

RRCS Health Facility, Section 75W application for modification (MP 08_054, MOD 6)

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

Section 75W application for modification MP08_0054 (MOD 6)

Addendum EAR to

NSW Department of Planning and Infrastructure

Prepared on behalf of Royal Rehabilitation Centre Sydney

7 August 2013 | 0738

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B	Arborist Report, by Urban Forestry Australia
C	Advice from RRCS on car parking

1.0 Introduction

This Addendum Environmental Assessment Report (**Addendum EAR**) has been prepared by Robinson Urban Planning Pty Ltd on behalf of the Royal Rehabilitation Centre Sydney (**RRCS**) (the land owner and proponent). In response to information requests from the Department of Planning and Infrastructure (**DP&I**), the report assesses the following proposals that form part of Major Project No. 08_0054 Modification Request No. 6 (**MOD 6**):

1. Signage

The Addendum EAR provides a complete list of the proposed signage and revised plans (**Appendix A**). The signage described herein supersedes the signage described in the original EAR. The Addendum EAR considers the compliance of this signage with the following relevant controls:

- City of Ryde Development Control Plan 2010 Part: 9.1 – Signage (**Ryde DCP**)
- State Environmental Planning Policy No 64—Advertising and Signage (**SEPP 64**).

2. Tree removal

An Arborist Report (by Urban Forestry Australia) on the proposed removal of one eucalyptus tree near Road 3 accompanies the Addendum EAR (**Appendix B**).

3. Parking

Additional information on the proposal to provide 48 additional car parking spaces as part of MOD 6 accompanies the Addendum EAR (**Appendix C**).

4. Design

A photomontage of the General Store/Medical Centre building accompanies the Addendum EAR (**Figure 1**).

2.0 Proposed Signage

Table 1 below lists and describes the signage included in Mod 6 (this description supersedes the list in the original EAR). **Table 1** should be read in conjunction with the revised architectural plans (**Appendix A**).

The applicant is willing to accept a condition of consent imposing a curfew on the proposed illuminated signage (a curfew prohibiting illuminated between 11pm to 6am the next day would be acceptable).

Table 1 – Proposed signage

Signage reference	Number proposed	Description/Ryde DCP definition	Illuminated	Location(s)	Dimensions
S8	1	Directional sign	Yes	Morrison Road	1500mm (h) x 1500mm (w) 2.25m ²
S8	2	Directional sign	Yes	Road 3 • Car park entry • Hydrotherapy	1500mm (h) x 1500mm (w) 2.25m ²
S9	1	Flush wall sign	No	RRCS north building entry	200mm (h) letters x 3200mm (w) 0.64m ²
S10	1	Flush wall sign	No	RRCS south building entry	200mm (h) letters x 3200mm (w) 0.64m ²
S11	1	Building roof sign	Yes	RRCS south building entry above porte cochere	5000mm (w) x 1000mm (h) 5m ²
S12	1	Flush wall sign	No	Rec circle community hall	200mm (h) x 1800mm (w) (letters) 0.36m ²
S13	1	Pylon sign or Directional sign	Yes	Morrison Road • Road 3	1500mm (w) x 4000mm (h) 6m ²
S13	1	Directional sign	Yes	Charles Street • Road 1	1500mm (w) x 4000mm (h) 6m ²
Total signage area					25.39m²

3.0 Environmental Assessment – Signage

This Addendum EAR considers the compliance of the proposed signage with SEPP 64 and Ryde DCP.

3.1 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 1 below, the proposed signage satisfies these aims.

3.2 Compliance with Ryde DCP

Table 3 considers the compliance of the proposed signage with the relevant provisions of Ryde DCP and shows that the modified project generally complies. The only exception is a non-compliance associated with the proposed S11 building roof sign over the RRCS building porte cochere. This non-compliance is reasonable as:

- The roof signage is setback 63.6m from the Morrison Road front boundary minimising its visual impact when viewed from the public domain
- Given this very large front setback, the roof signage will not compromise pedestrian or vehicle safety

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.

- The RRCS building has a floor level that is around one storey below the grade of Morrison Road, diminishing the visual impact of the sign (even though the sign is 8.75m above the porte cochere ground level, it is just 6.25m above Morrison Road).
- The roof signage consists of individual letters with internal housed illumination. The zone for the signage is 5000mm x 1000mm, however the signage area is 50% of this area (that is 2.5m²). The space between the letters is open to the sky.

Table 2 – Compliance with SEPP 64 - Schedule 1 Assessment Criteria

Assessment Criteria	Compliance
1. Character of the area	✓ The proposed signage 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. A significant distance separates each of the proposed signs, avoiding visual clutter.
2. Special areas	✓ The proposed signage will protect the visual quality of the RRCS site and the surrounding area as the signage is well placed and in keeping with this section of the Morrison Road and Charles Street streetscapes.
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. One of the proposed signs (S11) protrudes above the porte cochere. For the following reasons, the visual impact of this sign is minimal: <ul style="list-style-type: none"> • the sign is setback a significant distance from Morrison Road • the ground level of the porte cochere is around one storey below the level of Morrison Road (reducing the height would diminish the efficacy of the signage) • the signs comprise individual letters minimising its bulk and scale. 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 (existing and under construction). 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 signage above the porte cochere (S11) and the 2 x pylon signs (S13) are to be illuminated. 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 road and pedestrian safety is maintained. The signs are simple in design, in keeping with the existing scale of the building.

Table 3 – Compliance of signage with Ryde DCP

Clause	Ryde DCP Requirement	Compliance of MOD 6
1.0 GENERAL INFORMATION		
1.1 Objectives of this Part	<ol style="list-style-type: none"> To provide guidelines for the erection and display of signage and advertising structures. To maintain a balance between the established built form and character of the streetscape and commercial need to advertise goods and services. To ensure that signage and advertising structures erected or displayed do not intrude into and detrimentally affect the visual amenity of the area. 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. To prevent visual clutter through the proliferation of signage and advertising structures by encouraging fewer more effective signs. To ensure that signage does not disrupt vehicular or pedestrian flows. 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 sign must be either: <ol style="list-style-type: none"> A <i>business identification sign</i> or a <i>building identification sign</i> as defined in Ryde LEP 2010 ; 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"> All advertising signs are to be displayed in the English... Any translated message must be accurate and complete. 	✓ All signs are in English
2.3 Number of Signs	<ol style="list-style-type: none"> All signs must be sympathetic to, and compatible with the architectural style and finishes of the building to look an integral part. They should not obscure existing architectural features such as windows. Signs are to be unobtrusive in design, colour, height and scale, so as not to impact adversely on the streetscape. Signs must be attractive and professionally written as well as being simple, clear and efficient. Signs should be located at a height which avoids impact from footpath maintenance vehicles and discourages vandalism. Council will consider possible distraction of motorists. Signs facing roads with high traffic volumes, traffic lights or major intersections may be referred to other relevant 	✓ The proposed signs present as an integral part of the approved buildings and do not obscure architectural features. They have been professionally designed by Suters (the project architect). Footpath maintenance if not affected. Signs will not distract motorists. Signs are made from durable

Clause	Ryde DCP Requirement	Compliance of MOD 6
	authorities. g. Signs must be kept in good and substantial repair and in a clean and tidy condition at all times. h. Council will not favour signs, which are prone to deterioration in appearance and condition	materials.
2.5 Illuminated Signs	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	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 co-ordinated concept plan for advertising on the building at the original Local DA stage is recommended. If not supplied, then subsequent DAs for signage may be refused by Council.	Partial compliance An overall signage plan is proposed as part of this Addendum EAR, integrated with the building design (but this did not occur as part of the original Project Application)
2.7 Corporate Branding	Corporate Branding is the identification of the owner of a site and includes any associated logo. 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 0.6m ² ; f. it is to consist of words, symbols and shapes; g. the use of corporate colours is restricted to permitted signage only and the use in the external finishes of a building is prohibited.	N/A The proposed signs are <i>business identification signs</i> or a <i>building identification signs</i> , rather than corporate branding.
2.8 Other Prohibited	a. Development for the purpose of erecting or displaying any of the following types of advertisements and signs is prohibited	N/A

Clause	Ryde DCP Requirement	Compliance of MOD 6
Signage	<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 	

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> <ul style="list-style-type: none"> a. The total area of signs on a site cannot exceed 1m² of signage per 1m² of building frontage for the first 10m then 0.3m² of signage for each metre of building frontage after that. b. 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 if the site is large and contains more than one occupant such as in an industrial park. c. 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>✓ The building frontage for the main RRCS building is 94.2m, therefore the total area of permitted signs is 26.26m². The total signage area proposed is 25.39m². Given the large site area (4.137ha), the extent of signage is appropriate.</p>
	<p>3.4.2 Permitted Signs</p> <ul style="list-style-type: none"> a. Sign options in Industrial and Special Use Zones are: <ul style="list-style-type: none"> i. Pylon Sign (One Only Per Site) ii. Business Directory Board sign (One Only Per Site) iii. Directional Sign iv. Flush Wall Sign v. Panel Sign vi. Plinth Sign vii. Real Estate Signs viii. Temporary Signs ix. Pole Sign (Only One Per Site and Not Permitted with any other Free Standing Sign) 	<p>Partial compliance</p> <p>Two pylon signs or business directory (S13 x 2) board are proposed to Morrison Road and Charles Street. This is reasonable as:</p> <ul style="list-style-type: none"> • The DCP permits one pylon sign plus one business directory board. • The RRCS has two street frontages and two entrances each of which requires directional signage. • The distance separation between the pylon signs ensures that they are not visible together and that there is no visual clutter. <p>The other signs are permitted signs (see comments later in relation to S11).</p>

Clause	Ryde DCP Requirement	Compliance of MOD 6
4.0 DEFINITIONS AND REQUIREMENTS FOR DIFFERENT TYPES OF SIGNAGE		
Directional Sign	A sign not exceeding 0.3m ² that directs vehicle or pedestrian traffic within the property the sign relates to.	<i>N/A</i> The signs to Charles Street and Morrison Road (2 x S13) are directional signs, but they exceed the area prescribed by the DCP.
Flush Wall Sign	<p>A sign attached or painted on the wall of a building and projecting horizontally no more than 300mm from the wall.</p> <ol style="list-style-type: none"> Only one sign per building elevation; Where it is illuminated shall not be less than 2.6m above the ground; shall not exceed a maximum area of 5m²; shall not extend laterally beyond the wall of the building to which it is attached; shall not project above the top of the wall to which it is attached; shall not be located on a building wall if there is an existing building or business identification sign; shall not extend over a window or other opening or architectural feature; shall not project horizontally more than 300mm from the wall; Consideration must be given to design and aesthetics, so as to harmonise with the nature of the streetscape and townscape. Flush wall sign advertising on end walls adjoining residential properties are prohibited. However, Council may permit advertising on end walls adjoining a public place. 	✓ S9, S10 and S12 are flush wall signs that satisfy the requirements of Ryde DCP. The flush wall signs are not illuminated.
Internally Illuminated Sign	A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as advertising.	✓ S11 and S13 are to be internally illuminated signs.
Panel Sign	<p>A sign with an advertisement area that is greater than 5m² but no more than 12m²</p> <ol style="list-style-type: none"> only permitted in business and industrial zones; shall not extend laterally beyond the wall of the building to which it is attached; shall not project above the top of the wall to which it is attached; shall not project horizontally more than 300mm from the wall. 	<i>N/A</i>
Pylon Sign	<p>A sign located at ground level independent of any building and structure</p> <ol style="list-style-type: none"> Maximum height 6m; Maximum area of structure 12m²; One per site; A pylon sign and a business directory board sign are not to be 	Partial compliance S13 pylon signs (or directional signs) comply with dimensions, but two are proposed (see above).

Clause	Ryde DCP Requirement	Compliance of MOD 6
	located at the same entrance way or access way. Such signs must be physically separated from each other; e. Must be provided within a landscaped setting; f. Illumination of sign will be considered by Council on a merit basis ie. location of sign, proximity to main road, hours of operation. Up lighting is the preferred form of illumination. g. Signs should generally be placed on buildings. Pylon signs will not be permitted where signs are capable of being placed on a building and buildings are within 5m of the road frontage	
Roof or Sky Sign	An advertising sign which is: a. on or above the roof of a building but not a verandah; b. fixed to the wall of the building and part of the sign projects vertically above the wall; c. fixed to a structure (not a building) and part of the sign is more than 7m from the ground. Prohibited throughout the City of Ryde	Non compliance S11 is a roof or sky sign. The top of the sign is at RL 43.950 or 8.75m above the ground level of the south entry (RL 35). The design of the S11 sign is appropriate in this instance (see above).

5.0 ASSESSMENT CRITERIA

See **Table 1** – SEPP 64 – Schedule 1

4.0 Other matters

4.1 Tree removal

Urban Forestry Australia has provided advice on the removal of Tree 43 (see **Appendix B**). The advice notes that there is conflicting information on whether or not Tree 43 has been approved for removal. In any event, the Arborist concludes and recommends that the tree should be removed, as noted below:

Conclusions

The tree was certainly not intended for retention in the original development plans. Otherwise, structures would have been designed to accommodate it.

The tree has recently undergone substantial root loss, mechanical damage and is beginning to decline. Even if the tree begins to show signs of recovery, which is doubtful, it will not be a safe amenity tree for retention in these high-use surroundings.

Recommendation

I cannot support the retention of the tree as adverse conditions have seriously affected its long-term useful life expectancy. There is nothing to be gained from attempting a major re-design of the proposal to give the tree space as the damage cannot be reversed and remediation of the tree's growing conditions will not repair that damage.

Subsequently, I recommend that the tree is removed so that the development of the site can continue.

4.2 Additional car parking

MOD 6 proposed 48 additional car spaces associated with the General Store/Medical Centre Building.

The CEO of the RRCS has provided advice in relation to the need for this additional parking (**Appendix C**). The advice notes that the additional parking is needed to meet demand generated by the particular needs of inpatient visitors and their families, outpatients (including hydrotherapy and radiology clients), professionals and visitors to the Medical Centre, staff and clients of the child care centre and other tenancies (eg. Wheelchair Sports NSW, Stroke Recovery etc), public users of the Recreation Circle and staff parking.

4.3 Design of the General Store/Medical Centre Building

As requested by the DP&I, a photomontage of the General Store / Medical Centre Building (as viewed from Road 3, follows at **Figure 1**. As detailed in the original EAR, the envelope changes to this building proposed by MOD 6 are minor (notably, the approved building is two storeys high).



Figure 1 – General Store/Medical Centre photomontage (as viewed from Road 3)

4.4 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 ~~strike through~~):

4.4.1 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 and the Addendum EAR dated 7 August 2012.*

Architectural drawings prepared by Bates Smart and Suturs Architects				
Drawing No.	Revision	Name of Plan	Date	
AR-PA-0-01	3 5	Key Plan	2/07/2012	19.07.13
AR-PA-1-01	3 4	Location Plan	2/07/2012	19.04.13
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	01 2	Tree retention/removal plan	14/04/08	27.03.13
AR-PA-1-05.1	3	Site Plan Intermediate	19/04/13	19.07.13
AR-PA-1-05	5 7	Site Plan	24/07/2012	19.07.13
AR-PA-2-01	4	Lower Ground Floor Plan	3/5/12	
AR-PA-2-02	3	Ground Floor Plan	18/03/2011	
AR-PA-2-03	3	First Floor Plan	18/03/2011	
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	4 5	Weemala Plans	2/07/2012	19.04.13
AR-PA-2-07	4	Rec Circle Ground Floor Plan	2/07/2012	
AR-PA-2-08	4 6	Rec Circle First Floor Plan	24/07/2012	19.07.13
AR-PA-2-10	3 4	General Store Floor Plans	01/09/08	19.04.13
AR-PA-5-01	3	Elevation East, North	3/5/12	

AR-PA-5-02	3 4	Elevation West, South	3/5/12	19.07.13
AR-PA-5-03	1	Weemala Elevations	14/04/08	
AR-PA-5-04	2 3	Rec Circle Elevations/Sections	2/07/2012	19.04.13
AR-PA-5-05	5 6	Site Elevations	2/07/2012	19.04.13
AR-PA-5-06	0 1	Retail Unit Elevations	01/09/08	19.04.13
AR-PA-6-01	3	Site Sections Sheet 1	18/03/2011	
AR-PA-6-02	3	Site Sections Sheet 2	18/03/2011	
AR-PA-6-03	3	Site Sections Sheet 3	18/03/2011	
AR-PA-6-04	2	Weemala Sections	14/04/08	
AR-PA-7-01	2	External signage plan	19/07/13	
Landscape drawings prepared by Turf Design				
-	A	Ground Floor Landscape Plan	11/4/2008	
-	A	First Floor Landscape Plan	11/4/2008	
-	A	Recreation Circle	11/4/2008	
-	A	North-South section A-A	11/4/2008	
-	A	Landscape Plan for Rd 6, north and Car park	11/4/2008	
-	A	Landscape Plan for Rd 3 north, Road 1 & 2 south and Weemala Care Cottages	11/4/2008	
-	A	Courtyard 1	11/4/2008	
-	A	Courtyard 2	11/4/2008	
-	A	Courtyard 3	11/4/2008	
-	A	Courtyard 4	11/4/2008	
-	A	Courtyard 5	11/4/2008	
-	A	Courtyard 6	11/4/2008	
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:				
MIE000	01	Cover Sheet, Index & Legend	01-08-12	
MIE 100	01	Detail Civil Key Plan	01-08-12	
MIE101-MIE105	01	Detail Civil Plan - Sheets 1-5	01-08-12	
MIE110	01	Site Sections	01-08-12	

MIE120	02	Typical Road Sections	01-08-12	
MIE121 - MIE26	01	Road Long Sections - Sheets 1 -6	01-08-12	
MIE600	02	Lines Marking & Signage Plan	01-08-12	
As amended by the following plans prepared by Meinhardt:				
MIE007	00	MIE107 - DETAIL CIVIL PLAN – PROFESSIONAL SUITS BUILDING AND CARPARK – LOWER FLOOR	10-05-13	
MIE 108	00	MIE108 - DETAIL CIVIL PLAN – PROFESSIONAL SUITS BUILDING AND CARPARK – GROUND LEVEL	10-05-13	
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				

5.0 Conclusion

This Addendum EAR should be read in conjunction with the original EAR dated May 2013. Together, the reports demonstrate that the Section 75W application (MOD 6) has planning merit and is worthy of consent.

Appendix A

Amended signage and revised plans, by Suters Architects

Appendix B

Arborist Report, by Urban Forestry Australia

Appendix C

Advice from RRCS on car parking