

Appendix C

Agency	Issues Raised	Comment
Ryde City Council	Weemala residents should have opportunity to be accommodated in the new facility.	This issue has been resolved in the assessment report, recommended conditions and Statement of Commitments (SoCs).
	Conditions should be included to reinforce Statement of Commitments.	The SoCs will form part of the determination. Additional condition not necessary.
	Council should have input into interpretation of the site's heritage values.	Addressed in PPR. The SoCs state that additional consultation with Council will be undertaken.
	Not clear why Health Facility is smaller than in the Concept Plan approval.	Health Facility designed to meet current expected needs. An expansion area is provided adjacent should expansion be required in the future.
	Conditions should be included for further liaison with Council for child care/community centre building and works to be dedicated to Council.	Addressed in PPR. The SoCs state that the proponent will consult with Council to prepare detailed designed for all works to be dedicated to Council including roads, open space and drainage, as well as further consultation for finishes of community building to be acceptable to Ryde. This also reflects the Deed of Agreement Further approvals for fit out and use of the child care facility will be required.
	Siting of Pharmacy building should be reconsidered to maintain alignment of shops in Morrison Road.	Addressed in PPR. Building footprint modified to maintain alignment of shops in Morrison Road.
	Adequate access from Weemala to Recreation Circle, Health Facility, etc.	Addressed in PPR and assessment report. Minor changes have been made to improved access within the site.
	Public domain works in Putney shopping centre should be linked to proposed for better physical and visual connections.	External works in the public domain are outside the scope of the application. Ongoing discussions between the proponent and Council could address this issue.
	Drainage proposal do not meet Council's requirements.	Addressed in PPR. The SoCs state that additional consultation with Council will be undertaken.
Ministry of Transport	More detailed assessment needed for the transport impacts of the current proposal.	Addressed in PPR. Traffic report in EA considered satisfactory due to traffic review undertaken as required by the Concept Plan approval, as well as addressing parking requirements. Also addressed in agreement with Council, who did not raise theses issues.

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	Little detail on pedestrian or bicycle linkages provided.	Documentation provided in EA as part of Landscape Public Domain Management Plan including access plan and cross sections. Considered satisfactory.
	Minimalist approach to car parking should be undertaken.	Addressed in PPR and recommended conditions of approval to encourage non car travel.
RTA	Car parking to comply with relevant Australian Standards.	Addressed in PPR, which states that relevant standards will be complied with
	Minibus parking should be considered.	Addressed in PPR, which states that minibus parking will be provided.
	Safe and convenient bicycle parking and changing rooms/lockers.	Addressed in PPR and recommended condition.
	Safety issues including clear delineation of entry/exit points site lines, line marking, adequacy of loading dock manoeuvring, Clear signage and markings for pedestrian crossing and travel paths, provision of pram ramps, vehicles located wholly on site before being required to stop	Addressed in PPR, proponent advised these will be achieved. In addition, further consultation will take place with Council as detailed in the SoCs, as the roads will be dedicated to Council under the Deed of Agreement.
	Adequacy of traffic management plan.	Traffic details provided considered satisfactory, subject to measures proposed in the SoCs.
Public Submissions	Issues Raised	Comment
	Future of Weemala residents, staging of Weemala development.	Addressed in EA, assessment report and recommended conditions. Existing residents to either be relocated in new Weemala or relocated to alternative off site accommodation.
	Demolition of Weemala (heritage significant)	Demolition of existing Weemala is not proposed as part of this application. Weemala is listed on the NSW Heritage Inventory as a NSW Health site, which is out of date. Not listed as a heritage item under the Ryde Planning Scheme Ordinance.
	Ownership of site	Site is owned by RRCS. Error in archaeological report rectified and revised report submitted in PPR.
	Extent of notification area	Notification area based on potential impacts from the proposed Health Facility and associated development.

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	Victoria Road should be widened and be only vehicular access to site	Issue addressed in Concept Plan approval. There is existing vehicle access to Coorabel from Morrison Road and Charles Street.
	Retail may not be permitted and will compete with Putney village stores	Addressed in PPR, assessment report and recommended conditions. Retail permitted in the Special Uses zone if the use is ancillary to the health facility. May provide competition for some uses such as chemists, however given overall development approved for the site, also likely to complement and help to sustain the existing centre.
	Inadequate plans for Pharmacy building	Addressed in PPR, with amended details provided. Outcome considered satisfactory.
	Monthly newsletter not provided in breach of Concept Plan approval.	Relates to compliance with Concept Plan approval. Documentation provided by RRCS, as well as details on RRCS website appears satisfactory.