

Tuesday 16 July 2013

Thomas Copping
Development Planner
Fairfield City Council
PO Box 21
Fairfield NSW 1860

Architecture
Urban Design
Planning
Interior Architecture

**RE: Proposed M7 billboard signage - DA No. 60.1/2013
Amended Development Plans and Traffic Summary for Site/Sign 3**

Dear Mr Copping,

On behalf of the Western Sydney Parklands Trust (the Trust) we hereby submit amended plans for Site 3 (Sign 3 – double sided spectacular signage structure) that forms part of the Crown Development Application (DA) No. 60.1/2013 that is currently under assessment by Fairfield City Council. There are four advertising signs proposed as part of the DA No. 60.1/2013 on Western Sydney Parklands (WSP) land adjacent to the M7 road corridor.

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We recently discovered that part of Sign 3 encroaches over land that is owned by Roads and Maritime Services (RMS). This land owned by the RMS is described as Lot 30 DP 1022008, Horsley Park. To date this issue has not been raised by Council, the RMS or M7 Westlink. Accordingly we have adjusted the location of the sign so that it is completely within the Trust's land (Lot 19 DP 1022008, Horsley Park). We consider these changes to result only in minor environmental impacts that are comparable with the DA currently with Council.

Auckland
Brisbane
Melbourne
Shanghai
Sydney

For the purposes of this letter we provide the following attachment:

- **Attachment A:** Amended development plans and traffic summary for Site 3 (dated 12/07/2013) – prepared by Architectus and Traffix.

Proposed Changes to Sign 3

Sign 3 has been relocated 9 metres east of its location shown in the DA that is with Council, to be completely within Lot 19 DP 1022008, Horsley Park. The access road to the equestrian centre is not a dedicated road, and is on land owned by the Trust, and so the proposed sign now spans the road with a clearance of 11 metres under the visual display area of the sign. Note that relocating the sign 9 metres east necessitates raising the sign 3 metres in height (above the M7 road surface) so that it can be completely visible above the motorway embankment from the M7 motorway. The size of the sign (visual display area) remains the same.

Note that Sign 3 could not be moved south within Lot 19 DP 1022008 due to an existing RMS/M7 directional sign that is located south of the proposed sign's existing location.

Environmental Impacts

As a result of these changes to Sign 3 we have provided below an assessment of the environmental impacts.

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ABN 90 131 245 684

Managing Director:
David Sainsbery
Nominated Architect
NSWARB 5551
ARBV 13176

Traffic Impacts

The proposed clearance of 11 metres below the visual display area of the proposed sign is sufficient to allow vehicles travelling underneath. This has been confirmed by the traffic engineers, Traffix, in the amended traffic summary at **Attachment A** which states:

Implications for Equestrian Centre Access Road

The billboards for Site 3 will be cantilevered across the existing Equestrian Centre access road. The billboards will be directly within a driver's field-of-view as they negotiate the access road; therefore, having consideration for the access road's 30km/h posted speed limit, it is considered that the billboards will not distract drivers to the extent that it creates a safety issue. The other consideration is headroom clearance. Austroads states that most roads (such as the subject access road) require a minimum headroom clearance of 4.6 metres and it is noteworthy that 'very high clearance routes' require 6.5 metres. Having regard for the 11 metres of headroom clearance that will be provided, the proposed Site 3 billboards will not raise any headroom clearance issues for vehicles using the access road.

The new location for the sign will result in only minor changes to the viewing times of motorists driving along the M7 motorway.

Visual impacts

The 'Visual Impact' page in the amended development plans (refer to **Attachment A**) shows the proposed changes to Sign 3. This includes a revised "Photomontage Southbound" and revised "Photomontage Northbound".

The relocated sign will be set deeper into the parklands. While the sign will appear taller it will be set further away from the M7 motorway, and therefore, the change in views from the M7 motorway will be negligible compared with the current DA with Council.

Existing Trees / Ecological Impacts

The relocation of the sign will see the proposed sign's footing being sited to one side of the access road to the equestrian centre. The new footing location will not require the removal of any additional existing trees. Furthermore, the relocation of the sign will not see its placement in an ecological significant or sensitive area.

As the above changes are only minor they do not warrant further assessment against the statutory planning framework. Note there is no Development Control Plan that applies to the land.

Please do not hesitate to contact us should you require further information. Sue Robinson, Manager, Urban Design and Planning can be contacted via sue.robinson@architectus.com.au and Jane Fielding, Senior Planner can be contacted via jane.fielding@architectus.com.au or telephone (02) 8252 8400.

Yours sincerely



Michael Harrison

Director, Urban Design and Planning

ATTACHMENT A

Site 3

Plan location:

WSPT land near the Sydney Equestrian Centre

Lot 19 DP 1022008

372 Wallgrove Rd, Horsley Park

LGA: Fairfield City Council

Description of sign

Double sided Billboard Sign oriented to southbound and northbound traffic

Details of sign

New front lit double sided (display oriented to southbound and northbound traffic) spectacular signage structure to engineer's future details.

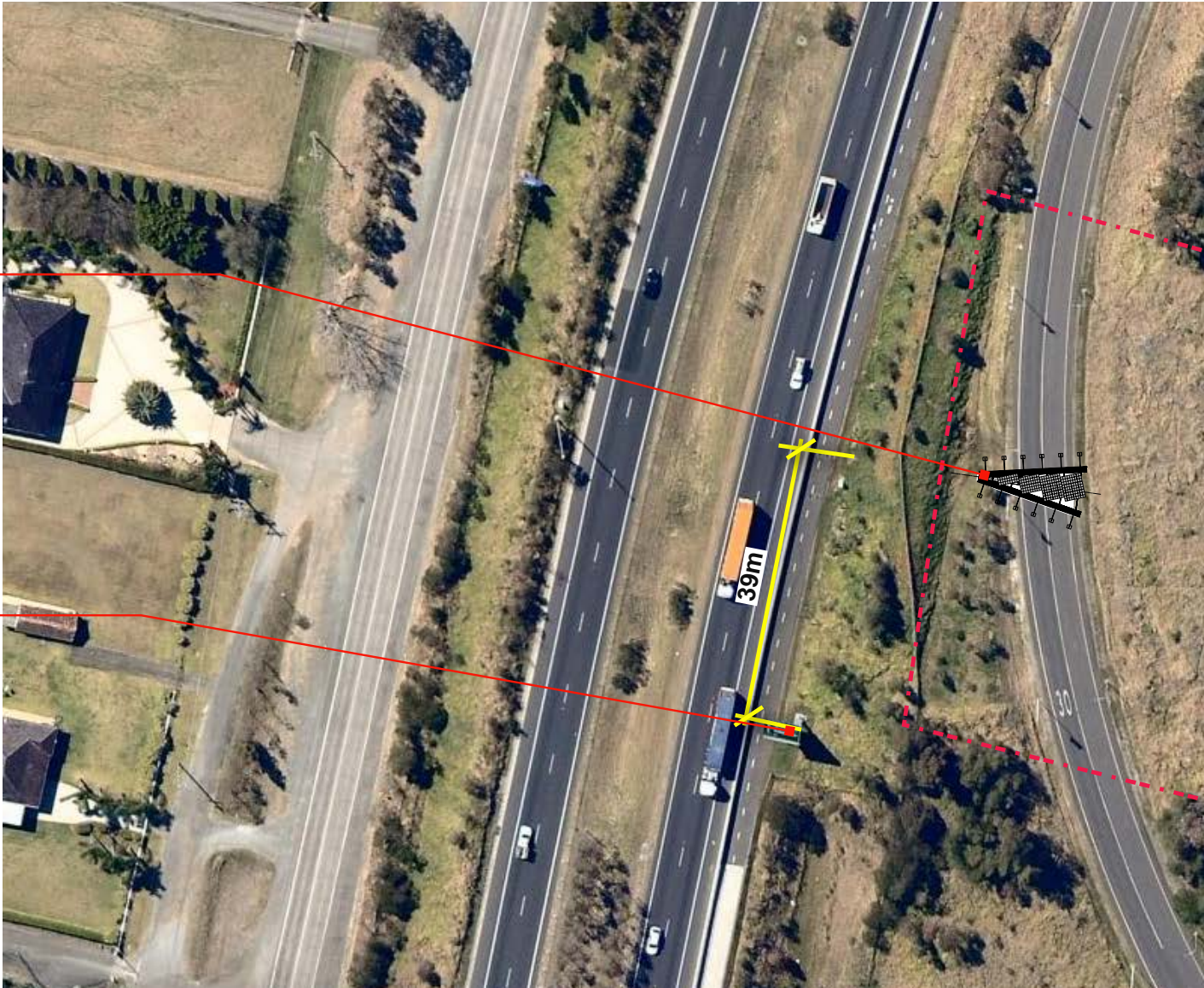
(Visual display area: 18.99m x 4.50m = 85.445m²)

11 meters in height to base of display area

Colour of support frame and post "River Gum" or similar. Solar powered lighting.

New front lit double sided spectacular signage structure to engineer's future details.
(Visual display area: 18.99m x 4.50m = 85.445m²)

Directional sign



Context

Site 3 - Site Plan & Access

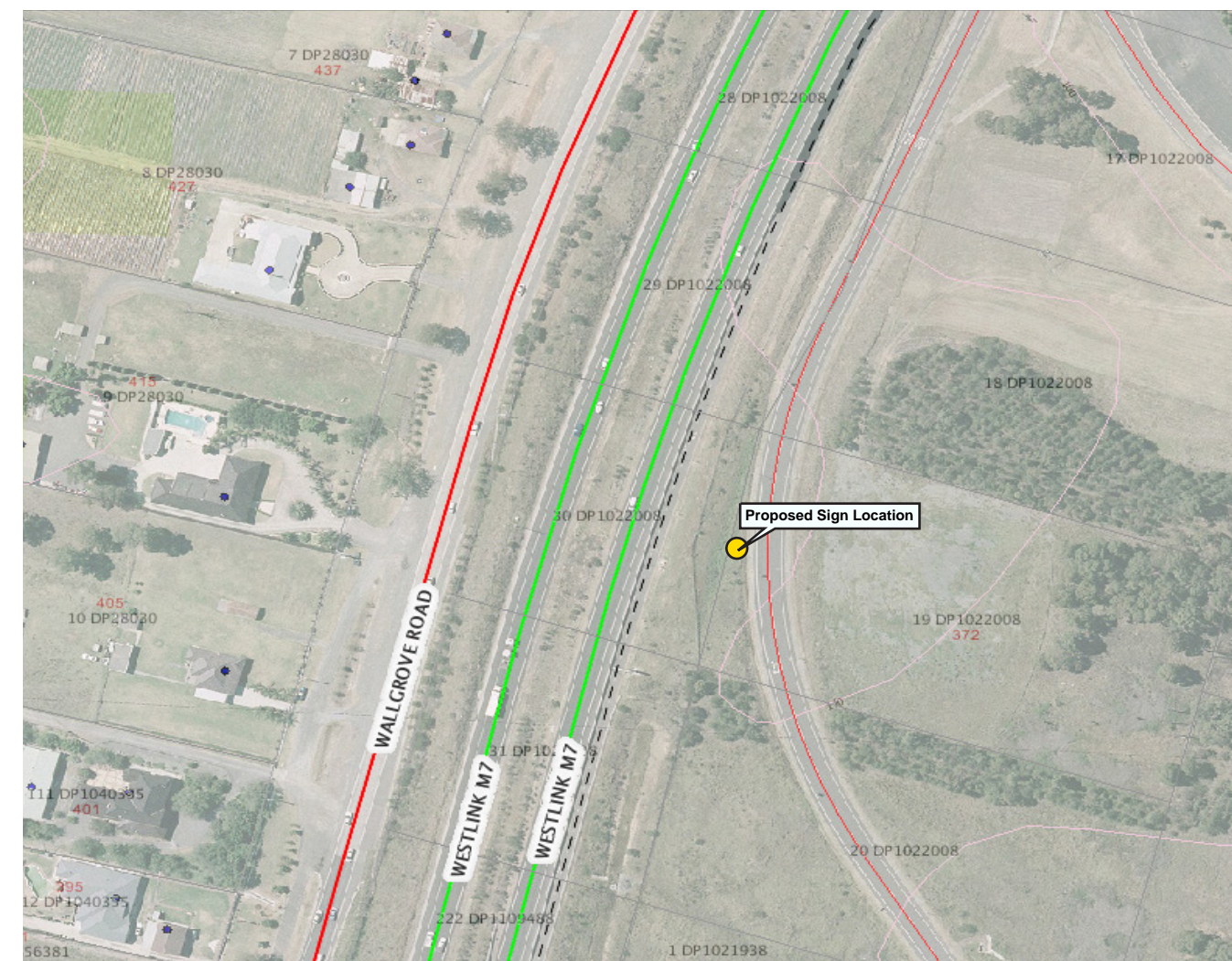
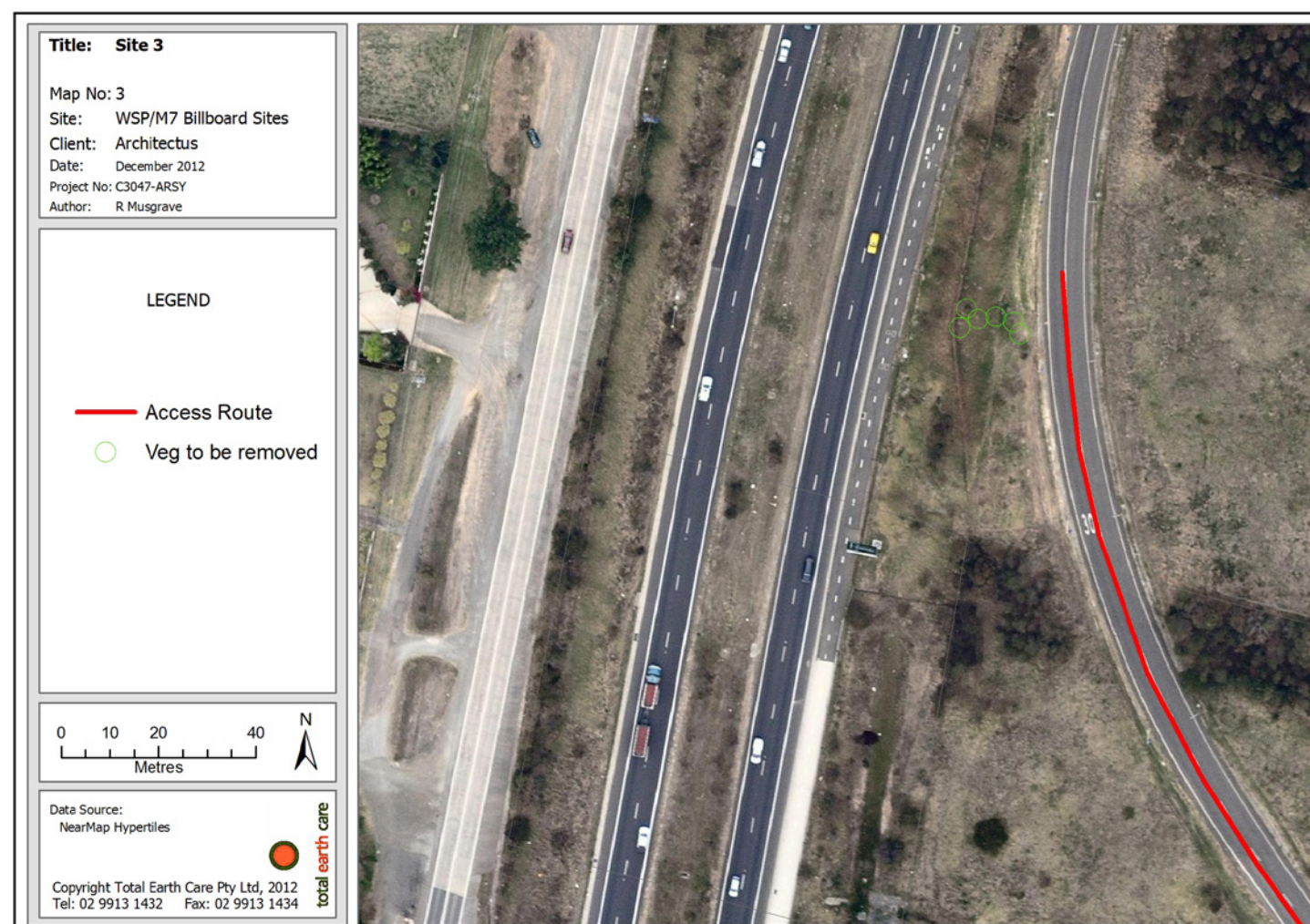
Plan location:

WSPT land near the Sydney Equestrian Centre

Lot 19 DP 1022008

372 Wallgrove Rd, Horsley Park

LGA: Fairfield City Council



Site Plan

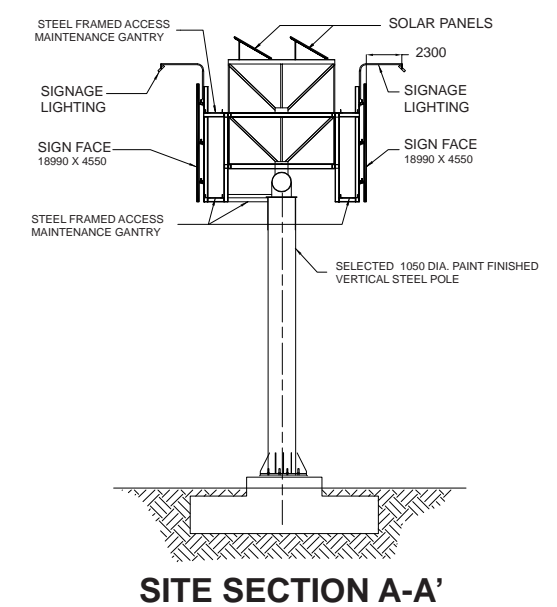
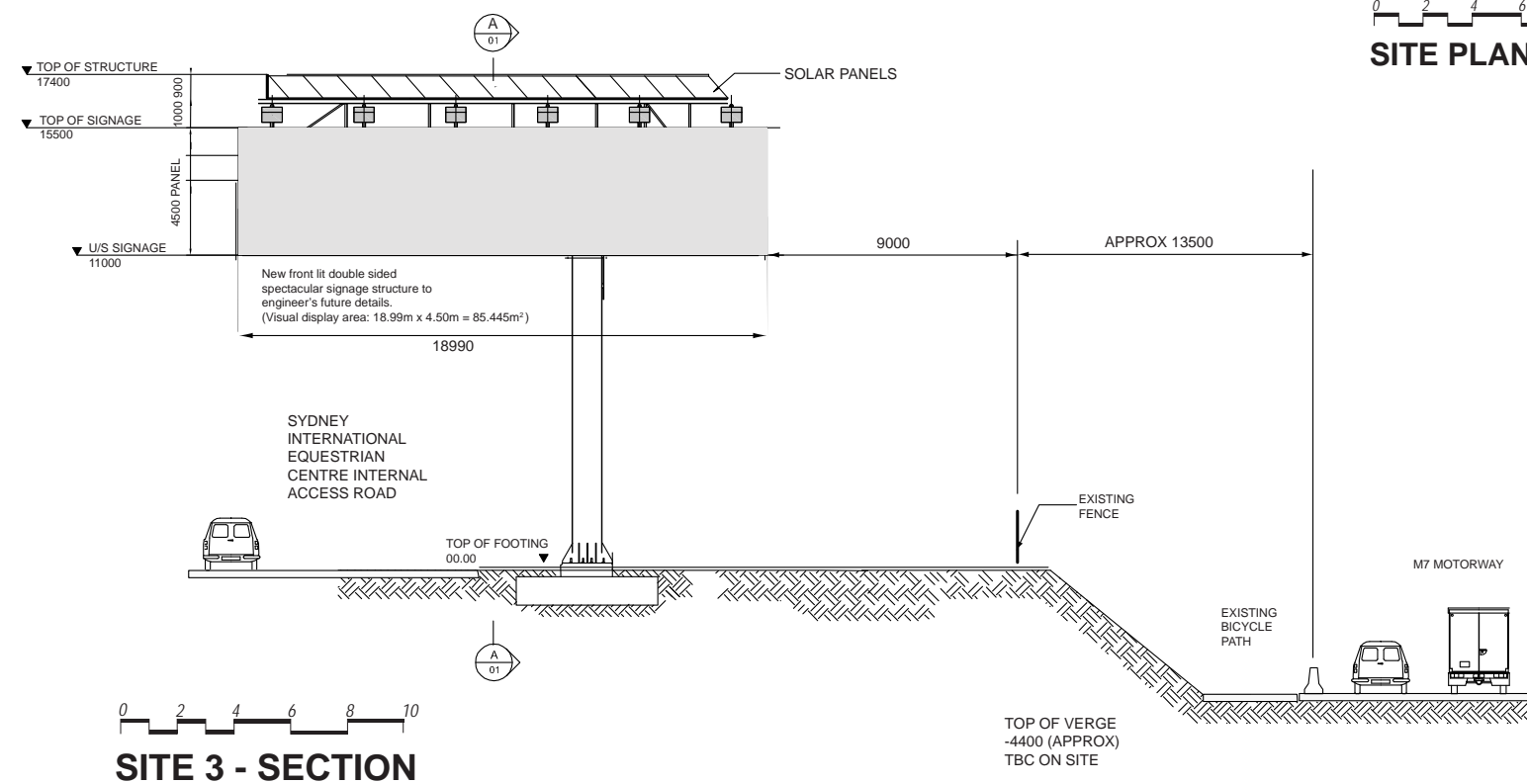
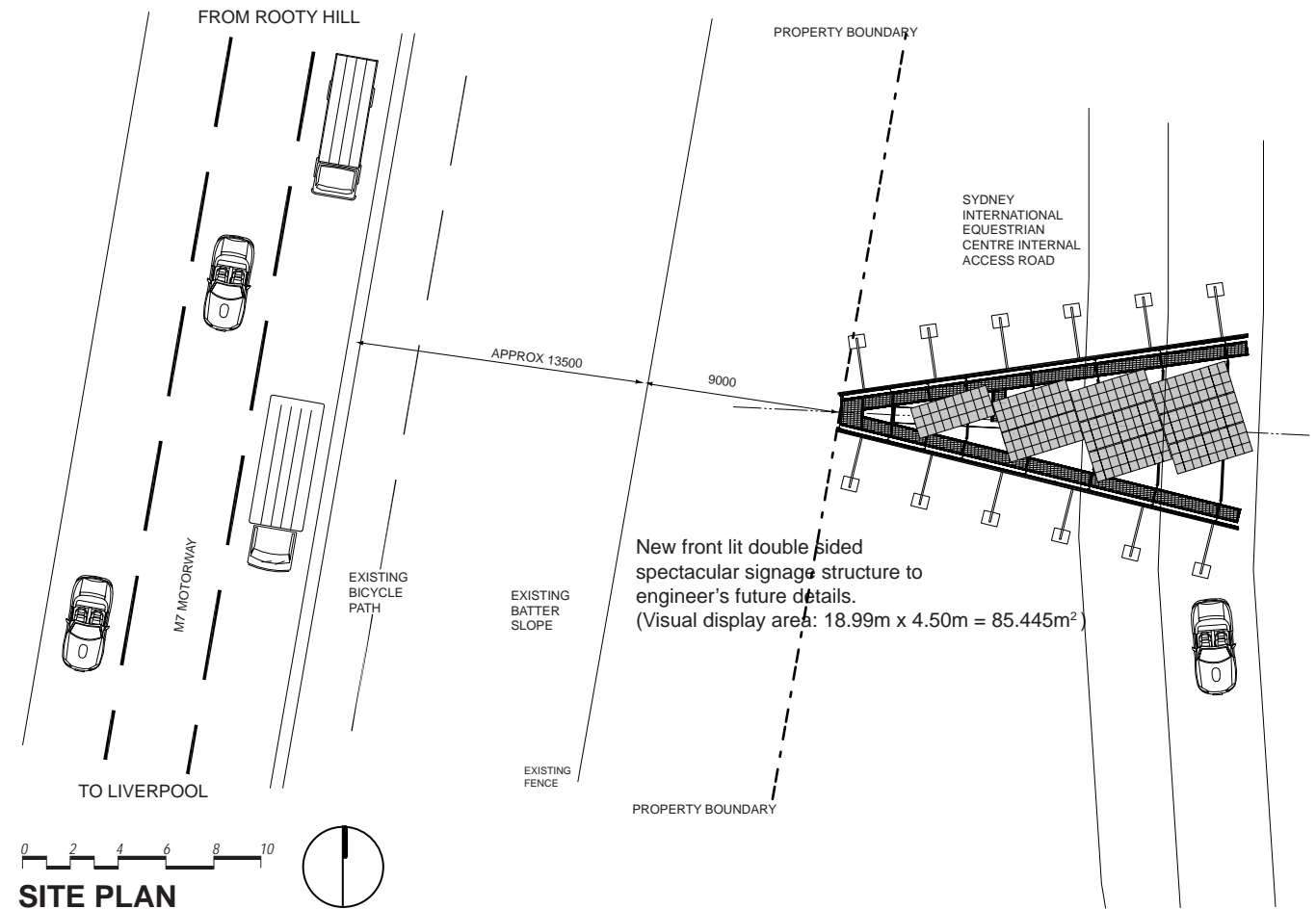
Source: Cadastre from NSW Land Property and Management SIX Viewer

Site Access Plan

Source: Total Earth Care Pty Ltd

Landscape plan to provide compensatory planting using same species which are required to be removed at a rate of 5 times planted per tree removed (species selection subject to approval of LGA)

Site 3 - Plans & Sections



Site 3 - Visual Impact

Visual Impact

- Site is on elevated area above motorway before directional sign
- Visible motorway infrastructure elements such as Jersey Barrier
- The existing motorway planting is not fully established –gaps exist
- Sign will generally be visible southbound and will be framed by adjoining vegetation as it becomes established
- Sign may be partly blocked by planting northbound
- Sign location is “revealed” following a long stretch of concrete acoustic barrier wall
- Residences to west of site will not be adversely affected and less so as trees further establish along Wallgrove Road and will be further assisted by the screening effects of mounding
- Sign would not detract from visual amenity of area



Photomontage southbound



Photomontage northbound

Site 3 - Traffic Safety Summary

Traffic Safety

Double-sided

Side facing Southbound Traffic

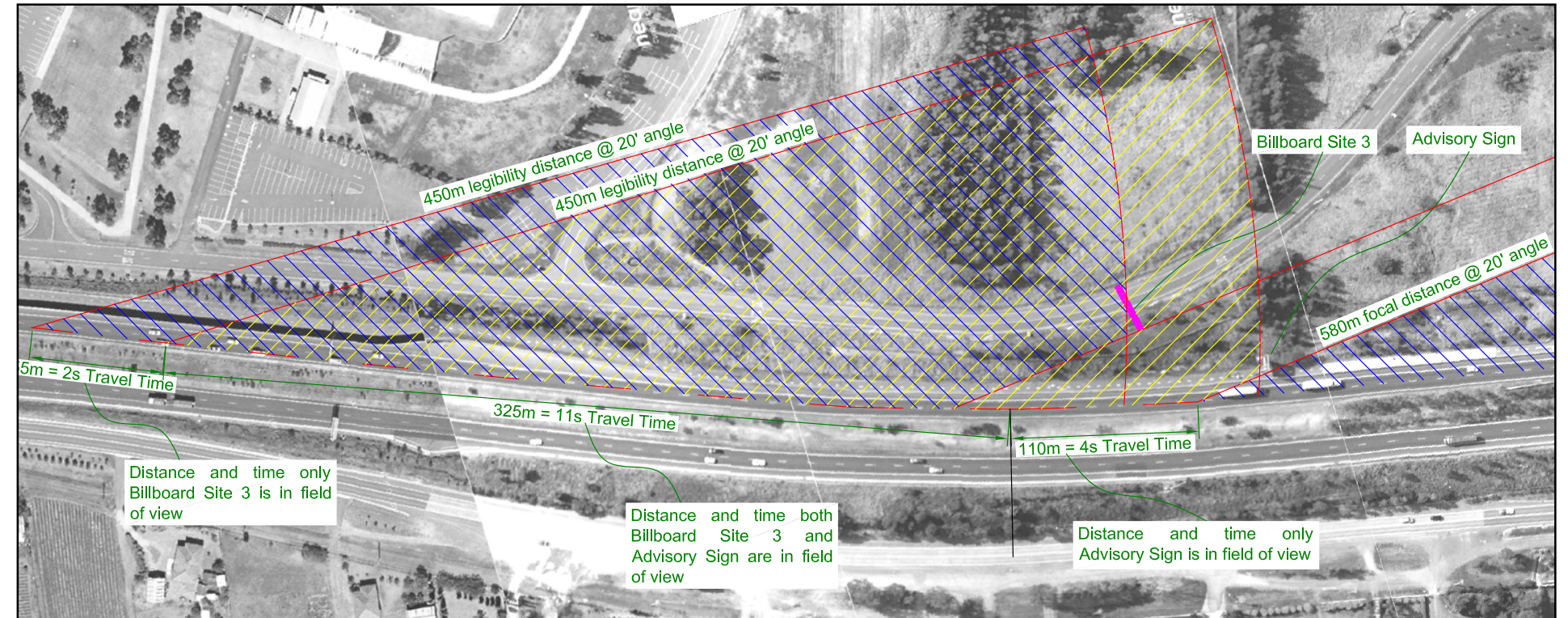
- Site 3 is located about 40 metres prior to (north of) an existing advisory sign advising that it is two (2) kilometres to the Elizabeth Drive southbound off-ramp.
- The information on the advisory sign is considered to be of 'middle-order' importance because no immediate decision is required of the driver. In addition, it is noted that there are supplementary signs to the Elizabeth Drive off-ramp at a distance of one (1) kilometre and also at the off-ramp.
- The cone diagram shows that Site 3 would be legible for 13 seconds and the advisory sign would be legible for 15 seconds. In addition, the cone diagram shows that Site 3 would exit a southbound driver's field-of-view at a point about 110 metres in advance of the advisory sign, ensuring that drivers would view it solely for a period of about four (4) seconds.

Side facing Northbound Traffic

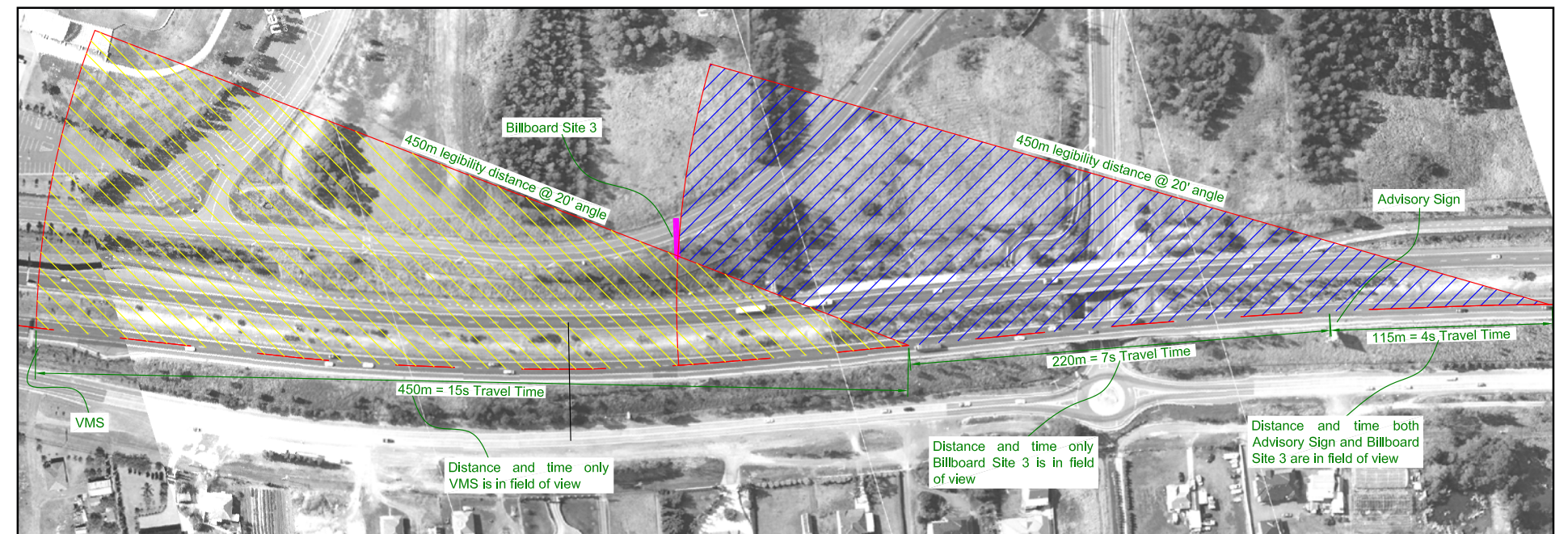
- Site 3 is located 280 metres beyond (north of) an existing advisory sign; however, the cone diagram shows that the legibility distance to Site 3 would only overlap with the legibility distance for the advisory sign for about 115 metres, or the equivalent of four (4) seconds travel time.
- Site 3 is also about 370 metres prior to (south of) an existing VMS; however the cone diagram shows that Site 3 would exit a northbound driver's field-of-view at a point about 450 metres in advance of the VMS, ensuring that drivers would view it solely for a period of up to 15 seconds.

Implications for Equestrian Centre Access Road

- The billboards for Site 3 will be cantilevered across the existing Equestrian Centre access road. The billboards will be directly within a driver's field-of-view as they negotiate the access road; therefore, having consideration for the access road's 30km/h posted speed limit, it is considered that the billboards will not distract drivers to the extent that it creates a safety issue. The other consideration is headroom clearance. Austroads states that most roads (such as the subject access road) require a minimum headroom clearance of 4.6 metres and it is noteworthy that 'very high clearance routes' require 6.5 metres. Having regard for the 11 metres of headroom clearance that will be provided, the proposed Site 3 billboards will not raise any headroom clearance issues for vehicles using the access road.
- In summary, the assessment above, including the cone diagrams opposite, shows that Site 3 (with regard to southbound and northbound traffic) is located in a position that is within a driver's field-of-view. Furthermore, its location would not reduce the effectiveness of the existing VMS or advisory signs, nor does its location raise safety concerns for traffic using the Equestrian Centre Access Road. Accordingly, Site 3 is considered acceptable on road safety grounds.



Viewing Cones - Southbound



Viewing Cones - Northbound