addressed along with State Environmental Planning Policy (Industry and Employment) 2021. The Night time Maximum Permissible Luminance has been revised to 250 cd/m<sup>2</sup>.

#### **5. Additional Matters**

- a) The matters associated with the Traffic and Road Safety Assessment report noted as requiring consideration in relation to a future development application are acknowledged.
- b) The DCP operational conditions provisions are noted however given the history of uneventful non-controversial operation and the lack of neighbouring land use that potentially might be disturbed, it is the applicant's position that 24 hour operation is appropriate.

It is however acknowledged that, as stated, this matter is one of merit associated with a future development application.

The following documents will be uploaded in response to the RFI:

- RFI Cover Letter, Plansight Pty Ltd
- Revised Planning Proposal Report, Plansight Pty Ltd
- Lighting Impact Assessment Rev C, Electrolight Australia Pty Ltd
- Statement of Heritage Impact RI3, Heritage 21
- Visual Impact Assessment response to Council rfi, Urbis
- Bridge detail survey, Harrison Friedmann
- Ecological Inspection Report, Lesryk Environmental

We trust that the amended submission addresses the identified concerns.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C.F. Blyth', with a stylized flourish at the end.

C.F. Blyth RP Director

**Plansight Pty Ltd**

Docs/WentworthPPRFI