

5 July 2019

The Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Architecture
Urban Design
Planning
Interior Architecture

Attention: Ms Megan Fu, Senior Planning Officer

RE: Section 4.55(1A) Modification to SSD 7642 for the addition of Signage to the approved Central Acute Services Building at Westmead Hospital (Westmead Precinct), Westmead

Dear Ms Fu,

This application has been prepared by Architectus Group Pty Ltd (Architectus) on behalf of NSW Health Infrastructure (HI) to modify State Significant Development (SSD) No. 7642 pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

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SSD 7642 was approved by the Minister for Planning on 21 December 2016, for construction of the following:

Adelaide
Auckland
Brisbane
Christchurch
Melbourne
Sydney

"Central Acute Services Building at Westmead Hospital, including construction of:

- *A part 6 and part 13 storey building;*
- *A helipad on the uppermost roof of the building;*
- *Forecourt areas with two levels of underground car parking, drop-off/pick-up areas and landscaping;*
- *Overhead pedestrian links to other hospital buildings; and*
- *A loading dock accessible from Redbank Road."*

1. Introduction

The purpose of this modification is to amend the approved development to include Signage. The proposed signage will be installed on the Central Acute Services Building (CASB), currently under construction at Westmead Hospital.

Under the Standard Instrument, a health services facility refers to both a building or place that provides medical or other services relating to the maintenance or improvement of health.

Whilst the signs will be installed on the building, and identify such, they will also assist to identify the broader Hospital Campus, known as the 'Westmead Precinct'. Accordingly, the proposal would be identified as both business identification signage and building identification signage (as it also identifies a place) per *State Environmental Planning Policy 64 – Advertising and Signage*.

This will be the third modification to the original SSD No. 7642 approval. Prior modifications include:

- SSD 7642 MOD 1. Proposed s4.55(1A) modification to SSD No. 7642 for changes to cladding to the north-western façade, the provision of a parents retreat space and amended forecourt general arrangement to the approved Central Acute Services Building at Westmead Hospital, Westmead. Approved 18 October 2018.

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Nominated Architect
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- SSD 7642 MOD 2. Proposed s4.55 (1A) modification to SSD No. 7642 to allow for longer working hours during the construction of the Central Acute Services Building at Westmead Hospital, Westmead. Approved 7 August 2018.

This modification is supported by the following attached documentation:

- SDDA Architectural Plans, prepared by HDR (**Attachment A**);
- Technical Lighting Assessment, prepared by JHA Consulting Engineers (**Attachment B**)

This report provides an overview of the site, details of the proposed modification and an environmental assessment of the proposed modification against Section 4.55(1A) and the relevant matters for consideration under Section 4.15 of the EP&A Act.

2. The Site

The Westmead Precinct is located at the corner of Hawkesbury Road and Darcy Road, Westmead, and is within the Parramatta Local Government Area (LGA). The health precinct is located 26 kilometres north west of the Sydney CBD, 2km north west of Parramatta station and 500m north of Westmead Railway Station. The health precinct comprises a range of hospital and hospital related buildings.

The CASB is located centrally within the Westmead Precinct, bound by Hawkesbury Road to the south and the recently constructed Redbank Road to the north. The CASB is located within Lot 1 DP 1194390.

Please refer to an overview of the precinct provided within the context plan provided at **Figure 1** below.



Figure 1 Overview of Westmead Health Precinct
Source: NSW Health Infrastructure

3. Proposed Modifications

The proposal seeks to amend the approved development to include signage. The proposed signage comprises four (4) façade mounted illuminated signs on the Central Acute Services Building CASB, currently under construction at Westmead Hospital.

The proposed signage is commensurate with the scale of the CASB, and appropriate to the role and function of the Westmead Precinct. The proposal will strengthen the built form and improve legibility and wayfinding for persons within, and approaching, the broader Westmead Precinct.

The proposal is anticipated to result in minimal environmental impacts. Please refer to a discussion of anticipated environmental impacts at **Section 4** of this report.

The design shown in this Modification application may be subject to variation with respect to signage text. If variation does occur, it is requested that the Secretary sign off an amended design prior to installation. A corresponding Condition to *Part B Prior to Commencement of Works* is recommended and is provided at **Section 3.2**.

3.1 Signage details

The proposed development includes provision for four (4) signs installed on the façade of the CASB as detailed in the signage matrix at **Table 1** below.

The proposed signage is shown in the Architectural plans at **Figure 2 - Figure 5** and **Appendix A**.

Table 1 Signage matrix

Key	Location	Signage wording	Details	Dimensions (mm)
SKY 1.1	South West Elevation – Level 13 (facing south)	Westmead Precinct	Fixed illuminated letters. 180mm fabricated aluminium letterform, opal acrylic face, charcoal trims and return; and Structural mounting frame installed behind architectural façade, colour of frame to match facade.	1800mm tall, 21089mm long
SKY 2.1	South East Elevation – Podium Level 6 (facing east)	Westmead Precinct	Fixed illuminated letters. 200mm fabricated aluminium letterform, opal acrylic face, charcoal trims and return; and Signage mounted onto fabricated structural aluminium framework and perforated cladding mounted to façade cleats.	5653mm tall, 16724mm long
SKY 3.1	Internal East Elevation - Level 13 & 14 (facing south)	'W' logo	Fixed illuminated letters. Tensioned flexface vinyl banner colour white.	4478mm tall, 6940mm wide

			Structural mounting frame installed behind architectural façade.	
SKY 4.1	North West Elevation – Level 1 (adjacent to loading dock, facing north)	Westmead Precinct	Non-illuminated letters. Fabricated aluminium letterform. Hidden structural mounting mechanically fixed to façade.	7800mm tall, 2000mm wide (approx.)



Figure 2 Sky Sign Indicative View 01

This image illustrates Sky Sign 1.1 and 3.1, when looking north from Hawkesbury Road.
Source: HDR



Figure 3 Sky Sign Indicative View 02

This image illustrates Sky Sign 2.1 and 3.1, when looking north west from Hawkesbury Road.
Source: HDR



Figure 4 Sky Sign Indicative View 03

This image illustrates Sky Sign 4.1, when looking south east from Redbank Road.
Source: HDR



Figure 5 Sky Sign Indicative View 04

This image illustrates Sky Sign 1.1, 2.1 and 3.1, when looking north from Hawkesbury Road.

Source: HDR

3.2 Modification to Conditions

To facilitate the proposed design modifications outlined above, it is proposed to amend Condition A2, and provide an additional Condition to Part B of SSD 7642 to read as follows (as emphasised by Architectus in **red**):

“(2) APPROVED DEVELOPMENT

- (a) *Development consent is limited to a Stage 1 concept plan building envelope and indicative land uses within this envelope, in accordance with Development Application No. SD7642 dated 21 December 2016 (as amended) and the following drawings:*

Architectural (or Design) Drawings prepared by HDR/RD+MSJ			
Drawing No.	Rev	Name of Plan	Date
CASB-HDR-AR-DG-DA1103	4	PROPOSED SITE PLAN	08/07/16
CASB-HDR-AR-DG-DA1101	4	BASEMENT PLAN – LEVEL C2	08/07/16
CASB-HDR-AR-DG-DA1201	5	FLOOR PLAN – LEVEL 1/LEVEL C1	25/10/16
CASB-HDR-AR-DG-DA1202	5	FLOOR PLAN – LEVEL 2	20/04/18
CASB-HDR-AR-DG-820301	31	GENERAL ARRANGEMENT – LEVEL 3	29/05/18

Architectural (or Design) Drawings prepared by HDR/RD+MSJ			
Drawing No.	Rev	Name of Plan	Date
CASB-HDR-AR-DG-DA1204	4	FLOOR PLAN – LEVEL 4	08/07/16
CASB-HDR-AR-DG-DA1205	4	FLOOR PLAN – LEVEL 5	08/07/16
CASB-HDR-AR-DG-DA1206	4	FLOOR PLAN – LEVEL 6	08/07/16
CASB-HDR-AR-DG-DA1207	4	FLOOR PLAN – LEVEL 7	08/07/16
CASB-HDR-AR-DG-DA1208	4	FLOOR PLAN – LEVEL 8	08/07/16
CASB-HDR-AR-DG-DA1209	4	FLOOR PLAN – LEVEL 9	08/07/16
CASB-HDR-AR-DG-DA1210	4	FLOOR PLAN – LEVEL 10	08/07/16
CASB-HDR-AR-DG-DA1211	4	FLOOR PLAN – LEVEL 11	08/07/16
CASB-HDR-AR-DG-DA1212	4	FLOOR PLAN – LEVEL 12	08/07/16
CASB-HDR-AR-DG-DA1213	4	FLOOR PLAN – LEVEL 13	08/07/16
CASB-HDR-AR-DG-DA1214	4	HELIPAD / ROOF PLAN	08/07/16
CASB-HDR-AR-DG-DA1501	4	SOUTH ELEVATIONS	08/07/16
CASB-HDR-AR-DG-DA1502	5	NORTH ELEVATIONS	22/05/18
CASB-HDR-AR-DG-DA1601	4	SECTION 1-1	08/07/16
CASB-HDR-AR-DG-DA1602	5	SECTION 2-2	22/05/18
CASB-HDR-AR-DG-820202	5	GENERAL ARRANGEMENT – LEVEL 02 – FORECOURT	21/12/17
CASB-HDR-AR-SL-400050	2	SIGNAGE LOCATION PLAN	15/04/19
CASB-HDR-AR-SL-400051	2	SIGNAGE LOCATION ELEVATIONS SHEET 1	27/05/19
CASB-HDR-AR-SL-400052	1	SIGNAGE LOCATION ELEVATIONS SHEET 2	27/05/19

Architectural (or Design) Drawings prepared by HDR/RD+MSJ			
Drawing No.	Rev	Name of Plan	Date
CASB-HDR-AR-SL-400053	2	SIGNAGE TYPES	15/04/19
CASB-HDR-AR-SL-400054	2	SIGNAGE MONTAGES	15/04/19
Architectural Design Statement prepared by HDR / RD + MSJ			
Title	Rev	Page	Date
08 Materials	5	Page 47	04/07/16
08 Materials	5	Page 48	04/07/16
08 Materials	5	Page 49	04/07/16
08 Materials	5	Page 50	04/07/16
08 Materials	5	Page 51	04/07/16
08 Materials	5	Page 52	04/07/16
08 Materials	5	Page 53	04/07/16
Landscape Plans prepared by Tract			
0216-0389-SD-001	06	Title Sheet, master Legend and Plant Schedule	07.11.2016
FORE-TRA-LS-DG-0100	3	Level 2 Forecourt General Arrangement Plan	28.06.2018
0216-0389-SD-110	02	Plaza / Level 2 Landscape Section	07.10.2016
0216-0389-SD-200	03	Plaza / Level 1 Landscape Plan	26.10.2016
0216-0389-SD-210	02	Sunken Garden / Plaza / Level 1 Landscape Section	07.10.2016
0216-0389-SD-220	02	Sunken Garden / Plaza / Level 1 Landscape Section	07.10.2016
0216-0389-SD-230	04	Hospital Road / Level 1 Landscape Plan (Part A + B)	07.11.2016
0216-0389-SD-240	02	Hospital Road / Level 1 Landscape Section	07.11.2016
0216-0389-SD-320	02	CASB L3+6 / Atrium Courtyard Landscape Plan + Section	07.10.2016
0216-0389-SD-330	02	CASB LS / Auditorium Courtyard Landscape Plan + Section	07.10.2016

SIGNAGE

B20. Any amendments to approved signage must be submitted to and approved by the Secretary prior to installation.

3.3 Section 4.55 – Modification of Consents – Generally

The proposal seeks to modify SSD No. 7642 pursuant to Section 4.55(1A) of the EP&A Act. The proposed modification is minor in nature and seeks to add signs to the façades of the approved CASB.

This modification does not alter the design intent of the approved development and is considered to be of minimal environmental impact. As such, the proposal is to be considered to fall within the provisions of Section 4.55(1A) of the EP&A Act, with an assessment against the provisions of Section 4.55(1A) provided below.

Sub-clause 1A(a)

“(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) It is satisfied that the proposed modification is of minimal environmental impact, and,”

Comment: The environmental impacts of the proposed modification are minimal. The proposed modification will not result in any significant change to the perceived bulk and scale of the development, the appearance of the building nor any other environmental impacts.

The proposed illumination will be of a level to provide a lighting lux level that would not result in any unacceptable or intrusive impacts on adjacent hospital buildings, the public domain, vehicles entering the site or any nearby residences. The illumination of signage shall comply with all relevant standards including AS/NZS 4282:2019, *Control of the obtrusive effects of outdoor lighting*, and AS/NZS 1158.0:2005, *Lighting for roads and public spaces*.

Sub-clause 1A(b)

(b) “It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and,

Sub-clause 1A(c)

(c) “It has notified the application in accordance with:

- (i) The regulations, if the regulations so require, or*
- (ii) A development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and,”*

Comment: The proposed amendments are considered to be minor in nature and will not result in any amenity impact to surrounding properties.

The Department of Planning may choose to notify the modification.

Sub-clause 1A(d)

(d) It has considered any submission made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Comment: If the Department of Planning notifies the modification, submissions will be reviewed by Health Infrastructure and appropriately responded to.

Sub-clause 1A(3)

“(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in Section 4.15(1) as are of relevance to the development of the subject application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.”

Comment: According to Section 4.55(3), the consent authority must take into consideration the relevant matters under Section 4.15(1) of the EP&A Act. The matters for consideration under Section 4.15(1) of the EP&A Act are addressed in **Table 1** below.

Table 2 Matters for Consideration Under Section 4.15

Section 4.15 'Matters for Consideration'	Compliance	Comment
Section 4.15 (1)(a)(i) – Provisions of any environmental planning instrument	✓	As detailed in Section 4.1 of this letter, the proposed modifications are consistent with the applicable planning framework and do not alter the previous assessment of the hospital development against the applicable environmental planning instruments.
Section 4.15(1)(a)(ii) – Provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority	✓	The proposed modification is consistent with the provisions of the Draft Remediation of Land SEPP and the Draft Environment SEPP, being the only draft instrument applicable to the site.
Section 4.15(1)(a)(iii) – Provisions of any development control plan	✓	Clause 11 of SEPP SRD states that development control plans (DCPs), do not apply to SSD.
Section 4.15(1)(a)(iia) – Provisions of any planning agreement that has been entered into under section 7.4 , or any draft planning agreement that a developer has offered to enter into under section 7.4, and	✓	There are no planning agreements applicable to the proposed development.
Section 4.15(1)(a)(iv) – Provisions of the regulations	✓	The proposed modification is consistent with the EP&A regulations.
Section 4.15(1)(b) – The likely impacts of the proposed development	✓	<p>The proposed development is not expected to have any significant environmental impacts beyond what has been anticipated under SSD 7642. The proposed modifications will not result in any additional overshadowing, loss of visual privacy nor result in any view loss at the site. Three out of the four signs will be illuminated and will comply with AS 4282:2019, <i>Control of the obtrusive effects of outdoor lighting</i>. Sign Sky 4.1 is not illuminated.</p> <p>Proposed signage complements the architectural style and form of the CASB. The proposed signs are compatible with the design, scale and architectural character of the CASB and the wider</p>

Section 4.15 'Matters for Consideration'	Compliance	Comment
		Westmead Precinct. Refer to the signage plans at Appendix A.
Section 4.15(1)(c) – Suitability of the site for the development	✓	For the reasons discussed within this letter, the proposed modifications are considered suitable for the site.
Section 4.15(1)(d) – Any submissions made in accordance with this Act or the regulations,	✓	The proposed modification of the development has no significant influence on any submissions made during exhibition of SSD 7642.
Section 4.15(1)(e) – The public interest	✓	For the reasons discussed within this letter, the proposed modifications are considered to be in the public interest. The proposal will not result in any detrimental environmental impact, is consistent with the original intent of the approved SSD 7642 and maintains consistency with the applicable plans and policies. The proposal assists with the identity of the CASB and the Westmead Precinct.

4. Environmental Assessment

4.1 Consistency with Planning Framework

The proposed modifications are consistent with the applicable planning framework and do not alter the previous assessment of the development against, however not limited to, the following:

- Environmental Planning and Assessment Act 1979 (EP&A Act);
- Environmental Planning and Assessment Regulation 2000 (EP&A Regulations);
- State Environmental Planning Policy No. 64 – Advertising and Signage;
- State Environmental Planning Policy (Exempt and Complying Codes) 2008;
- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP);
- State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD);
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;
- State Environmental Planning Policy No. 55 – Remediation of Land
- Parramatta Local Environmental Plan 2011 (LEP).

Table 3 Compliance with relevant environmental instruments

Instrument	Compliance	Comment
SEPP (State & Regional Development)	✓	<p>The modified development continues to meet the threshold for State Significant Development.</p> <p>Furthermore, Clause 11 of SEPP SRD states that development control plans (DCPs), whether made before or after the commencement of this Policy, do not apply to State Significant Development. Furthermore, the SEARs issued for SSDA 7642 did not reference the DCP as a requirement. Nevertheless for completeness an assessment against the relevant provisions has been undertaken as outlined further in this Section of the Report.</p>
SEPP (Infrastructure)	✓	<p>The provision of Infrastructure SEPP has greatest application during the assessment of the original SSDA in relation to requirements and referrals (i.e. not modification applications). The proposed modification does not alter the assessment against the provision of the Infrastructure SEPP.</p> <p>Signage can be installed as exempt development under the Infrastructure SEPP. However, the proposal would not meet the subject Development Standards.</p>

SEPP No. 33 (Hazardous and Offensive Development)	✓	The Hazards report prepared for the original SSDA 7642 concluded that the proposed development is neither a 'potentially hazardous industry' nor a 'potentially offensive' industry. The proposed modification would also remain consistent with the above assessment, noting it is for signage. Accordingly, SEPP 33 does not apply to the development.
SEPP No. 55 (Remediation of land)	✓	The proposed modifications do not propose additional ground works and nor do they alter the site's suitability. Accordingly, the site remains suitable for the proposed development as originally approved.

State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) sets out planning controls for advertising and signage across the state.

The aims of this policy are 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”*

Clause 6 of SEPP 64 provides that the SEPP applies to all signage that can be displayed with or without development consent under another environmental planning instrument and is visible from any public place or public reserve, however does not apply to signage that is exempt development. The proposed signage is permissible with consent under the Parramatta LEP 2011 and will be visible from the public domain; accordingly SEPP 64 applies to the site.

Clause 8 of SEPP 64 provides that development consent must not be granted for the display of signage unless the signage is consistent with objectives of the policy at Clause 3(1)(a) and that the signage satisfies the assessment criteria in Schedule 1 of the policy.

As noted earlier, the proposed signage is considered to be both business identification signage and building identification signage, per the definitions of SEPP 64.

The proposed signage is of a high aesthetic quality and complements the architectural character of the CASB.

The proposed signage will be an innovative, ordered and considered approach to providing effective communication in the Westmead Hospital Precinct, providing clear building identification to the CASB for staff, patients and visitors.

Table 4 below provides an assessment against the Schedule 1 Assessment Criteria.

Table 4 SEPP64 Schedule 1 Assessment Criteria

Schedule 1 Assessment criteria	Compliance	Comment
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?	✓	The proposed signage is compatible with the desired future character of the Westmead Hospital Campus, providing identification of both the CASB and the wider Precinct whilst not visually diminishing the site and it's surrounding context.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	✓	There is currently no particular theme for outdoor advertising in this area. The proposed signage will create a new, consistent approach to signage in this locality.
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 proposal will enhance the visual quality of the CASB building and surrounding Precinct and will not 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.
Views and vistas Does the proposal obscure or compromise important views?	✓	No. The proposed signage does not impact on views.
Does the proposal dominate the skyline and reduce the quality of vistas?	✓	No. Although some of the signage is sky signage, it doesn't affect the skyline or reduce the quality of vistas.
– Does the proposal respect the viewing rights of other advertisers?	✓	N/A. The proposal is not affected by other advertising signage.
Streetscape, setting or landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	✓	Yes. The proposed building identification signage is of a scale proportionate to the CASB building and the broader Westmead Precinct.

Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	✓	Yes – the proposal will enhance wayfinding and identify. The proposed signs are compatible with the design, scale and architectural character of the CASB and wider Westmead Precinct.
– Does the proposal screen unsightliness?	N/A	N/A
– Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	N/A	No.
– Does the proposal require ongoing vegetation management?	N/A	No.
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?	✓	Yes, as described above, the proposed signage is of a scale that is suitable for the site's location, providing for clear identification and wayfinding.
– Does the proposal respect important features of the site or building, or both?	✓	Yes – the proposed signage will not detract from the architectural design of the building, nor the forecourt being an important public feature of the building. It will also not detract from visual setting of the wider Westmead Precinct and it's surrounds.
– Does the proposal show innovation and imagination in its relationship to the site or building, or both?	✓	The proposed signage is contemporary in design, unique to the site, and integrates well with the architecture of the building whilst being of an appropriate scale to ensure that it can be seen. Sky Sign 3.1 exhibits innovation and imagination as an interesting 'W' logo.
Associated devices and logos with advertisements and advertising structures – 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?	✓	Yes – all lighting is integrated into the design of the signage.
Illumination	✓	The proposed illumination will be of a level to provide a lighting lux that would not result in any unacceptable or

<ul style="list-style-type: none"> – 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? 		<p>intrusive impacts on adjacent hospital buildings, the public domain, vehicles entering the site or any nearby residences. The illumination of signage shall comply with all relevant standards including AS/NZS 4282:2019, <i>Control of the obtrusive effects of outdoor lighting</i>, and AS/NZS 1158.0:2005, <i>Lighting for roads and public spaces</i>.</p> <p>Dimmable drivers are also proposed to allow flexibility should any concerns be raised at a later date as to the brightness of the signs. Refer to the technical lighting assessment prepared by JHA Engineers at Appendix B.</p>
Safety <ul style="list-style-type: none"> – Would the proposal reduce the safety of any public road. 	✓	No. The signage is located so that it will not impact on the safety of a public road.
<ul style="list-style-type: none"> – Would the proposal reduce the safety for pedestrians or bicyclists? 	✓	No. The signage is located so that it will not impact on the safety of pedestrians or bicyclists.
<ul style="list-style-type: none"> – Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sight lines from public areas. 	✓	No. The signage does not impact on sightlines from public areas.

State Environmental Planning Policy (Exempt and Complying Codes) 2008

The nature and type of signage works are not exempt or complying development under this SEPP.

Parramatta Local Environmental Plan 2011

The Parramatta LEP 2011 applies to the site. The proposed development is considered to be consistent with the aims and controls of the Parramatta LEP 2011. Refer to **Table 5** below for an assessment of compliance.

Table 5 Parramatta LEP 2011 assessment

Control	Compliance	Comment
Clause 1.2 Aims of Plan		
1) This Plan aims to make local environmental planning provisions for land in Parramatta in accordance with the relevant standard environmental planning instrument under section 33A of the Act.	✓	The proposal is not inconsistent with these objectives. Importantly The proposal supports the promotion of public access by clearly distinguishing the location of the campus.
2) The particular aims of the Plan are as follows:		

Control	Compliance	Comment
a)		to encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta,
b)		to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,
c)		to identify, conserve and promote Parramatta's natural and cultural heritage as the framework for its identity, prosperity, liveability and social development,
d)		to improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling,
e)		to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by restricting development in sensitive areas,
f)		to protect and enhance the natural environment, including areas of remnant bushland in Parramatta, by incorporating principles of ecologically sustainable development into land use controls,
g)		to improve public access along waterways where natural values will not be diminished,
h)		to enhance the amenity and characteristics of established residential areas,
i)		to retain the predominant role of Parramatta's industrial areas,
j)		to ensure that development does not detract from the economic viability of Parramatta's commercial centres,
k)		to ensure that development does not detract from the operation of local or regional road systems,
l)		to ensure development occurs in a manner that protects, conserves and enhances natural resources, including waterways, riparian land, surface and groundwater quality and flows and dependent ecosystems,
m)		to protect and enhance the viability, identity and diversity of the Parramatta City Centre and

Control	Compliance	Comment
<p>recognise it as the pre-eminent centre in the Greater Metropolitan Region,</p> <p>n) to encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles.</p>		
SP2 Infrastructure		
Objectives of zone	✓	The proposal is a permitted use and is consistent with the objectives of the zone. The proposed development comprises signage related to the health use of the land.
<ul style="list-style-type: none">– To provide for infrastructure and related uses.– To prevent development that is not compatible with or that may detract from the provision of infrastructure.		
Permitted with consent		
<p>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose;</p> <p>Environmental protection works; Flood mitigation works; Recreation areas; Roads</p>	✓	Signage is permissible in this zone. No change is proposed to the existing land uses on the site.

4.2 Draft Environmental Planning Instruments

The Draft Remediation of Land SEPP will repeal SEPP 55 and has been prepared to better manage remediation works within NSW by aligning the need for development consent with the scale, complexity and risks associated with any required remediation works.

The Explanation of Intended Effect (EIE) for the Draft SEPP Remediation of Land was publicly exhibited during the period 31 January 2018 to 13 April 2018 and therefore constitutes a draft Environmental Planning Instrument (EPI) which must be considered pursuant to s4.15 of the EP&A Act.

As provided at Table 3, the proposed modifications do not propose additional ground works and nor do they alter the site's suitability. Accordingly, the site remains suitable for the proposed development as originally approved under the provisions of SEPP 55, and is therefore considered consistent with the Draft SEPP Remediation of Land.

4.3 Development Control Plans

The following Development Control Plans are applicable to the proposed development:

- Parramatta Development Control Plan 2011 (PDCP)

However, as noted above at **Table 3**, Clause 11 of SEPP SRD states that development control plans (DCPs), whether made before or after the commencement of this Policy, do not apply to State Significant Development. Furthermore, the SEARs issued for SSDA 7642 did not reference the DCP as a requirement. Notwithstanding, an assessment of the proposal against the relevant provisions in the Parramatta DCP 2011 has been undertaken to demonstrate the compliance of the proposed signage with Local and State provisions.

Table 6 Parramatta DCP 2011 assessment

Control	Compliance	Comment
Aims of this DCP		
<p>The DCP provides controls which guide development in order to:</p> <ul style="list-style-type: none"> – Ensure that development contributes to the quality of the natural and built environments, – Encourage development that contributes to the quality of the public domain, – Ensure that development is economically, environmentally and socially sustainable, – Ensure future development has consideration for the needs of all members of the community, – Ensure development positively responds to the qualities of the site and its context, – Ensure development positively responds to the character of the surrounding area, – Ensure development positively responds to the qualities of the site and its context, – Ensure development positively responds to the character of the surrounding area 	✓	<p>The proposal is compatible with these aims by contributing to the aesthetic quality of the built environment and public domain in Westmead, and by considering the needs of all members of the community by supporting the identity of the CASB and wider Westmead Precinct.</p>
3.2.2 Building Facades and Articulation		
<p>This Section applies to the appearance of buildings.</p> <p>Objectives</p> <ul style="list-style-type: none"> a) To ensure the appearance of buildings complement and enhance neighbourhood and streetscape character, b) To encourage contemporary designs which integrate with the appearance of the streetscape, c) To provide attractive building facades which establish identity and contribute to streetscape <p>Design Principles</p> <p>P.5 Alterations and additions are to be compatible with design elements of the existing elements</p>		
	✓	<p>The proposed signs are contemporary in design, complement the architectural character of the CASB, and in doing so enhance the facades of the building.</p>
	✓	<p>The proposed signage is a result of extensive design development. The number, size, location and materiality ensure the proposed signs are compatible with the design, scale and architectural character of the CASB.</p>
5.5 Signage		
<p>This section applies to proposed signage in the LGA.</p>		

Control	Compliance	Comment
Objectives		
– O.1 To encourage signage that provides identification and information about premises in a manner that complements the development on which it is displayed and minimises the visual impact on the surrounding locality.	✓	Proposed signage complements the architectural style and form of the CASB. The proposed signs are compatible with the design, scale and architectural character of the CASB and wider Westmead Precinct.
– O.2 To contribute to the appearance of the building, structure or place by encouraging coordinated signage of high-quality design and materials.		The proposed signage contributes to the appearance of the building, by using complementary materials and colours as part of a high quality and coordinated design approach.
– O.3 To protect residential areas, open space areas and buildings or areas of heritage significance or special character from the adverse impacts of inappropriate signage.		
– O.4 To ensure that the visual and physical amenity of a locality is not impaired by a proliferation of signs.		The proposed building identification signage will not adversely impact open space areas and buildings of heritage significance or areas of special character. Furthermore, the proposed signs will add character to the site setting and assist wayfinding throughout the Hospital Campus, in a manner that ensures that the visual and physical amenity of the locality is not impaired or proliferated by signs.
– O.5 To protect the significant characteristics of buildings, streetscapes, vistas and the Parramatta CBD skyline.		
– O.6 To require that signs complement the architectural style and use of buildings.		
– O.7 To promote signs that will add character to the streetscape and assist with way finding and the pedestrian usability of the Parramatta CBD.		
– O.8 To limit the overall amount of signage through the provision of fewer, more effective signs, to avoid the creation of visual clutter on buildings and streetscapes		

4.4 Section 4.15 (1)(a) Matters for consideration – general

Matters for consideration under this clause have been addressed in Section 4 of this report.

4.5 Section 4.15 (1)(b) The Likely impacts

A discussion of the likely anticipated impacts resulting from the proposal are set out below.

Context and setting

The proposed signage is responsive to context and setting. They will not alter the bulk or scale of the CASB. The style and form of the signs are compatible with the architectural character of the CASB and wider Hospital Campus. They will not create impacts to adjoining properties or the public domain. The signage assists with identifying the CASB and the broader Westmead Precinct.

Construction management

The proposed works will need to be undertaken in such a way that minimises conflict with pedestrian and vehicle (private, emergency and service) circulation around the building, and to

internal hospital functions (such as from minor acoustic impacts). There is an approved Construction Management Plan in operation that will cover this proposal.

Illumination

The proposed signage will be illuminated in accordance with relevant standards. As noted earlier, the proposed illumination will be of a lux level that would not result in any unacceptable or intrusive impacts on adjacent hospital buildings, the public domain, vehicles entering the site or any nearby residences. The illumination of signage shall comply with all relevant standards including AS/NZS 4282:2019, *Control of the obtrusive effects of outdoor lighting*, and AS/NZS 1158.00.0:2005, *Lighting for roads and public spaces*. Refer to the JHA Engineering report at **Appendix B**.

4.6 Section 4.15 (1)(c) Suitability of the site

The proposed modification is not considered to alter the design intent of the approved development and is considered to be substantially the same development as the development for which consent was originally granted.

The site remains suitable for the proposed development for the reasons outlined in the original application SSDA 7642.

4.7 Section 4.15 (1)(d) Submissions made

Any submission made on this subject modification application will be duly considered and addressed.

4.8 Section 4.15 (1)(e) The Public interest

For the reasons discussed within this report, the proposed modification is not considered to alter the design intent of the approved development and is considered to be substantially the same development as the development for which consent was originally granted under SSDA 7642.

- The proposed modification is will not significantly alter the bulk, scale, siting nor form of the existing approved development;
- The proposed modification will improve the identify of CASB and the broader Westmead Precinct, and therefore support wayfinding for the community.

5. Conclusion

This application has been prepared by Architectus on behalf of HI to modify State Significant SSD No. 7642 pursuant to Section 4.55(1A) of the EP&A Act. The purpose of this modification is to amend the approved development to include signage to identify the CASB and the broader Westmead Precinct. The proposed signage comprises four (4) signs to be installed on the Central Acute Services Building CASB, currently under construction at Westmead Hospital.

The proposed modifications will not alter the environmental impacts assessed and approved as part of the existing development consent.

In accordance with Section 4.55(1A) of the EP&A Act, the Minister or delegate may modify the consent as:

- The consent, as proposed to be modified, is substantially the same development as that originally approved; and
- The proposed modifications will result in only minimal environmental impact.

Should you have any further queries in relation to this matter, please do not hesitate to contact John Riordan Consultant Planner on 0412 580 305 or Matt Kelly, Urban Planner at Architectus on 8252 8400 or matt.kelly@architectus.com.au.

Yours sincerely,

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