



MODIFICATION REQUEST:

***Chris O'Brien Lifehouse at RPA, Camperdown
(MP10_0036 MOD 2)***

Description of Modification Request

- Installation of three double-sided way finding signage structures

Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

May 2013

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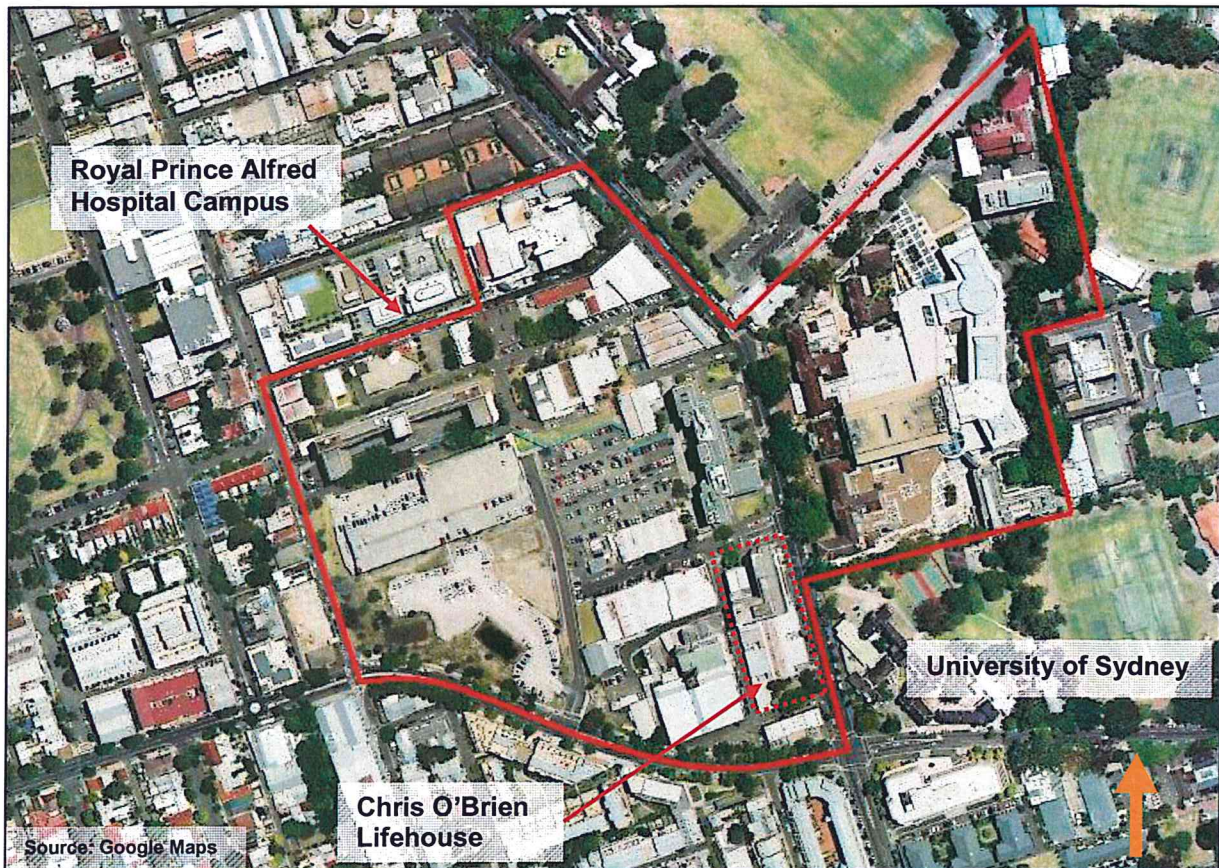
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1. BACKGROUND

1.1 The Site

The subject site forms part of the larger Royal Prince Alfred (RPA) Hospital campus and is bound by the University of Sydney to the east and residential and mixed use land uses of Camperdown to the north, south and west. The Chris O'Brien Lifehouse is located to the south of the RPA campus, fronting Missenden Road (see **Figure 1**). The subject site is located in the local government area of City of Sydney.

Figure 1: Project Location



1.2 Approval History

MP10_0036 was approved on 20 December 2010 under delegation by the Deputy Director General, Development Assessment and Systems Performance, for the staged construction of a new 10 storey integrated cancer care, treatment and research medical facility having a gross floor area of approximately 44,800 sqm.

On 18 May 2012, the Acting Director, Metropolitan and Regional Projects South, approved a modification request (MP10_0036 MOD 1) to extend the hours of construction for an additional 30 minutes in the morning and afternoon to 7.00am to 6.00pm Monday to Friday.

Construction works associated with the approved project have been substantially commenced.

2. PROPOSED MODIFICATION

2.1 Modification Description

The proposed modification request (MP10_0036 MOD 2), lodged by Brookfield Multiplex on behalf Lifehouse at RPA, seeks approval for the installation of three illuminated, doubled-sided signage structures, measuring 4000 mm x 650 mm x 120 mm (see **Figures 2 and 3**).

The signage structures are designed to provide way finding and directional signage for the approved Lifehouse building and will be illuminated using LED lighting and located adjacent to the building to assist visitors to entrances, a vehicle drop-off bay and parking areas. The proposed signage structures are located wholly located within land under the ownership of the Sydney Local Health District.

Figure 2: Proposed Signage Locations

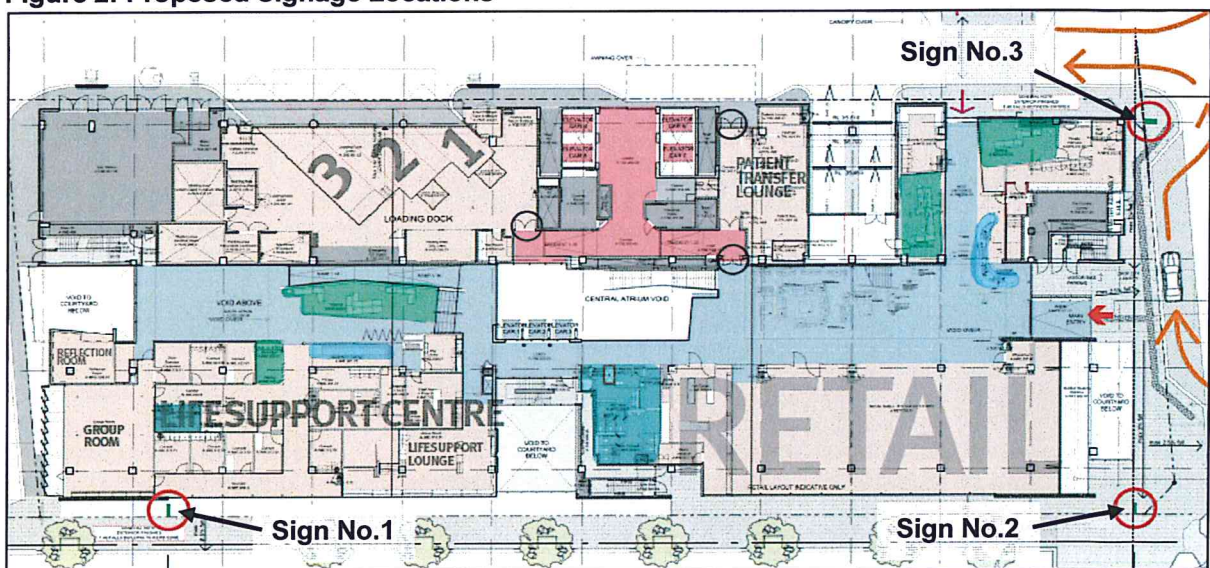
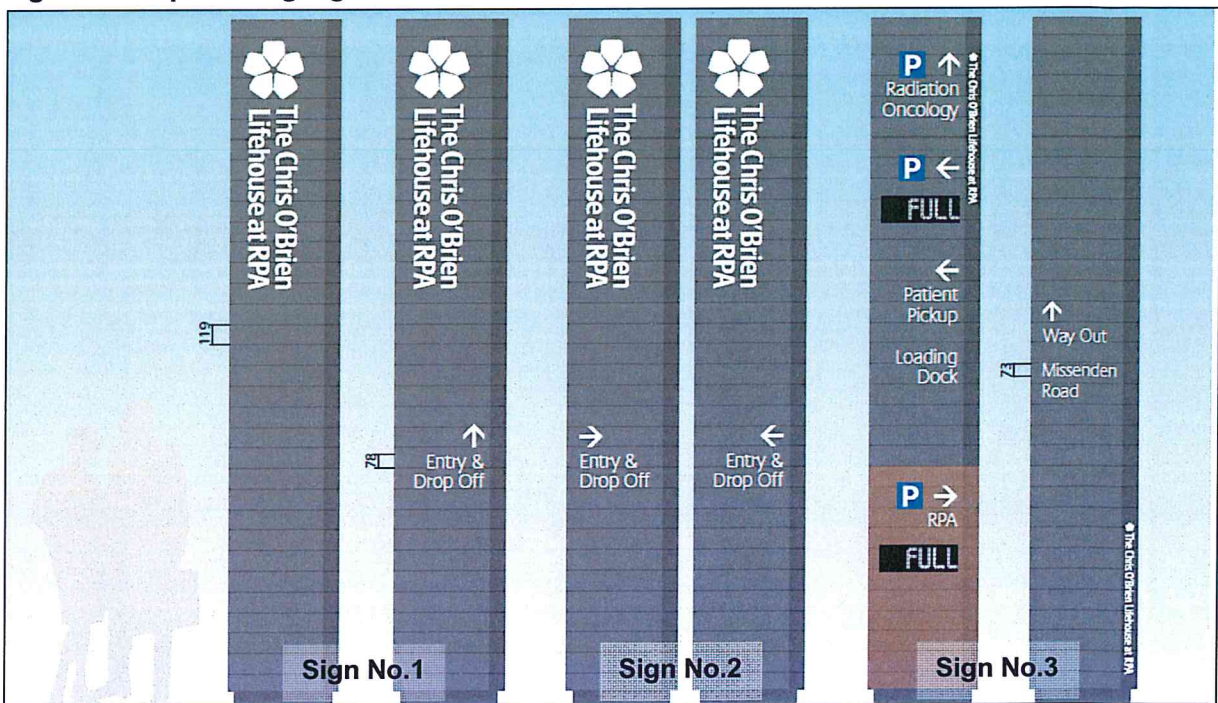


Figure 3: Proposed Signage Details



3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the EP&A Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Section 75W(2) of the EP&A Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the modification request seeks the installation of new signage structures to the external public domain of the approved development, the modification will require the Minister's approval.

3.2 Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides the Director-General with scope to issue Environmental Assessment Requirements (DGRs) that must be complied with before the matter will be considered by the Minister. Environmental Assessment Requirements were not issued for this modification as the proponent had addressed the key issues in the modification request.

3.3 Delegated Authority

On 14 September 2011, the Minister delegated his powers and functions under section 75W of the EP&A Act, effective from 1 October 2011, to Directors in the Major Projects Assessment Division, where:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are less than 10 public submissions in the nature of objection.

City of Sydney has not objected to the proposed modification, a political donations disclosure has not been made in relation to the proposed modification application and no public submissions have been received. Accordingly, the Director, Metropolitan and Regional Projects North can determine the modification under delegated authority.

3.4 Environmental planning instruments (EPIs)

State Environmental Planning Policy No.64 – Advertising and Signage

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

As the proposed modification seeks approval for the construction of a new signage structures, consideration of the proposed signage against the SEPP 64 assessment criteria is provided in section 5.1 of this report.

Sydney Local Environmental Plan 2012

The site is zoned SP2 Infrastructure – Health Services Facilities under Sydney Local Environmental Plan 2012 (LEP). Development for the purpose of signage is permissible with consent as ancillary development to the approved Lifehouse health

service facility. No specific building identification signage development controls apply under the Sydney LEP.

4. CONSULTATION AND SUBMISSIONS

In accordance with section 75X(2)(f) of the EP&A Act and clause 8G of the EP&A Regulations, the modification request was made available on the department's website for 14 days and also referred to council and the Roads and Maritime Services (RMS) for comment. A submission was received from council and the RMS.

City of Sydney

Council raised no objection to the proposed signage structures, but did recommend that the height of the signs be reduced to three metres to lessen their visual impact. Council's submission also provided recommended conditions.

The department has fully considered council's height reduction recommendation raised in their submission in its assessment of the modification request in Section 5 of this report.

Roads and Maritime Services

RMS raised no objection to the proposed signage structures.

Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received.

5. ASSESSMENT

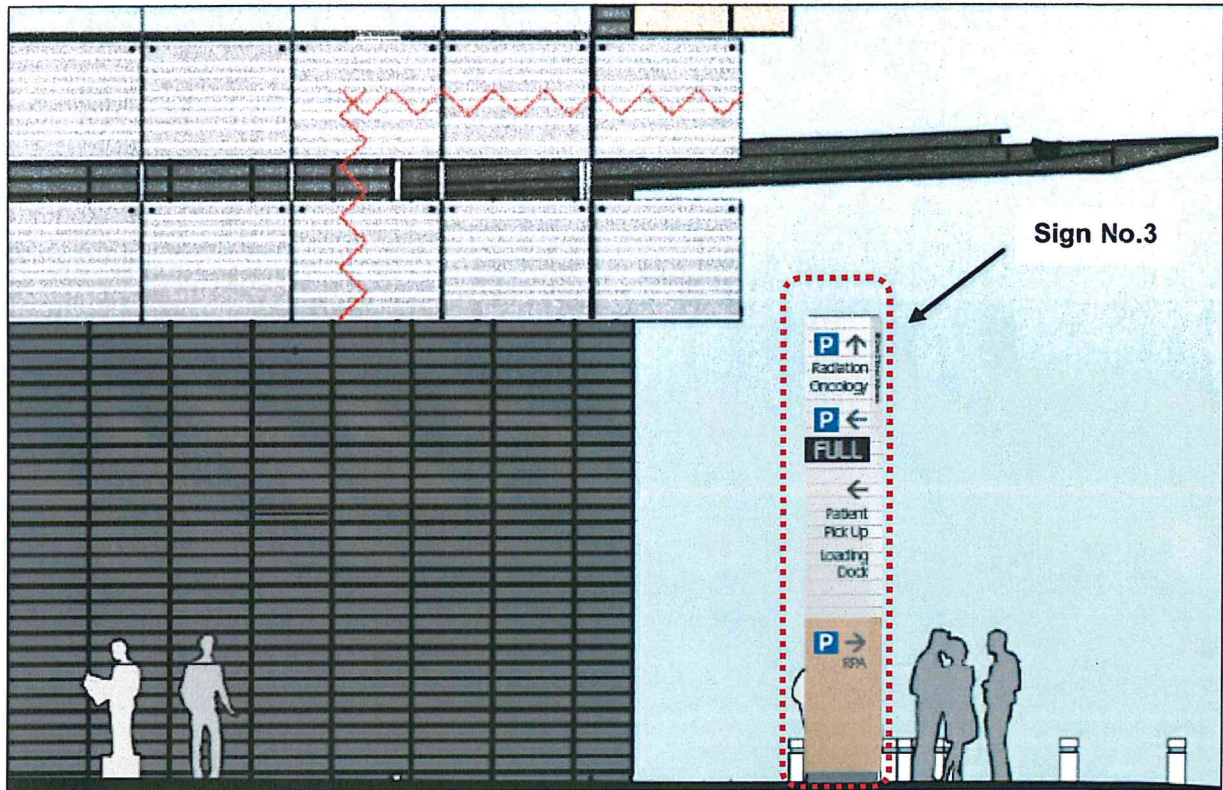
An assessment of the key issues associated with the proposed modification application is outlined below.

5.1 Signage Height

In response to council's recommendation to consider a reduction in the height of the signage structures, the proponent submitted additional information to support and justify their proposed design, advising that the design rationale for the height and width of the signs responds to the location of the building's Salisbury Road entrance (pedestrian and vehicle) and existing traffic conditions of Missenden Road. Specifically, the proposed notes:

- the signs have been designed in context with the complex environment, the user demographic and the safety of roads users in mind
- the size of graphics were determined in accordance with best practice for viewing distances and legibility pertaining to vehicular traffic
- the height of the signs was determined by best practice, vertical viewing angles and the consideration of the height of parked vehicles to ensure information would be accessible
- signage structure no.3 is complex due to the content of information (see **Figure 4**)
- the signs require considered vertical spacing to distinguish between identification and information to avoid a blur of compressed information
- the scale of the signage responds to the potential state of anxiety and stress that the user group may be experiencing (i.e. cancer patients, relatives and friends) and need to draw attention to that user group and provide clear information.

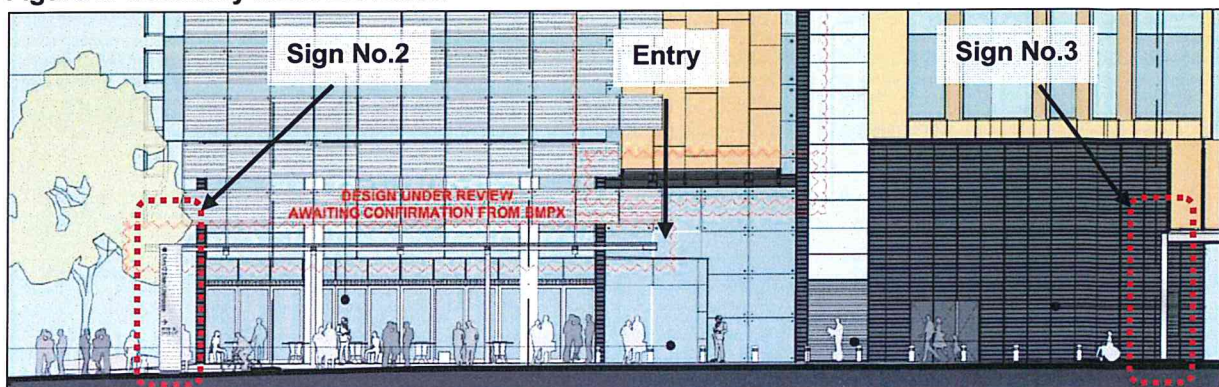
Figure 4: Signage Structure No.3



Having regard to both positions, the department acknowledges that in the context of the RPA Hospital precinct and surrounding busy local roads, visibility and recognition of the proposed signage structures above traffic and parked vehicles is important. This would also have a positive effect on reducing potential traffic conflicts at the Missenden Road/Salisbury Road intersection, allowing patients and their families to safely navigate to the Lifehouse basement car park and drop-off bay in Salisbury Road.

The department is satisfied that the proposed height and scale of the signs are satisfactory and respond appropriately to the Lifehouse development (see **Figure 5**). In this regard, the scale of the signage structures will complement the two to three storey glass façade/undercroft (ground floor to level 2) addressing the Missenden Road and Salisbury Road streetscapes.

Figure 5: Salisbury Road Elevation



The signage structures may appear tall when considered in isolation, however, the signs are proposed to be integrated with the Lifehouse development and respond to

the form and function of the health facility, assisting patients, relatives and friends to navigate the facility and surrounding RPA precinct. Further, the department considers that reducing the height of the signage structures to three metres would not significantly reduce any potential visual impacts that may arise from their installation as proposed at four metres. The scale and design of the proposed signage structures are a response to the existing setting, form and function of the Lifehouse development and surrounding RPA precinct, to ensure that wayfinding information provided is conveyed in a clear and effective manner.

5.2 SEPP 64 Assessment Criteria

Clause 8 of SEPP 64 requires the consent authority to have regard to clause 3(a)(1) and Schedule 1 assessment criteria of the SEPP prior to development consent being granted.

Clause 3(a)(1)

The proposed modern design of the new signage is considered to be of a high quality and will maintain the character of the Lifehouse building within the hospital precinct, whilst providing effective levels of communication for visitors of the health facility.

Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The RPA precinct is currently undergoing regeneration, with the construction of the Lifehouse building and nearby Centre for Obesity, Diabetes & Cardiovascular Disease building providing new architecturally modern buildings. The design of the proposed signage structures mirrors the modern architecture of these developments.

The signage structures themselves will be the first of their kind within the precinct, however, the design qualities of the signage will satisfactorily integrate with the character of the Lifehouse building.

Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The Lifehouse building lies opposite to the locally listed heritage item, the King George V Hospital building and a local heritage conservation area, containing locally listed items within the RPA hospital campus. The proposed location and design of the signage structures will not detrimentally impact on the amenity or visual heritage quality of the locality, integrating with the character of the Lifehouse building.

Views and vistas

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

The proposed signage structures will not have an impact on views and vistas within the locality.

Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
- *Does the proposal require ongoing vegetation management?*

The proposed scale of the signage structures is considered to be satisfactory in the context of the scale of the approved Lifehouse building, particularly the scale of the streetscape glass façade/undercroft of the ground floor to level two. Further, the proposed modern design of the signs will ensure that the quality of the streetscape setting is maintained and will not contribute to unsightliness. The proposed signs will not protrude above the Lifehouse building or adjacent structures or require vegetation management to remain effective.

Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

As discussed above, the proposed scale of the signage structures will be compatible with the scale of the approved Lifehouse building. The modern design of the signs will integrate satisfactorily with the modern architectural theme of the Lifehouse building. The signage content and associated lighting/illumination design relate directly to the functions of the Lifehouse building and provide visitors informative cues to navigate the locality.

Sign 3 is proposed to provide information regarding the car parking for the Lifehouse building, RPA hospital car parking and directional information for parking associated with the Radiation Oncology building. Digital information displayed on the subject sign provides information in relation to the capacity of the car parking areas for the RPA hospital and Lifehouse building, which is an innovative feature that will assist in the management of the hospital's operations.

Associated devices and logos

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Each of the proposed signage structures are to contain the 'Chris O'Brien Lifehouse at RPA' branding as a key component, particularly signs 1 and 2, which front

Missenden Road. The inclusion of the branding on the signs will assist in their integration with the Lifehouse building.

Illumination

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

The proposed level of illumination associated with the signage structures would not result in unacceptable glare or affect the safety of pedestrians, vehicles or traffic. The scale, level of illumination and distance to nearby residential premise will also ensure that the proposed signage structures will not detract from the amenity of any residences.

The proponent contends that the LED illumination of the signs will not have any potential for impact beyond their immediate area and that a requirement to enable adjustments to the intensity of the illumination is not necessary. The department is satisfied that the illumination of the signage will not detrimentally impact on the immediate locality. Further, it is acknowledged that the proposed signage will operate in line with the future 24 hour operation of the Lifehouse building, similar to other hospital signage.

Safety

- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

The proposed location and design of the signage structures will ensure that their function and appearance is well integrated with the Lifehouse building and will not impact on any sightlines, maintaining safety for pedestrians and cyclists.

6. CONCLUSION

The proposed introduction of three new signage structures around the base of the Lifehouse building will not result in any significant additional environmental impacts. The proposed signs will provide way finding information to assist patients and their families to easily navigate the facility. The scale and design of the proposed signs satisfactorily responds to the high quality design of the Lifehouse development and is considered to integrate well with the character of the streetscape and public domain. Accordingly, the department recommends that the modification request be approved, and the project approval be amended accordingly.

7. RECOMMENDATION

It is recommended that the Director, Metropolitan and Regional Projects North:

- a) **Consider** the findings and recommendations of this report
- b) **Approve** the modification, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act 1979*, and
- c) **Sign** the attached instrument of modification approval (**TAG A**).

Prepared by:



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8/5/13

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APPENDIX A MODIFICATION REQUEST

See disk attached and the department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5912

APPENDIX B SUBMISSIONS

See disk attached and the department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5912

APPENDIX C RECOMMENDED MODIFYING INSTRUMENT
