



Statement of Environmental Effects

Kyocera - N Ryde - 1 Epping North Ryde NSW 2112

1. What are the details of the Property?

Kyocera is situated at 1 Epping Rd North Ryde NSW 2112

2. What are the Proposed Changes to the property?

Installation of 2 x signs in accordance with attached montage to an Existing approved Commercial Premises

3. Total List Signs to be installed.

Sign No.	Description of Sign	Environmental Impact
North E Sign	New Illuminated Business Identification Sign 25.5sqm	Small – Not facing Residential Property – Compliant with AS 1428.1
South E Sign	New Illuminated Business Identification Sign 25.5sqm	Small – Not facing Residential Property – Compliant with AS 1428.1

4. What is the proposed property use?

No changes to the use of the premises is envisage by this proposal. Premises will continue to be a E2 Commercial Center – Office Building.

5. What is the surrounding land use for?

The Kyocera Building is situated within the MacQuarrie Commercial Corridor surrounded by a mixture of Commercial and Residential properties.

6. Previous and Present use of property?

Commercial Offices E2 Commercial Centre, Class 5 Office Building

7. Are any potential contaminating activities envisaged with this proposal?

No

8. Is the building Heritage Listed or of Significate Cultural importance?

No

9. What are the existing structures on the property?

A5 - Commercial Office Building

10. Any existing structures to be demolished?

None



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11. Does the proposal alter traffic flow or access?

No

12. Does the proposal have an adverse impact on Utilities or Waste?

No

13. Does the proposal have an adverse impact on surrounding properties (Privacy Views or Overshadowing)?

No

14. Does the proposal have an adverse impact on Flooding or Drainage?

No

15. Does the proposal need Erosion or Sediment Controls?

No

This Statement of Environmental Effects was prepared for the G Hain Risk Pty Ltd by:

Name __Glenn Hain_____

Signature _  _____

Date _10/_02/_2024_



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Ryde Local Environmental Plan 2014

Assessment Criteria		Comment
Zone E2 Commercial Centre		
A.	Does the proposal strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity?	Complies - The Signage proposed is designed to promote the business activity of the client
B.	Does the proposal encourage investment in commercial development that generates employment opportunities and economic growth?	Complies - The Signage proposed involves additional investment that will generate economic growth
	Does the proposal encourage development that has a high level of accessibility and amenity, particularly for pedestrians?	Complies - The Signage proposed increases the buildings amenity
C.	Does the proposal enable residential development only if it is consistent with the Council's strategic planning for residential development in the area?	N/A
D.	Does the proposal ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse, and functional streets and public spaces?	Complies - The Signage proposed provides for an active and diverse street frontage
E.	Does the proposal strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity?	Complies - The Signage proposed is designed to increase



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City of Ryde Development Control Plan 2014

Assessment Criteria		Comment
A.	Is there more than one sign per building elevation?	Complies - The Signage proposed has only 1 x Sign per elevation
B.	Is the sign illuminated?	Complies - The Signage proposed are internally Illuminated and comply with AS 4282
	Is the sign situated below 2.6 metres above the ground?	Non-Compliant - Both Illuminated Signs are building Identification signs and are situated above 2.6m
C.	Do Sign exceed the maximum allowable area of five (5) square metres.	Non-Compliant - Both Illuminated Sign are 25.1sqm each
D.	Does the sign extend laterally beyond the wall of the building to which it is attached.	Complies - The Signage proposed does not extend beyond the building envelop
E.	Does the sign project above the top of the wall to which it is attached	Complies - The Signage proposed does not extend beyond the building envelop
F.	Will the sign be located on a building wall if there is an existing building or business identification sign.	Complies - The Signage proposed does not is only Business Identification signs installed on that elevation
G.	Does the sign extend over a window or other opening or architectural feature	Complies - The Signage proposed does not cover an existing openings or significate architectural features.
H.	Does the sign project horizontally more than 300 mm from the wall.	Complies - The Signage proposed does not extend more than 300mm from the wall
I.	Has consideration been given to design and aesthetics, so as to harmonise with the nature of the streetscape and townscape.	Complies - The Signage proposed considers the building aesthetics and harmonising with the streetscape and the DCP aims
J.	Is the flush wall sign on an end wall adjoining residential properties	Complies - The Signage proposed does not - directly faces a residential building.



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State Environmental Planning Policy – Subdivision 1

General Requirements for Advertising and Signage

2.83 - General Requirements

(1) To be exempt development under this code, development specified in this Division must		
(a)	have the consent in writing of the owner of the land on which the sign is to be located and, if the sign or part of the sign projects over adjoining land, the consent of the owner of the adjoining land, and	Complies - The Signage proposed has the approval of the owners of the land
(b)	be approved under section 138 of the <i>Roads Act 1993</i> , if the sign or part of the sign projects over a public road, including a footway, and	Complies - The Signage proposed is not envisioned to effect or impact public roads
(c)	not be carried out on or in relation to a building being used as restricted premises, and	Complies - The Signage proposed does not involve restricted premises
(d)	not cover any mechanical ventilation inlets or outlets located on any building on which it is carried out, and	Complies - The Signage proposed does not cover ad mechanical inlets or outlets
(e)	not obstruct or interfere with any traffic sign, and	Complies - The Signage proposed does not obstruct or interfere with any traffic signs
(f)	not result in more than 3 business identification signs being constructed or installed in relation to a building if the building houses only one commercial tenant, and	Complies - The Signage proposed take the number of Business Identification involves 2 signs
(g)	not result in more than 6 business identification signs being constructed or installed in relation to any building, and	Complies - The Signage proposed are the only Business Identification Sign on the building
(h)	not result in more than one business identification sign being constructed or installed in relation to a home business, home industry or home occupation in a residential zone, and	N/A - The Signage proposed does not involve a home business
(i)	not be under or attached to an awning, unless the awning complies with the requirements set out in the <i>Building Code of Australia</i> , Volume 1, B1P1 and B1P2	N/A - The Signage proposed does not involve awning signage



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State Environmental Planning Policy – Subdivision 2

Building Identification Signs

2.84 – Specified Development

The construction or installation of a building identification sign on the facade of a building for the purpose of identifying or naming a building is development specified for the purposes of this code if it is not constructed or installed on a heritage item or draft heritage item, in a heritage conservation area or draft heritage conservation area.	The Signage proposed is not situated on a Heritage listed building, or a building listed as significant, or a building situated in a Heritage Overlay area.
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2.85 – Development Standards

The standards specified for that development are that the development must		
(a)	have only one sign displayed on each street frontage, and	Complies - The Signage proposed involves one sign only per street frontage
(b)	not be more than 2.5m ² in area, and	Non-Compliant - The Signage proposed is larger than 2.5 m²
(c)	be mounted flat against an exterior wall or parapet and must not protrude more than 300mm from the face of the wall or parapet, and	Complies - The Signage proposed does not protrude beyond the 300mm
(d)	not be located higher than—	
	(i) the parapet or eaves of the building, or	Complies - The Signage proposed does not protrude beyond the building envelop
	(ii) 15m above ground level (existing),	Non-Compliant - The Signage proposed is situated more than 15m above ground level
(e)	not cover any window, door, or architectural feature, and	Complies - The Signage proposed does not cover ad mechanical inlets/outlets or architectural features
(f)	be securely fixed to the building in accordance with—	
	(i) AS/NZS 1170.0:2002, <i>Structural design actions, Part 0: General principles</i> , and	Complies - The Signage proposed will be affixed in accordance with all relevant BSA requirements
	(ii) AS/NZS 1170.2:2011, <i>Structural design actions, Part 2: Wind actions</i> , and	Complies - The Signage proposed will be affixed in accordance with all relevant BSA requirements
(g)	not include any advertising of goods, products, or services, and	Complies - The Signage proposed is a static sign showing the Business Name Only.



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(h)	if the sign is illuminated—	
	(i) have its means of illumination, including any associated cables, concealed, or integrated within the frame of the sign, and	Complies - The Signage proposed involves internally illuminated signs with concealed LEDs and wiring
	(ii) not be animated, flashing, or moving, and	Complies - The Signage proposed is a static non animated sign that does not move or flash
	(iii) comply with AS/NZS 4282:2019, <i>Control of the obtrusive effects of outdoor lighting</i> , and	Complies - The Signage proposed is designed to comply with A 4282
(i)	if the sign is on a building on land that is within a residential, rural or conservation zone, or is within 50m of and faces toward land that is within one of those zones—only be illuminated—	N/A – Building is not situated in or near a residential, rural or conservation zone
	(i) if the hours of operation of the business identified on the sign have been approved—during those hours, or	N/A – Various business operate within the building
	(ii) if the hours of operation of the business identified on the sign have not been approved—between 7.00 am and 10.00 pm on any day.	Complies - The Signage proposed has a Sensor and a timer attached that restricts its operation to 07:00hrs and 22:00hrs where light is below dusks levels.

This Statement of Environmental Effects Statement was completed for G Hain Risk Pty Ltd by:

Name __Glenn Hain__

Signature _  _

Date _08/_03/_2024_