

Royal Rehabilitation Centre Sydney, Section 75W application for modification (MP 08_054, MOD 7)

600-640 Victoria Road (also known as 59 Charles Street), Ryde

Section 75W application for modification MP08_0054 (MOD 7)

Environmental Assessment Report to

NSW Department of Planning and Infrastructure

Prepared on behalf of Royal Rehabilitation Centre Sydney

September 2016 | 0738

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1.0 Introduction

This Environmental Assessment Report (**EAR**) describes an application to modify the approval for Major Project No. 08_0054 (the **approval**) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**). The approval relates to the Royal Rehabilitation Centre (**Royal Rehab**) site at 600-640 Victoria Road (also known as 59 Charles Street), Ryde (the **site**).

The approval granted consent to a project application (**PA**) for demolition works on part of the site and construction of a new Health Facility, new Weemala, community facilities and open space works.

The changes described in this EAR constitute Modification Request No. 7 (**MOD 7**) comprise the following minor works:

1. Access, drop-off and car parking changes comprising:
 - (a) Changes to the Weemala drop off area including demolition of existing steel shade structure/ pergola and construction of a replacement steel awning structure
 - (b) Outpatient car park added at Northern Ground Floor entry of the Health Facility
 - (c) Disabled car parking spaces added to Recreation Circle
 - (d) Reconfiguration of the front turning circle to the Health Facility
2. General Store/Medical Centre changes comprising:
 - (a) New concrete pavements at the Morrison Road street frontage
 - (b) Two x directional signs added at Morrison Road, near the General Store/Medical Centre entrance (S20 and S21)
3. Recreation Circle changes comprising a new Sports Storage Shed

The proposed design changes are generally in accordance with the approved Concept Plan for the site (MP No. 05_0001, dated 23 March 2006).

The EAR has been prepared by Robinson Urban Planning Pty Ltd on behalf of Royal Rehab (the land owner and proponent). It identifies the relevant aspects of the approval and describes the proposed modifications. It is accompanied by the following plans and information submitted separately:

- Modified Architectural and Signage Plans, by Suturs Architects Pty Ltd (Suturs) which cloud the proposed modifications (see **Table 2** later)
- Modified Civil Plans, by Meinhardt (see **Table 2** later).

2.0 The Approval

Major Project Number	08_0054
On land comprising	600-640 Victoria Road (also known as 59 Charles Street), Ryde
Local Government Area	Ryde City Council
For the carrying out of	Demolition on part of the site and construction of a new Health Facility, new Weemala, community facilities and open space works
Date Approval	16 December 2008
Approved modifications to the PA	<p>MOD 1 approved on 17 November 2010. Modifications included new Civil Infrastructure Drawings to include the construction of Road 4 within the approved works. MOD 1 related to works associated with residential components of the approved Concept Plan.</p> <p>MOD 2 approved on 1 August 2011 and including:</p> <ul style="list-style-type: none">• Modifications to the main Health Facility by:• Altering the internal uses of each level• Amending the exterior elevations and roof plans• Amended staging of works• Increased car parking from 304 to 305 spaces• Amended Statement of Commitments (staging). <p>MOD 3 approved on 10 October 2011 and including the following changes to the residential areas:</p> <ul style="list-style-type: none">• Reduction in carriageway width of internal Road 4 and Road 5• Reduction in width of approved shared bicycle pathway to internal Road 5. <p>MOD 4 approved on 16 August 2012 and including:</p> <ul style="list-style-type: none">• Modified road widths (Roads 1, 3, 6 and 2a) and new one way system (Road 2a)• Refinements to the Main Health Facility elevations and lower ground floor plan• Minor change to road conditions. <p>MOD 5 approved on 12 November 2012 and including:</p> <ul style="list-style-type: none">• Reconfiguration of the Recreation Circle• Revised Child Care / Community Centre Building• Introduction of roundabout, boom gates, removable bollards, pedestrian crossing and a pick-up zone• Revised landscaping of Recreation Circle, health facility and car park areas.

MOD 6 approved on 4 September 2013 and including:

- Revised General Store / Medical Centre Building
- Revised Child Care / Community Centre Building
- Additional car parking
- Additional facilities at the Recreation Circle
- Additional tree removal
- New signage
- Revised staging strategy.

3.0 Proposed Modifications

The proposed modifications comprise:

1. Access, drop-off and car parking changes comprising:
 - (a) Changes to the Weemala drop off area including demolition of existing steel shade structure/pergola and construction of a replacement steel awning structure
 - (b) Outpatient car park added at Northern Ground Floor entry of the Health Facility
 - (c) Disabled car parking spaces added to Recreation Circle
 - (d) Reconfiguration of the front turning circle to the Health Facility
2. General Store/Medical Centre changes comprising:
 - (a) New concrete pavements at the Morrison Road street frontage
 - (b) Two x directional signs added at Morrison Road, near the General Store/Medical Centre entrance (S20 and S21)
3. Recreation Circle changes comprising a new Sports Storage Shed

Table 1 compares the original PA Approval, the most recent approved modification (MOD 6) and proposed MOD 7.

Table 1 – Consistency of MOD 7 with the PA (Original Approval and MOD 6)

Facility	PA Original Approval	PA Approved MOD 6	Proposed MOD 7
GFA	16,480m ²	16,760m ²	No change
Car parking (total)	304	338	347 (+ 9 spaces)
Car parking accessible		15	25 (+ 10 spaces)
Landscaped area	11,388m ²	No change	11,117 (-271m ² or -2%)

3.1 Modifications to the approved plans

A list of the modified and new Architectural and Civil Plans follows in **Table 2**.

Table 2 – Summary of modified architectural and civil plans (MOD 7)

Drawing number and title	Author	Rev	Proposed amendments (MOD 7)
Modified Architectural Plans			
AR-PA-0-01 – Key Plan	Suters	6	<ul style="list-style-type: none"> See AR-PA-1-05-1
AR-PA-1-01 – Location Plan	Suters	5	<ul style="list-style-type: none"> See AR-PA-1-05-1
AR-PA-1-05.1 – Site Plan Intermediate	Suters	4	<ul style="list-style-type: none"> Changes to the Weemala drop off area including demolition of existing steel shade structure/ pergola and replacement steel awning structure linking the two Weemala buildings Outpatient car park added at Northern Ground Floor entry of the Health Facility Disabled car parking spaces added to Recreation Circle Reconfiguration of the front turning circle to the Health Facility New concrete pavements at the Morrison Road street frontage of General Store/Medical Centre Two x illuminated Business Directory Boards added at Morrison Road frontage of General Store/Medical Centre
AR-PA-1-05 – Site Plan	Suters	8	<ul style="list-style-type: none"> See AR-PA-1-05-1
AR-PA-2-02 – Ground Floor Plan	Suters	4	<ul style="list-style-type: none"> Changes to roundabout (Road 3/2) Disabled car parking spaces added to Recreation Circle
AR-PA-2-03 – First Floor Plan	Suters	4	<ul style="list-style-type: none"> See AR-PA-2-02
AR-PA-2-06 – Weemala Ground Floor, First Floor & Roof Plans	Suters	6	<ul style="list-style-type: none"> Changes to the Weemala drop off area including demolition of existing steel shade structure/ pergola and replacement steel awning structure linking the two Weemala buildings
AR-PA-2-07 – Recreation Circle Ground Floor Plan	Suters	5	See AR-PA-2-06
AR-PA-2-08 – Recreation Circle First Floor Plan	Suters	7	<ul style="list-style-type: none"> Disabled car parking spaces added to Recreation Circle Sports storage shed added (blockwork walls with colourbond roof consistent with the adjacent shed), height will be 3m).
AR-PA-2-10 – General Store/Medical Centre Lower Ground, Ground, First Floor and Roof Plans	Suters	4	<ul style="list-style-type: none"> New concrete pavements at the Morrison Road street frontage of General Store/Medical Centre Two x illuminated Business Directory Boards added at Morrison Road frontage of General Store/Medical Centre (S20 and S21)
AR-PA-7-01-External Signage	Suters	3	<ul style="list-style-type: none"> Elevation added for S20 and S21
Additional Civil Plans			
MIE000 – Cover Sheet & Legend	Meinhardt	A	<ul style="list-style-type: none"> Modified to reflect Section 75W scheme
MIE100 – Detail Civil Key Plan	Meinhardt	A	<ul style="list-style-type: none"> Modified to reflect Section 75W scheme
MIE101 – Detail Civil Plan – Sheet 1	Meinhardt	A	<ul style="list-style-type: none"> Modified to reflect Section 75W scheme
MIE102 – Detail Civil Plan – Sheet 2	Meinhardt	A	<ul style="list-style-type: none"> Modified to reflect Section 75W scheme
MIE201 – Details– Sheet 1	Meinhardt	A	<ul style="list-style-type: none"> Modified to reflect Section 75W scheme

3.2 Modifications to the conditions of consent

Application is made to modify Condition A2 in the approval as set out below (new words are shown in red and deleted words in strikethrough):

3.2.1 Modify Condition A2

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans, documentation and recommendations made therein

- *Environmental Assessment Report for the New Health Facility for the Royal Rehabilitation Centre Sydney, Recreation Circle and Central Parkland Volume 1 prepared by Robinson Urban Planning, including all Appendices, dated 16 April 2008 and amended by the Supplementary Report prepared by Robinson Urban Planning dated 23 September 2008*
- *Amended by the modification 1 report prepared by JBA Urban Planning Consultants dated 30 August 2010; as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated March 2011; as*
- *Amended by the Section 75W Modification prepared by JBA Planning dated 4 May 2011; as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 24 May 2012; as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 22 August 2012, as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 15 May 2013-, as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated September 2016.*

Architectural drawings prepared by Bates Smart and Suturs Architects				
Drawing No.	Revision	Name of Plan	Date	
AR-PA-0-01	5 6	Key Plan	19/07/13	27/5/15
AR-PA-1-01	4 5	Location Plan	19/04/13	27/5/15
AR-PA-1-02	01	Existing Site Plan	14/04/08	
AR-PA-1-03	02	Site Demolition Plan	14/04/08	
AR-PA-1-04	2	Tree retention/removal plan	27/04/13	
AR-PA-1-05	7 8	Site Plan	19/07/13	27/5/15
AR-PA-1-05.1	3 4	Site Plan Intermediate	19/07/13	27/5/15
AR-PA-2-01	4	Lower Ground Floor Plan	3/5/12	
AR-PA-2-02	3 4	Ground Floor Plan	18/03/2011	27/5/15
AR-PA-2-03	3 4	First Floor Plan	18/03/2011	27/5/15
AR-PA-2-04	3	Second Floor Plan	18/03/2011	
AR-PA-2-05	3	Roof Plan	18/03/2011	
AR-PA-2-06	5 6	Weemala Ground Floor, First Floor and Roof Plans	19/04/13	27/5/15
AR-PA-2-07	4 5	Recreation Circle Ground Floor Plan	2/07/2012	27/5/15

AR-PA-2-08	6 7	Recreation Circle First Floor Plan	19/07/13	27/5/15
AR-PA-2-10	3 4	Professional Suites, Lower Ground, Ground, First Floor and Roof Plans	27/03/13	27/5/15
AR-PA-5-01	4	Elevation East, North	09/07/12	
AR-PA-5-02	4	General Store / Medical Centre West and South Elevations	19/07/13	
AR-PA-5-03	1	Weemala Elevations	14/04/08	
AR-PA-5-04	3	Recreation Circle Elevations/Sections	19/04/13	
AR-PA-5-05	6	Site Elevations	19/04/13	
AR-PA-5-06	1	General Store / Medical Centre Elevations	19/04/13	
AR-PA-6-01	3	Sections - Sheet 1	18/03/11	
AR-PA-6-02	3	Site Sections - Sheet 2	18/03/11	
AR-PA-6-03	3	Site Sections - Sheet 3	18/03/11	
AR-PA-6-04	2	Weemala Sections	14/04/08	
AR-PA-7-01	2 3	External signage plan	19/07/13	27/5/15
Landscape drawings prepared by Turf Design				
-	A	Ground Floor Landscape Plan	11 April 2008	
-	A	First Floor Landscape Plan	11 April 2008	
-	A	Recreation Circle	11 April 2008	
-	A	North-South section A-A	11 April 2008	
-	A	Landscape Plan for Rd 6, north and Car park	11 April 2008	
-	A	Landscape Plan for Rd 3 north, Road 1 & 2 south and Weemala Care Cottages	11 April 2008	
-	A	Courtyard 1	11 April 2008	
-	A	Courtyard 2	11 April 2008	
-	A	Courtyard 3	11 April 2008	
-	A	Courtyard 4	11 April 2008	
-	A	Courtyard 5	11 April 2008	
-	A	Courtyard 6	11 April 2008	
As amended by the following plans prepared by Turf Design (including Stage 3 landscape plans)				
CC-2	D	Ground Floor Landscape Plan	9/08/2012	
CC-6	D	Landscape Plan for Road 3, North Car Park and Streetscape	9/08/2012	
CC-7	D	Landscape Plan for Car Park & Road 3 Streetscape	9/08/2012	
CC-8	C	Landscape Plan for Road 3	9/08/2012	
CC-9	D	Landscape Plan for Rd 6 & 2	9/08/2012	
CC-10	D	Courtyard 1 North	9/08/2012	
CC-11	D	Courtyard 1 South	9/08/2012	

CC-12	D	Courtyard 2 & 3	9/08/2012	
CC-13	B	Recreation Circle Landscape Plan	9/08/2012	
CC-14	A	Mobility Skills Area Detail Plan	9/08/2012	
CC-15	A	Recreation Circle Planting Design - Tree canopy	9/08/2012	
CC-16	A	Recreation Circle Planting Design - Understorey	9/08/2012	
Infrastructure/Environment plan prepared by Meinhardt				
IE03	D	CC-16 Recreation Circle Planting Design - Understorey	26-08-10	
IE06	C	Detail Civil Plan Sheet 1 of 4	26-08-10	
IE07	C	Detail Civil Plan Sheet 2 of 4	26-08-10	
IE08	C	Detail Civil Plan Sheet 3 of 4	26-08-10	
IE09	C	Detail Civil Plan Sheet 4 of 4	26-08-10	
IE12	C	Typical Road Section	26-08-10	
IE13	E	Longitudinal Sections Sheet 1 of 4	26-08-10	
IE14	G	Longitudinal Sections Sheet 2 of 4	26-08-10	
IE15	E	Longitudinal Sections Sheet 3 of 4	26-08-10	
IE16	E	Longitudinal Sections Sheet 4 of 4	26-08-10	
As amended by the following plans prepared by Meinhardt:				
MIE000	H	Cover Sheet, Index & Legend	08-09-11	
MIE010	G	General Notes	08-09-11	
MIE020	H	General Arrangement Plan	08-09-11	
MIE051	E	Erosion & Sediment Control Plan	08-09-11	
MIE052	G	Erosion & Sediment Control Details	08-09-11	
MIE061 - MIE062	H	Detail Civil Plan- Sheets 1 & 2	08-09-11	
MIE071	G	Typical Sections- Sheet 1	08-09-11	
MIE081	H	Road Long Section- Road No.5	08-09-11	
MIE082	I	Road Long Sections - Road No.4	08-09-11	
MIE082	D	Road Long & Cross Sections- Road No.8	08-09-11	
MIE091	G	Road Cross Sections Road No. 5- Sheet 1	08-09-11	
MIE092- MIE093	H	Road Cross Sections Road No. 5- Sheets 2 & 3	08-09-11	
MIE094 - MIE095	G	Road Cross Sections Road No.4- Sheets 1 & 2	08-09-11	
MIE151 - MIE152	D	Lines & Signs Plan-Sheets 1 & 2	08-09-11	
As amended by the following plans prepared by Meinhardt:				
MIE000	00	Cover Sheet & Legend	13/04/12	
MIE100	00	Detail Civil Key Plan	13/04/12	
MIE101 – MIE105	00	Detail Civil Plan – Sheets 1 - 5	13/04/12	
MIE110	00	Site Sections	13/04/12	
MIE120	00	Typical Road Section	13/04/12	

MIE121 - MIE126	00	Road Long Section – Sheets 1 –6	13/04/12	
MIE600	00	Line Marking and Signage Plan	13/04/12	
As amended by the following plans prepared by Meinhardt:				
MIE 000	01	Cover Sheet, Index & Legend	01/08/12	
MIE 100	01	Detail Civil Key Plan	01/08/12	
MIE 101	01	Detail Civil Plan – Sheet 1	01/08/12	
MIE 102	01	Detail Civil Plan - Sheet 2	15/08/12	
MIE 103	01	Detail Civil Plan - Sheet 3	15/08/12	
MIE 104	01	Detail Civil Plan - Sheet 4	1/08/12	
MIE 105	01	Detail Civil Plan – Sheet 5	01/08/12	
MIE110	01	Site Sections	01/08/12	
MIE120	02	Typical Road Sections	15/08/12	
MIE121	01	Road Long Sections - Sheet 1	01/08/12	
MIE122	01	Road Long Sections - Sheet 2	01/08/12	
MIE123	01	Road Long Sections - Sheet 3	15/08/12	
MIE124	01	Road Long Sections - Sheet 4	01/08/12	
MIE125	01	Road Long Sections - Sheet 5	01/08/12	
MIE126	01	Road Long Sections Sheet 6	01/08/12	
MIE600	02	Lines Marking & Signage Plan	15/08/12	
As amended by the following plans prepared by Meinhardt:				
MIE007	00	Detail Civil Plan – Professional Suites Building and Carpark – Lower Floor	10/05/13	
MIE 108	00	Detail Civil Plan – Professional Suites Building and Carpark – Ground Floor	10/05/13	
As amended by the following plans prepared by Meinhardt:				
MIE000	A	Cover Sheet & Legend	06/02/15	
MIE100	A	Detail Civil Key Plan	06/02/15	
MIE101	A	Detail Civil Plan – Sheet 1	06/02/15	
MIE102	A	Detail Civil Plan – Sheet 2	06/02/15	
MIE201	A	Details Sheet 1	06/02/15	
Detention Basin and Associated Stormwater Infrastructure prepared by Cardno				
no change				
Landscape Plans prepared by Environmental Partnership				
no change				
Hydraulic Services Plans prepared by Harris Page and Associates				
no change				

4.0 Environmental Assessment

The key environmental issues to be considered in the assessment of MOD 7 are likely to be:

- Compliance with Ryde Local Environmental Plan 2014 (**Ryde LEP 2014**)
- Compliance with State Environmental Planning Policy 64 - Advertising and Signage (**SEPP 64**)
- Compliance with Ryde Development Control Plan 2014 (**Ryde DCP 2014**) – Part 9.1 Signage
- Car parking, traffic and access.

Each of these issues is addressed below.

4.1 Compliance with Ryde LEP 2014

Table 3 considers the compliance of the proposed modifications (MOD 7) with the relevant provisions of Ryde LEP 2014 and shows that the modified project complies with the LEP.

Table 3 – Compliance with Ryde LEP 2014

Clause	Ryde LEP 2014	Compliance of MOD 7
2.3 Zone objectives and Land Use Table and Land Zoning Map – Sheet LZN_006	<p>SP1 Special Activities – Health Services Facility</p> <p>Zone SP1 Special Activities</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for special land uses that are not provided for in other zones. To provide for sites with special natural characteristics that are not provided for in other zones. To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Recreational facilities (indoors); Recreational facilities (outdoors)</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	<p>✓</p> <p>No change to approved PA, permitted with consent and consistent with zone objectives</p>
	<p>Zone RE1 Public Recreation</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To enable land to be used for public open space or recreational purposes. To provide a range of recreational settings and activities and compatible land uses. To protect and enhance the natural environment for recreational purposes. <p>2 Permitted without consent Environmental protection works</p> <p>3 Permitted with consent Business identification signs; Community facilities; Environmental facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Restaurants or cafes; Roads</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	<p>✓</p> <p>No change to approved PA, permitted with consent and consistent with zone objectives</p>
4.3 Height of Buildings (Height of Buildings Map - Sheet HOB_006)	<p>Zone SP1 18.5m</p>	<p>✓ Approx. height of 3.6m to Weemala Pergola</p>
	<p>Zone RE1 9.5m</p>	<p>✓ 3m height to Recreation Circle Sports Shed</p>
4.4 FSR (Floor Space Ratio Map - Sheet FSR_006)	<p>Zone SP1 1.2:1</p>	<p>✓ No change to approved PA</p>
	<p>Zone RE1 No FSR standard</p>	

4.2 Compliance with SEPP 64 - Advertising and Signage

The aim of SEPP 64 is to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication and is of a high quality design and finish.

SEPP 64, Part 3 – Advertisements does not apply as the proposal comprises *building identification signs*¹ or *building business identification signs*².

Clause 8 applies to all signage and requires that the consent authority consider the following:

1. *that the signage is consistent with the objectives of this Policy as set out in clause 3(1)(a), (being one of the Policy aims)*
2. *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1 (being signage assessment criteria addressed at Table 2 on the following page)*

SEPP 64 clause 3(1)(a) states:

(1) *This Policy aims:*

(a) *to ensure that signage (including advertising):*

- (i) *is compatible with the desired amenity and visual character of an area, and*
- (ii) *provides effective communication in suitable locations, and*
- (iii) *is of high quality design and finish, and*

As detailed in **Table 4** below, the proposed signage satisfies these aims.

¹ Pursuant to SEPP 64:

building identification sign means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.

² Pursuant to SEPP 64:

business identification sign means a sign:

(a) *that indicates:*

- (i) *the name of the person, and*
- (ii) *the business carried on by the person,*
at the premises or place at which the sign is displayed, and

(b) *that may include the address of the premises or place and a logo or other symbol that identifies the business,*
but that does not include any advertising relating to a person who does not carry on business at the premises or place.

Table 4 – Compliance with SEPP 64 - Schedule 1 Assessment Criteria

Assessment Criteria	Compliance of MOD 7
1. Character of the area	✓ The proposed signage (S20 and S21) is compatible with the existing and desired future character of the area. The proposed signage will provide a high degree of visual interest and information to the community.
2. Special areas	✓ The proposed signage will protect the visual quality of the Ryde Rehab site and the surrounding area as the signage is well placed and in keeping with this section of the Morrison Road streetscape.
3. Views and vistas	✓ The proposed signage does not obscure or compromise any significant views. The proposal does not dominate the skyline or reduce the quality of vistas.
4. Streetscape, setting or landscape	✓ The scale, proportion and form of the signage is appropriate for the streetscape, it provides visual interest and community information. The proposed signage does not require any ongoing vegetation management.
5. Site and building	✓ The proposed signage is compatible with the scale and proportions of buildings on the site. All signs have been carefully considered and their size and location is reflective of the structures.
6. Associated devices and logos	✓ No safety devices, platforms or lighting devices have been included as part of the proposed signage structures.
7. Illumination	✓ The proposed signs are to be illuminated (like existing signs S11 and S13). They will be designed to comply with relevant Australian Standards and will not cause a nuisance to residents within the area.
8. Safety	✓ The proposed signage has been designed to ensure that road and pedestrian safety is maintained. The signs are simple in design, in keeping with the existing scale of buildings on the site.

4.3 Compliance with Ryde DCP 2014

Table 5 considers the compliance of the proposed signage with Ryde DCP 2014 – Part 9.1 Signage and shows that the modified project generally complies. The following minor variations are proposed and are reasonable in the circumstances:

- **Section 3.4.1 - Extent of Signage Permitted** - The Morrison Road building frontage for the main RRCS building is 94.2m, therefore the total area of permitted signs is 26.26m². Existing and proposed signage areas are:

Existing (MOD 6)	25.39m ²
Proposed	3.2m ²
Total	28.59m²

Given the large site area (4.137ha) and that there will be numerous occupants in the General Store/Medical Centre, the extent of signage is appropriate.

- **Section 4.0 - Definitions and Requirements for Different Types of Signage** - The proposed variation to the permitted number of Business Directory Boards (two proposed whereas Ryde DCP 2014 permits one) is reasonable as the total area of the proposed signs (3.2m²) is well below the DCP maximum area control (6.2m²). Additionally, the height of the proposed signs (2m) is well below the maximum permitted by Ryde DCP 2014 (3.5m).

Table 5 – Compliance of signage with Ryde DCP 2014 – Part 9.1 Signage

Clause	Ryde DCP 2014 – Part 9.1 Signage	Compliance of MOD 7
1.0 GENERAL INFORMATION		
1.1 Objectives of this Part	<ol style="list-style-type: none"> 1. To provide guidelines for the erection and display of signage and advertising structures. 2. To maintain a balance between the established built form and character of the streetscape and commercial need to advertise goods and services. 3. To ensure that signage and advertising structures erected or displayed do not intrude into and detrimentally affect the visual amenity of the area. 4. To ensure that signage and advertising structures erected or displayed are compatible with the architectural style and size of the building and are compatible with the adjoining built environment. 5. To prevent visual clutter through the proliferation of signage and advertising structures by encouraging fewer more effective signs. 6. To ensure that signage does not disrupt vehicular or pedestrian flows. 7. To ensure the distinctive urban character and amenity of the City of Ryde is maintained. 	✓ See Section 2.1
2.0 GENERAL REQUIREMENTS FOR ALL SIGNAGE		
2.1 Signage Content	<ol style="list-style-type: none"> a. A sign must be either: <ol style="list-style-type: none"> i. A <i>business identification sign</i> or a <i>building identification sign</i> as defined in Ryde LEP 2010 ; ii. A directional sign, that is a sign that directs persons to development on the land to which it is displayed; <p>Billboard type Signage and advertising Structures are prohibited.</p>	✓ The signs are <i>business identification signs</i> or a <i>building identification signs</i> .
2.2 Language	<ol style="list-style-type: none"> a. All advertising signs are to be displayed in the English... b. Any translated message must be accurate and complete. 	✓ All signs are in English
2.3 Number of Signs	<ol style="list-style-type: none"> a. Visual clutter through the proliferation of signage and advertising structures is not permitted. 	✓ The proposed signs present as an integral part of the approved buildings and the number of signs is appropriate given the size of the Ryde Rehab site and the need for directory signage.
2.4 Design, Safety & Maintenance	<ol style="list-style-type: none"> a. All signs must be sympathetic to, and compatible with the architectural style and finishes of the building to which they are attached, so as to look an integral part of the building rather than a “tack-on” appearance. They should not obscure existing architectural features such as windows. 	✓ The proposed signs, designed by the project architect (Suters), present as an integral part of the Ryde Rehab buildings.

Clause	Ryde DCP 2014 – Part 9.1 Signage	Compliance of MOD 7
	<ul style="list-style-type: none"> b. Signs are to be unobtrusive in design, colour, height and scale, so as not to impact adversely on the streetscape. c. Signs must be attractive and professionally written as well as being simple, clear and efficient. d. Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism. e. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant authorities such as the Roads and Maritime Services for comment. f. Signs that are prone to deterioration in appearance and condition, and may order removal of objectionable or unsightly advertisements, pursuant to the provisions of Section 124 of the Local Government Act 1993. 	They are stand alone and do not obscure any architectural features.
2.5 Illuminated Signs	<ul style="list-style-type: none"> a. The lighting intensity and hours of illumination must not unreasonably impact on any residential properties. b. The lighting intensity of a sign must be capable of modification or control after installation. c. Illuminated signs must minimise the spill effects or escape of light beyond the subject sign and must not compromise safety for pedestrians, vehicles or aircraft. d. Illumination (with the exception of floodlit signs) must not be external to the sign. e. Electric wiring to illuminated signs is to be concealed. f. Depending on its location and its relationship to residential properties, Council may require that illumination be controlled by automatic time clocks extinguishing illumination between 11pm and 6 am, or as is considered reasonable in the circumstances 	✓ The proposed illumination is internal, it will not affect motorists or pedestrians and an automatic time clock can be installed to comply with any imposed illumination curfew.
2.6 New Buildings and multi-tenant Buildings	<ul style="list-style-type: none"> a. Applicants designing new buildings are strongly encouraged to take into account signage. Signage is to be considered as an integral part of the overall building. b. A “tack-on” approach to signage on buildings is to be avoided. 	✓ An overall signage plan has been prepared for Ryde Rehab, integrated with the building design.
2.7 Corporate Branding	<p>With respect to Corporate Branding:</p> <ul style="list-style-type: none"> a. it is permitted only in business and industrial zones; b. it must be part of a sign that provides information about a business, industry or profession on the land where it is displayed c. it is permitted only on one sign per site; d. it is permitted only on a business directory board or pylon sign; e. it is to occupy a maximum area of 0.6m²; f. it is to consist of words, symbols and shapes; g. the use of corporate colours is restricted to permitted signage 	N/A The proposed signs are <i>business identification signs</i> or a <i>building identification signs</i> , rather than corporate branding.

Clause	Ryde DCP 2014 – Part 9.1 Signage	Compliance of MOD 7
	only and the use in the external finishes of a building is prohibited.	
2.8 Other Prohibited Signage	<p>a. Development for the purpose of erecting or displaying any of the following types of advertisements and signs is prohibited</p> <ul style="list-style-type: none"> i. General advertising; ii. Signs not defined as a temporary sign made of canvas, fabric, similar sheet material or any type of airborne sign; iii. Signs affixed to the surface of a public footway or public roadway; iv. Signs that obscure obstruct or interfere with any road traffic signs or motorists vision or affect road safety; v. Signs prohibited under the Tobacco Advertising Prohibition Act, 1991 or any other Act 	N/A

3.0 SIGNAGE REQUIREMENTS BY TYPE OF ZONE AND LOCATION

3.4 Industrial and Special use Zones	<p>3.4.1 Extent of Signage Permitted</p> <p>The total area of signs on a site cannot exceed one (1) square metre of signage per one (1) square metre of building frontage for the first 10 metres then 0.3 square metres of signage for each metre of building frontage after that.</p> <p>Variation to the extent of signage permitted i.e. exclusion of the pylon sign and business directory board sign from area calculations may be considered by Council if the site upon which the signs are to be erected upon is large and contains more than one occupant such as in an industrial park.</p> <p>Building frontage is a straight line measurement from each end of the building as it presents to the street. Where a site has two street frontages the length of the building as it presents to the longest street frontage is used.</p>	<p>Minor variation</p> <p>The building frontage for the main RRCS building is 94.2m, therefore the total area of permitted signs is 26.26m².</p> <p>Existing and proposed signage areas are:</p> <table><tr><td>Existing (MOD 6)</td><td>25.39m²</td></tr><tr><td>Proposed</td><td>3.2m²</td></tr><tr><td>Total</td><td>28.59m²</td></tr></table> <p>Given the large site area (4.137ha) and that there will be numerous occupants in the General Store/Medical Centre, the extent of signage is appropriate.</p>	Existing (MOD 6)	25.39m ²	Proposed	3.2m ²	Total	28.59m²
Existing (MOD 6)	25.39m ²							
Proposed	3.2m ²							
Total	28.59m²							
	<p>3.4.2 Permitted Signs</p> <p>a. Sign options in Industrial and Special Use Zones are:</p> <ul style="list-style-type: none">i. Pylon Sign (One Only Per Site)ii. <u>Business Directory Board sign (One Only Per Site)</u>iii. Directional Signiv. Flush Wall Signv. Panel Signvi. Plinth Signvii. Real Estate Signsviii. Temporary Signsix. Pole Sign (Only One Per Site and Not Permitted with any other Free Standing Sign)	<p>Two business directory boards (S20 and S21) are proposed to Morrison Road.</p>						

4.0 DEFINITIONS AND REQUIREMENTS FOR DIFFERENT TYPES OF SIGNAGE

Clause	Ryde DCP 2014 – Part 9.1 Signage	Compliance of MOD 7
Business Directory Board	<p>Free standing advertising structure that is located within the property boundary of a multiple occupancy premises and which identifies the names and activities of the occupants of the premises. This sign may be permitted on sites that have a single occupancy that comprises a number of activities.</p> <p>Controls</p> <ol style="list-style-type: none"> a maximum area does not exceed 6.2 m² maximum height of 3.5 m above ground level illumination of sign will be considered by Council on a merit basis taking into account location of sign, proximity to main road, hours of operation. Up lighting is the preferred form of illumination; only one per premises; must be located within a landscaped setting. 	<p>Minor variation</p> <p>The proposed signs (S20 and A21) are business directory boards. With:</p> <ul style="list-style-type: none"> ✓ 2 x 1.6m² signs (3.2m² total) ✓ Height 2m ✓ Internal illumination x Two Business directory Boards are proposed with a combined area of 3.2m² which is well below the DCP maximum area control of 6.2m² ✓ Located in a landscaped setting
Internally Illuminated Sign	A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as advertising.	<ul style="list-style-type: none"> ✓ S20 and S20 are to be internally illuminated signs.

5.0 ASSESSMENT CRITERIA

See Table 4 – SEPP 64 – Schedule 1

4.5 Traffic, parking and pedestrian amenity

The proposed modifications will not materially alter existing traffic, parking or pedestrian conditions on the site. The provision of 10 additional accessible parking spaces will meet the needs of Royal Rehab clients.

4.6 Environmental effects

The proposed modifications will not appreciably alter the environmental effects of the approved PA for the following reasons:

- **Overshadowing of adjoining properties** – No change
- **Privacy** – No change.
- **Noise** – No change.

5.0 Conclusion

This Section 75W application (MOD 7) proposes a number of changes that respond to design development issues and user needs. As modified, the project is substantially the same as the approval and has comparable environmental impacts.

The Section 75W application (MOD 7) therefore has planning merit and is worthy of consent.

Appendix A

Amended Architectural and Civil Plans