

23 October 2020

2190140

Jim Betts
Secretary
Department of Planning, Industry & Environment
12 Darcy Street
PARRAMATTA NSW 2150

Dear Amy Watson (Team Leader – Key Sites Assessments)

**RE: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
(SSD 7317 – MOD 19 – PRECINCT MARKER SIGNAGE)**

Ethos Urban has prepared this letter on behalf of Mirvac Projects Pty Ltd (Mircac) in response to the Department's request for additional information, dated 9 October 2020.

This response letter provides the required information in Section 1.0 below and is accompanied by:

- Amended Precinct Signage Strategy – Addendum 1 (**Attachment A**), which includes:
 - An updated Cover Pages (pages 1 and 70)
 - An updated Sign Locations Plan (page 7);
 - An updated Central Avenue – Location 2 General Design Principles page with lighting specifications (page 23)
 - Amended Redfern Station signage package (pages 53, 60-64)
- Updated Lighting Impact Assessment Report, prepared by Electrolight for the Redfern Station sign (**Attachment B**);
- A copy of the presentation of the options issued in the presentation to the Watertower Residents (**Attachment C**).

1.0 Response to Request for Additional Information

1.1 Illumination

Issue:

Provide an updated Lighting Report that addresses the following:

- An assessment of the amended Redfern Station sign; and*
- Specifications and management of the proposed dimmed lighting.*

Response:

An updated Light Spill Assessment report, prepared by Electrolight is provided at **Attachment B**. It assesses the potential impacts of the light spill from the revised Redfern Station Precinct marker sign design and its compliance with:

- State Environmental Planning Policy 64 – Advertising & Signage (SEPP 64);
- NSW Transport Corridor Outdoor Advertising and Signage Guidelines;
- AS4282-2019 Control of Obtrusive Effects of Outdoor Lighting; and
- the Sydney Development Control Plan (Signs and Advertisements) 2012.

In accordance with the methodology applied within the light spill assessment reports prepared for the other Precinct Marker signs on the South Eveleigh site, Electrolight has undertaken modelling in a lighting calculation program (AIG132) to determine the effect of the light spill from the revised Redfern Station sign design on the nearest residential receivers. The results of the modelling confirm, as demonstrated in **Table 1** below that the illuminance levels of the proposed digital screen and the static lettering will comply the maximum illuminance limits specified in AS 4282 and the Sydney DCP.

Table 1 **Lightspill modelling results**

	Nearest residential receivers	Sydney DCP maximum illuminance criteria for digital signage (lux)	Proposed illuminance from the digital/ electronic screen (lux)	AS 4282 Maximum Vertical Illuminance (lux) criteria	Proposed illuminance from the static lettering (lux)
Redfern Station (Location 4)	1 Marian Street	2	1.02	25 lux pre-curfew (6am – 11pm) 5 lux post curfew (11pm to 6am)	1.02 lux pre-curfew (6am to 11pm) 0.03 lux post-curfew (11pm to 6am)

In addition, the threshold increment of the Redfern Station sign from traffic on Marian Street approaching Cornwallis Street and the Railway approaches at Redfern Station has also been calculated. With a maximum allowable threshold increment % of 20%, Electrolight confirm that the revised Redfern Station sign will give rise to a 0.39% for pre-curfew (6am to 11pm) and 0% for post curfew (11pm to 6am) threshold increment for any traffic approach which does not exceed the maximum allowable under AS 4282.

Overall, Electrolight confirm that the revised design for the Redfern Station precinct marker sign complies will relevant requirements of AS 2019 Control of Obtrusive Effects of Outdoor Lighting and the Sydney Development Control plan (Signs and Advertisements) 2012, subject to the relevant recommendations set out in within the report.

Specifications and Management of Proposed Dimmed Lighting

The specifications for the dimmers included within the Central Avenue sign (Location 2) and the Redfern Station sign (Location 4) are included in the Lightspill Assessment Report at **Attachment B** and can be summarised as follows:

- A 2 channel time clock will be incorporated into the signage design, with the first channel to activate lighting circuit, and the second channel for the dimmed timing;
- The detailed design will also include a PE cell to activate the lighting lighting (on time clock activated energised circuit)
- Lighting dimming and control will be via Control Freak Slammo, and a eDidio configuration using DALI protocol, or equivalent; and
- Digital screens are preferred to adopt DMX512 protocol or similar to support appropriate control.

The Precinct Marker Signage package (**Attachment A**) for the Central Avenue (Location 2) and Redfern Station (Location 4) signs include these details.

1.2 Presentation to the Watertower Residents

Issue:

The Department notes that Mirvac consulted with the Watertower residents and three design options for the Redfern Station sign were presented.

Please provide a copy of the presentation that was given to the Watertower residents and which identified options 1,2 and 3.

Response:

We note that a copy of the presentation to The Watertower residents has already been issued to the Department under separate cover. However, for transparency it is also included within this submission (**Attachment C**).

1.3 Council comments

Issue:

Please provide a response to Council's comments regarding the Redfern Station sign and concerns about blank areas of concealment and options to increase permeability and visibility through the sign.

Councils comments:

Further consideration should be made to reduce the blank areas of concealment so as to increase permeability and visibility through the sign. Specifically, the concealed portion of the panel beneath the digital screen should be made permeable. This is to discourage opportunities of anti-social behaviour and ensure the safety of passer-by's traversing to and from the precinct.

Response:

Additional design amendments have been made to the proposed Redfern Station sign to increase the permeability of the design. The original design that included only gaps between the columns provided 80% the mass of a solid wall. As shown in the updated drawings, the perforated zig zag pattern is to incorporate hole sizes of between 5-10mm in diameter that will be 40% open to the rear and a 70% open perforated pattern to the front representing 50% of the mass of a solid wall.

1.4 Other

Issue:

Please provide the Sign Locations Plan (Attachment A pg 7) in the Signage Strategy to reflect the amended design for the Redfern Station sign.

Response:

The amended Sign Locations Plan is included within the final and complete Signage Strategy package provided at **Attachment A**.

2.0 Conclusion

We trust that the information provided satisfies the requirements of the Department's request for additional information.

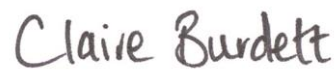
Should you have any further queries about this matter, please do not hesitate to contact Claire Burdett on cburdett@ethosurban.com or Thomas Atkinson on TAtkinson@ethosurban.com

Sincerely,



Thomas Atkinson
Urbanist, Planning

TAtkinson@ethosurban.com



Claire Burdett
Associate Director, Planning

CBurdett@ethosurban.com