

MP08_00172

Royal North Shore Hospital

Response to
submissions

TRANSPORT

PROPOSED

ROAD

INFRASTRUCTURE



urbis



MP08_00172 Response to submissions

Prepared for Infrashore

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APPENDICES:

Appendix A Copies of Submissions

Appendix B Supplementary Transport and Access Report **(STAR)**, prepared by Hyder, dated
26 March 2009.

1 Introduction

This report represents the applicant's response to submissions made during the public exhibition of the current Project Application, MP08_00172.

The proposal relates to the re-development of the core health precinct of the Royal North Shore health campus and includes the development of a new acute hospital, a community health building, a new multi-level car park and ancillary works such as landscaping and civil works. The project is deemed "Critical Infrastructure" and determination responsibilities lie with the Minister for Planning.

The Project Application was exhibited for an extended period, as is usually the case where notification occurs over a main holiday, from 28 January 2009 to 27 February 2009. Submissions were received as follows:

- Willoughby City Council;
- Lane Cove Council;
- Sydney Regional Development Advisory Committee;
- Sydney Water;
- NSW Ministry of Transport; and,
- Gore Hill Memorial Cemetery Trust.

Two public submissions were received and a request for further information from the NSW Department of Planning, which have been addressed as part of this process.

2 Response to Submissions

For ease of assessment, the content of the submissions received have been summarised in the table below. However, the subject report, and in particular the responses given, should be read in conjunction with full copies of the submissions, which are provided at **Appendix A**.

Generally, it is proposed to include all relevant and reasonable recommended conditions as Commitments in the Preferred Project Report.

2.1 Key Stakeholder Submissions

No.	Summary of submissions	Response
NSW Department of Planning		
1	Traffic generation to Herbert Street and whether traffic control devices are required. Cumulative impact on Herbert St of proposal and recently completed Research Building	These issues are addressed at Appendix E of the Environmental Assessment (EA), at Section 3.1 of the Traffic Report prepared by Hyder, dated 11/11/08. The Supplementary Traffic and Access Report, (STAR), prepared by Hyder, dated 26/3/09, provided as Appendix B to this document, further addresses these issues and confirms that given that there is no significant increase in traffic expected as a result of the proposed development, that no further traffic control devices would be required.
2	Measures proposed to prevent “rat-running”	The issue of “rat running” is addressed at Appendix E of the EA, at Section 6.4 of the Traffic Report prepared by Hyder, dated 11/11/08. The STAR further addresses this issue at Section 1.3. Hyder conclude: <i>“Following the completion of the Research & Development building on Westbourne Street, the connection from Herbert Street along Westbourne Street into the hospital will be partially re-established although full turning movements will not be possible. The reconfiguration of the Reserve Road/Westbourne Street intersection will, as explained in the Transport Assessment submitted with the EA result in the following restrictions specifically to prevent rat running.</i> <i>• Traffic travelling west along Westbourne Street (E) will not be able to travel straight ahead at the intersection. They will be able to turn right towards the multi-deck car park using Reserve Road (N) and to a limited extent turn left along the front of the main hospital building by means of a narrow one way road. Speeds along Reserve Road (N) should be regulated by the short term car parking introducing parking /</i>

No.	Summary of submissions	Response
		<i>reversing movements.</i> <i>Traffic travelling east along Westbourne Street (W) will not be able to travel straight ahead to Westbourne Street (E). They will however be able to turn left towards the existing multi-deck car park.</i> <i>Traffic travelling from Reserve Road (S) will be able to access the hospital by means of the roundabout but they will not be able to travel further north to Reserve Road (N) as the road section between Reserve Road North and the roundabout will be one way (south)."</i>
3	Details of proposed changes to Douglas Building.	Except for the interface of the proposed elevated pedestrian link, no external changes to the Douglas Building are proposed. The pedestrian link provides a connection between the Douglas Building, the new car park and the Acute Hospital. Internal improvements are proposed as shown at Appendix A of the EA.
4	Details required with respect to the demolition of Building 2 and future plans, treatment for the Building 2 site.	Details of development staging are provided at Section 5.12 of the EA. Once the existing hospital is demolished, no specific treatment is proposed for the footprint of the structure except for the proposed multi-level car park. Any vacant land will be made safe and secured with a security chain wire fence and screening to prevent unauthorised access. It is proposed that the vacant land be covered in recycled aggregate to minimise any potential dust emissions from the site Refer to SC7 which addresses this issue. Whilst not part of this Project Application, the vacant condition of the land will be an interim measure given the development opportunities afforded to the land under Concept Plan Approval MP06_00051.
5	Details required on any changes to location of helipad on Douglas Building.	There is no change to the location of the helipad on the Douglas Building.
6	Final contamination report required.	It is proposed that a Phase 2 Contamination Assessment be issued to the Department of Planning by 1 June 2009. A NSW Accredited Site Auditor will then advise on

No.	Summary of submissions	Response
		the requirement for a Remediation Action Plan. These documents will supersede the previously submitted material and will be available to the Department prior to determination. Refer to SC15 which reflects this requirement.
7	Further details with respect the intensification of the use(s), (specifically the number of beds), and employment generation.	There are approximately 600 beds in current RNS and there will be 626 in the new hospital – however the configurations will change. In respect to staff, at this stage the staff numbers will remain the same at approximately 5100 which includes all service provision within the hospital.
8	<u>Construction hours</u> - points 3 and 4 to be combined (DG to approve any changes to hours).	Refer to Statement of Commitment (SC) SC21 . Commitment amended accordingly.
9	<u>Signage and subdivision</u> should be addressed, or separate applications required.	Any proposals for subdivision or the erection of signage on the subject site will be the subject of separate applications.
10	Archival recording of Building 10 required.	Refer to SC12 . Commitment amended accordingly.
11	Tree and vegetation management plan to be included, or may be referenced to approval of the modification of MP 06_0051 MOD 3.	Refer to SC27 which adopts the Arboricultural Assessment, prepared by Urban Tree Management, dated 17 October 2008, as approved under MP 06_0051 MOD 3.
Willoughby City Council		
1	<u>Deed of Agreement</u> Concern over delay of contribution to Gore Hill Park and community facility in accordance with Deed of Agreement (between Council and Dept Health). Request for condition of consent to be imposed for completion of the Deed of Agreement. (\$3M towards Gore Hill Park and 250m² and \$500,000 community meeting room dedicated to Council in new CHF).	Refer to Major Project Application MP06_0051 – Concept Approval Term of Approval M6, which relates to contributions and planning agreements. The requirement only necessitates the creation of the Deed where the proposed development is for hospital related purposes. However, NSW Health will enter into A Deed of Agreement between Willoughby City Council that will ensure that prior to the construction of any development on the divested land precincts: i. \$3 million will be provided to Council for embellishment of Gore Hill Park, and ii. \$500,000 will be provided to Council for the provision of a Community Centre (approximately 250 m2 in area) within Gore Hill Oval. The Deed of Agreement is currently being prepared by NSW Health, a draft version will be issued to

No.	Summary of submissions	Response
		Willoughby City Council under a cover letter confirming its commitments.
2	<u>Stages of development</u> Concern regarding <u>impact of construction/redevelopment</u> on: - continued essential services and facilities of site, - surrounding road network, - surrounding residential amenity. Condition recommended for a staged construction proposal which addresses the following: All construction and occupation of buildings, internal roads, landscaping details, civil works etc, - Access and parking, - Detailed construction methods, - - Hoarding details	Refer to SC7 for the requirement for the preparation of a Comprehensive Construction Management Plan. The Plan is to address Construction, Traffic and Environmental matters. Refer to SC26. A Commitment is given as to the continuity of services on the site. Details of development staging are provided at Section 5.12 of the EA. Refer to Major Project Application MP06_0051 – Concept Approval. Term of Approval M13.1, which necessitates staging information for non-hospital development only. The means of accessing the site and parking during construction are addressed at Section.5.9.6 of the EA. Detailed construction methodology will be dealt with as part of the certification process. Potential impacts will be addressed prior to the commencement of construction in a Comprehensive Construction Management Plan. Hoarding details will be provided with the application for such structures under s.138 of the Roads Act 1993. Refer to SC4.
3	<u>Inadequate staff parking spaces</u> provided after hours in Community Health Facility basement car park. Condition requested to permit staff access to parking in this car park during evening/night shifts.	Whilst the benefits of staff parking within the building are acknowledged, such benefits are generally related to crime prevention and safety issues. In the case of the proposed development, the envisaged route taken by staff to and from the Community Health Building and the multi-level car park is via a footpath on Eileen Street along the southern side of the hospital, an active, well-lit pedestrian friendly environment. The NSCCAHS plans to put in place operating procedures to ensure community health staff access the community health car park after hours.
4	<u>Location of Community Health Facility</u> – different to location outlined in Concept Plan approval. Condition requiring relocation closer to	Refer to Section 4.1 of the EA “Consistency with Approved Concept Design”. The Community Health Facility has been relocated to its proposed site to improve the functional

No.	Summary of submissions	Response
	bus/rail interchange.	relationship with the Acute Hospital and to maximize the opportunities to benefit from the locational connection and access to acute services where necessary. The proposed location is only an additional 100m from the public transport hub at St Leonards and this is not considered to be detrimental to either users or staff of the Community Health Facility as it remains within reasonable walking distance to transport. The proposed location is considered to be “generally consistent” with the Concept Plan Approval and this is discussed in detail in the Environmental Assessment. The benefits to be gained from the proposed location include: • Better connections (both physical and clinical) to the hospital; • Reduced construction impacts by consolidating construction site; • Retention of heritage chimney; • Better isolation of noise sensitive uses; and, • The goal of centralising community health services for the North Shore Region has still been achieved.
5	Details of <u>cycle/pedestrian path</u> requested. Path through the site and links between St Leonards Stn, TAFE and former ABC site. Condition of consent requested.	Refer to Major Project Application MP06_0051 – Concept Approval. Term of Approval M11.1 requires such a strategy for non-hospital related development only. However, this issue is further considered in the EA at App E, Section 5.4.2 and within the STAR, which states: <i>“The Transport Assessment recognises that Willoughby Council has a longer term aim to provide a direct cycleway connection from the redeveloped ABC site, through the TAFE and the hospital to the Pacific Highway. This route, which might be in the form of a shared path, would provide a more direct link between the St Leonard’s Station, the Pacific Highway, the new precincts that are to be constructed on the site in later stages of the development, and the TAFE and ABC to the north.</i> <i>The cycle route through the site will be determined more by the residual precinct development rather than the hospital development. Nevertheless, as design progresses, discussions will be held with the</i>

No.	Summary of submissions	Response
		<i>Council to ensure that the strategy is delivered."</i>
6	<u>4m setback</u> of Community Health Facility from Herbert Street. Condition to request min.12m setback request for any building along Herbert Street to achieve Council objective of a gateway.	Refer to Major Project Application MP06_0051 – Concept Approval - Term of Approval M8.1, which relates to Herbert St setback of 4m. The issue of the 12 metre setback along Herbert Street was raised at the time the Concept Plan was being considered. The response to DOP was as follows: <i>"12m 'boulevard' set back is inappropriate for an area trying to knit itself into the urban framework of St Leonards CBD. Street wall to Herbert Street is well defined by the sun plane height control, new street openings and Precinct 7 open space</i> <i>However, an additional 4m articulation zone is now proposed for the Herbert Street frontage of Precinct 4 and the Precinct 7 setback is been increased to 8m."</i> NSW Health's position on this remains as above and was agreed to by DOP during the Concept Plan approval process
7	<u>Child Care Centre</u> should be included in Major Project. Condition requesting provision of a <u>hydrotherapy pool</u>.	The Commitments made in the Concept Plan with respect to Child Care Facilities do not relate to the core hospital development and therefore does not form part of this proposal. The existing Child Care facility will be maintained until a new facility is constructed. In 2008, an expert clinical panel was convened by the Chief Executive of Northern Sydney Central Coast Area Health Service to provide advice to the Area Health Service on the effectiveness, safety and cost effectiveness of hydrotherapy and alternative treatment modalities on the Royal North Shore Hospital (RNSH) site. This expert clinical panel recommended that hydrotherapy services be available if rehabilitation beds are co located on the RNSH site. Rehabilitation beds are currently located on the Greenwich Hospital and Royal Rehabilitation Centre Sydney sites. Stage 3 of the RNS Redevelopment plans to relocate rehabilitation beds on to the RNSH site. In this event the Area Health Service would request that a hydrotherapy pool to be considered as part of

No.	Summary of submissions	Response
		the site master planning to ensure a full range of rehabilitation services are available on the RNSH site. At this point however, a hydrotherapy pool does not form part of this proposal.
8	Helicopter landing area to remain in current location.	No change to current helicopter landing pad arrangements.
9	Opening of all or part of traffic to Westbourne Street.	Refer to Section 6.4, App E of EA and Section 1.3 of STTP , which describes how only part of Westbourne Street will be re-opened under this proposal. The STTP further details how “rat-running” through the site would not be possible.
10	Three openings to Herbert St excessive	The number of access points is not the central issue, but rather the performance of the new openings. The number of openings proposed with respect to the subject development is commensurate with the nature and scale of the development. As discussed later in this document, splay corners will be provided in accordance with AS2890.1 to allow for appropriate sight lines.
11	Council seeks extension to proposed bus route to maintain opportunity for future route extension.	Refer to STTP Section 1.5. Hyder conclude that: <i>“At present, buses enter the hospital from the Pacific Highway via Reserve Road (S). They travel north along Reserve Road until they reach a mini roundabout where they U-turn and travel south for around 40m to the bus stop before returning to the Pacific Highway via Reserve Road south.</i> <i>Discussions have been held with STA and it is clear that for the majority of the construction period, this arrangement can continue.</i> <i>Only in the period, May 2011 to December 2012 will buses need to follow another route as the turning area on Reserve Road will be absorbed into the construction site.</i> <i>During this period, buses can drive along Westbourne Street (W) where it is expected they will set down and pick up passengers adjacent to the private hospital. They will then turn left and travel up Reserve Road (N) turn right at Frederick Street and then travel along Herbert Street to rejoin the Pacific Highway.</i> <i>Upon completion of the scheme, buses can then take either one of the two routes which will be available.</i> • <i>Buses can drive along Westbourne Street</i>

No.	Summary of submissions	Response
		<i>(W) where they can pick up passengers from the private hospital and the new hospital, pick up passengers; turn left and travel up Reserve Road (N) turn right at Frederick Street, pick up passengers from the businesses and then travel along Herbert Street to rejoin the Pacific Highway.</i> <i>Take a similar route to the present one - leave Pacific Highway, travel north along Reserve Road (S) and travel to the new larger roundabout where they will undertake a u-turn and travel for around 40m before stopping at the new bus stop to set down / pick up passengers. Passengers leaving the bus will then have a direct walking route to the new hospital entrance by means of a footway and zebra crossing.</i> <i>The proposed layout does not compromise the council's proposal for extending bus services. Opening up the Westbourne Street (W) to Reserve road North connection will allow buses to follow a route that is unavailable to them at the moment.</i> <i>With regard to any commitments about increasing public transport use, this is one of the issues that is likely to result from the implementation of the Workplace Travel Plan.</i> <i>The Council's request that "a bus service through the site linking with Westbourne Street has not been examined" has been addressed above by demonstrating that two alternate routes through the site can be provided."</i>
12	Council's Traffic Section concerns: - No traffic study was included in preliminary application and therefore approval granted without proper consideration of traffic impacts of development. - Traffic study provided is limited in scope does not include examination of redevelopment on surrounding road network. - Roads within hospital shall remain under the control of the hospital.	Traffic study not required for Preliminary Environmental Assessment. Refer to Section 1.1 of STTP; which states that there will be no significant impact on surrounding roads as a result of the proposed development. NSW Health will retain roads within the hospital site at this stage with respect to the hospital development. However, the tenure of roads within the adjoining "development precincts" will be subject to further consideration during future

No.	Summary of submissions	Response
	Refer to STTP and discussion below with respect to response to traffic-related recommended conditions.	planning for the non-hospital development.
13	<u>Stormwater</u> On-site detention system to incorporate rainwater harvesting.	Refer to Section 5.11 of the EA and Section 5 of Stormwater Report submitted with EA at Appendix L . Of the 800cb.m proposed water tank, 600cb.m is stormwater detained on-site, whilst approximately 200cb.m of water is to be re-used/harvested.
14	<u>Road works</u> and reconstruction of pavement around the site. Replacement of damaged signs, road fixtures and markings after works.	Refer to discussion below with respect to related conditions of consent recommended by Willoughby Council.
15	<u>Footpath, kerb and gutter</u> concerns around street and southern most property boundary.	Refer to discussion below with respect to related conditions of consent recommended by Willoughby Council.
16	<u>Infrastructure</u> - Security deposit \$80,000 against damage to infrastructure - Submission of Construction Management Plan - Traffic Management Plan required. - Dedications splay corners with Herbert Street.	Refer to discussion below with respect to related conditions of consent recommended by Willoughby Council.
17	<u>Open Space</u> Arboriculture method statement required. Retention of specific trees, public tree maintenance, public tree planting, landscape works.	Refer to discussion below with respect to related conditions of consent recommended by Willoughby Council.
18	<u>Construction period</u> Hours of construction work, Waste MP required, Construction information required, hoardings, erosion and sediment control, screens to be erected during demolition, site management plan, asbestos removal, limitation of works and storage to the site – not on council property, protection of Council assets,	Refer to discussion below with respect to related conditions of consent recommended by Willoughby Council.

No.	Summary of submissions	Response
	loading/unloading, noise, and Disabled access and fire safety. Conditions have been recommended.	
19	<u>Sustainable development</u> ESD No sufficient detail provided in ARUPS ESD report with regard to the principles they outline in Section 2.1 - More detailed ESD report required. Min. 5 Star rating under the Green Building Council of Australia's Green Star (GBCA) Health Care Tool required.	The Project includes a Commitment with respect to the development achieving a 4 Star rating based on the Health Care Pilot scheme. In terms of how that rating is met, this will be fully determined during detailed design. Refer to SC13 for ESD Commitments.
20	<u>Interim hospital maintenance</u> Details required on maintenance measures of existing hospital while under construction. Condition requiring each ward of existing hospital is repainted as necessary as maintenance measure.	Other than already programmed capital works and maintenance, no further improvements to the existing hospital are proposed.
21	<u>Staff facilities</u> No detail provided of site facilities. Condition recommended for min. one shower and two toilets for exclusive use of staff in each ward.	The proposed development will meet BCA requirements in this respect.
22	<u>Monthly markets</u> Loss of monthly markets on site.	Does not form part of current proposal.
23	<u>Community food garden</u> Opportunity to provide community food garden that may serve the new hospital, community health facility. Condition recommended to require provision of community food garden (min.50m²)	Does not form part of current proposal.
	Technical Working Group	
	Willoughby City Council has stated it is prepared to participate in Technical Working Group meetings to address above	Noted..

No.	Summary of submissions	Response
	issues.	
	Willoughby Council Recommended Conditions Willoughby Council included in its submission a list of 115 conditions that it recommended the Department of Planning include in the determination of the Project. Many of these are considered to be inappropriate in the context of a Project Application made under Part 3A for a Critical Infrastructure Project and most refer to detailed issues best dealt with at the detailed engineering design phase and considered during the certification process. Other suggested conditions refer to requirements that the proponent must address as a matter of law and therefore conditions on a determination dealing with these issues are not required. The suggested conditions or the issues raised in them have been addressed in the table below.	
1	Hours of work	The Construction Management Plans will account for the minor variations to Council's standard hours. Refer to SC7 and SC21 .
2	Detailed Drawings	Statutory requirement. Condition not necessary.
3	Amendments	Refer to discussion above in response to Council's submission.
4	Staged Construction	Already addressed in EA at Section 5.12 . Refer to SC26 , which refers to the continuity of services throughout the construction process.
5	Section 73 compliance	Statutory Requirement. Condition not required.
6	Notification to Sydney Water	Statutory Requirement. Condition not required.
7	Dedication of land for substations	Refer to SC29 with respect to proposed easements.
8	Substation screening	Any substation will be designed to Energy Australia requirements. No further Council approval is required. Refer to SC37 .
9	Utility Services	Refer to SC14 with respect to public utility approvals.
10	Erosion and Sediment Control Plan	Already submitted. Refer to Appendix L of EA . It is suggested that a Commitment be made in terms of sediment control devices being implemented and maintained in accordance with the EPA Guidelines. Refer to SC7 .

No.	Summary of submissions	Response
11	Car Parking Spaces	Refer to SC3 for adoption of relevant standard.
12	Acoustic Report	Refer to SC7 and SC42 for Commitments related to environmental management and acoustic standards during construction and the occupation of the buildings respectively.
13	Ventilation	Refer to SC17 for adopted standards related to mechanical ventilation.
14	Roof Materials	Refer to SC5 which seeks to minimise glare and reflectivity through the careful selection of materials. .
15	Reflectivity	Refer to SC5 which seeks to minimise glare and reflectivity through the careful selection of materials.
16	Signage	All future signs will be the subject of separate approval mechanisms, as required.
17	Arboricultural Statement	Refer to SC27 which adopts the Arboricultural Assessment, prepared by Urban Tree Management, dated 17 October 2008, as approved under MP 06_0051 MOD 3.
18	Tree Protection	Refer to SC27 which adopts the Arboricultural Assessment, prepared by Urban Tree Management, dated 17 October 2008, as approved under MP 06_0051 MOD 3.
19	Stormwater Drainage - Westbourne St and Herbert St	The recommended condition requires that the proposed underground stormwater drainage pipe to run beneath Westbourne Street and Herbert Street be further extended. Given that the existing infrastructure has the capacity to accommodate stormwater from the site and that no increased demand on such infrastructure will arise, the requirement to further extend this infrastructure is opposed. Refer to App L of EA for proposed civil engineering drawings.
20	Stormwater Drainage – Reserve Road	Condition accepted, refer to SC8 .
21	Stormwater Drainage – Underground Herbert St	Condition accepted, refer to SC8 .
22	OSD	Refer to EA, App L, Section 5 .

No.	Summary of submissions	Response
23	Roadworks	The recommended condition to reconstruct the western side of Herbert Street, (roadway), is opposed and is not considered to relate to the development. Should any damage occur to the road as a result of development activities then such works would be acceptable. The same requirements for Reserve Road are perhaps even more unreasonable as there is no direct nexus with the development site.
24	Footpath, kerb and gutter	Condition accepted. Refer to SC40
25	Footpath, kerb and gutter	Condition accepted. Refer to SC40
26	Demolition/Construction security deposit \$80,000	Condition accepted. Refer to SC8 .
27	Traffic Management Plan	Refer to SC7 .
28	Dedication of splay corners	Refer to SC38 which requires splay corners to be designed in accordance with AS2890.1. The recommended condition does not require the splays to be dedicated to Council.
29	Westbourne St	Refer to the related discussion above in response to Council's submission. Condition not required.
30	Reserve Rd	Refer to the related discussion above in response to Council's submission. Condition not required.
31	Traffic Signals – Westbourne Street and Herbert Street	Refer to the related discussion above in response to Council's submission. Condition not required.
32	Pedestrian and Cycle Routes	Refer to the related discussion above in response to Council's submission. Condition not required.
33	Workplace Travel Plan	Refer to SC30 for related Commitment.
34	Transport Guide	May be accommodated within Workplace Travel Plan and/or on staff/public information signage to follow.
35	Car Pooling	Car pooling will be considered as part of Workplace Travel Plan.
36	Car Park guidance system	Such a system will be included in a separate application for signage.
37	Public bus route/contributions	As detailed in the STAR, the future operations of the public bus service are not in jeopardy. Whilst a Commitment may be made in this respect,

No.	Summary of submissions	Response
		given that the STA would have to agree to any changes to the route, such a firm commitment at this stage would be not be prudent. However, the fact that the proposed development is capable of accommodating such changes, it is considered satisfactory in this respect. A further northern extension of the bus route may only be contemplated with the development of the surplus lands and with the agreement of the STA.
38	Green Star Rating – 5 Star	The Project includes a Commitment with respect to the development achieving a 4 Star rating based on the Health Care Pilot scheme. In terms of how that rating is met, this will be fully determined during detailed design. Refer to SC13 for ESD Commitments.
39	Carbon Emissions	Refer to response to 38 above.
40	Co-generation Plant (Maintenance)	The responsibility for the maintenance of such plant is with the applicant. It is clearly in the proponent's interests to keep all plant maintained.
41	Lighting – Details	Adequate details of lighting have already been provided. Refer to Section 5.10.5 of EA .
42	Double Glazing - Details	Condition not required.
43	Construction and Demolition Waste	The Green Star Health Care pilot tool targets 80% of construction waste to be recycled.
44	Energy Use	The Project includes a Commitment with respect to the development achieving a 4 Star rating based on the Health Care Pilot scheme.
45	Heli-pad	No changes proposed. Condition not required.
46	Statement of Commitments	Statutory requirement. Condition not required.
47	Shower Facilities	Shower facilities will be provided in accordance with the BCA. Condition not required.
48	Provision of Bicycle Racks	Refer to App E, Section 5.1.4 of EA and Section 1.8 of STAR which states: “One of the key factors in the successful delivery of cycle parking is the need for the parking area to have surveillance and pedestrian activity. The proposed cycle parking spaces are located in a

No.	Summary of submissions	Response
		central area where there is pedestrian activity. This location is felt to be appropriate. The proposal shows approximately 400 cycle parking spaces (which is considerably more than the 50 requested in proposed condition 48) in the new Western Car Park with shower facilities located nearby. The proximity of shower provision accords with the NSCCH Health Promotion comments. This car park is located close to the likely route of the improved cycle path and allows bike parking to be located both close to the nearest cycle route but also importantly close to the major area of employment (i.e. the new acute building).
49	Showers (Rating)	The Project includes a Commitment with respect to the development achieving a 4 Star rating based on the Health Care Pilot scheme.
50	Notification of Commencement	Relates to Part 4 development. Condition not required.
51	Waste Management Plan	Refer to SC36 .
52	Construction Information Sign	Refer to SC19 .
53	Licensee Details	Refer to SC19 .
54	Site Hoarding	Statutory requirement. Condition not required.
55	Erosion and Sediment Control	Already submitted. Refer to Appendix L of EA . Refer to SC7 which addresses this issue.
56	Suitable Screens	Refer to SC7 - Construction Management Plan (Environmental Management).
57	Site Management	Refer to SC7 - Construction Management Plan (Environmental Management).
58	Asbestos Sign	Refer to SC7 - Construction Management Plan (Environmental Management).
59	DDA	Legislative requirement. Condition not required.
60	Fire Safety Certificate to NSW Fire Brigades	Statutory requirements. Condition not required.
61	Construction Management Plan	Refer to SC7 - Construction Management Plan.

No.	Summary of submissions	Response
62	Permits and Approvals	Statutory requirements. Condition not required.
63	Public Tree Maintenance	Refer to SC27 for proposed methods of tree protection.
64	Weed Removal	Refer to Section 3.3.8 and Appendix B of EA for demolition and landscaping details respectively. Condition not required.
65	Public Tree Planting	Refer to SC20 , which accommodates this requirement.
66	Completed Landscape Works	Landscaping is as proposed except for the changes to street trees along Herbert Street as discussed above. It is not in the proponent's interest to plant diseased species or invest significantly in beatifying the campus and not maintaining the landscaping. Condition not required.
67	Pavement – Reserve Rd	Condition accepted. Refer to SC40 .
68	Pavement – Westbourne Rd	Condition partially accepted. Refer to SC40 which accommodates for new paving where the site has a frontage to such proposed pavements.
69	Signs, road fixtures and markings	Refer to SC31 which addresses the replacement of damaged public infrastructure. Condition not required.
70	Wayfinding Strategy	Refer to SC41 with respect to proposed Signage Strategy. Condition not required.
71	Signage for taxi zones.	Refer to SC41 with respect to proposed Signage Strategy. Condition not required.
72	Emergency Access Routes	Refer to SC41 with respect to proposed Signage Strategy. Condition not required.
73	Erection wholly within boundaries	Statutory requirement. Condition not required.
74	ESD Report	The Project includes a Commitment with respect to the development achieving a 4 Star rating based on the Health Care Pilot scheme.

No.	Summary of submissions	Response
75	Road and Footpath	Statutory requirement. Condition not required.
76	No storage on foot/roadway	Statutory requirement. Condition not required.
77	Skips and Bins	Statutory requirement. Condition not required.
78	Temporary Toilet Facilities	Refer to SC22 which addresses such a requirement. Condition not required.
79	Re-use of materials	Refer to SC7 Construction Management Plan (Environmental Management), which in part requires that: <i>All wastes generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials.</i> Condition not required.
80	Odour and excavated material	An appropriate Commitment is recommended to refer to compliance with the Protection of the Environment Operations Act 1997. Refer to SC7 – Construction Management Plan (Environmental Management). Condition not required.
81	Removal of odour material.	An appropriate Commitment is recommended to refer to compliance with the Protection of the Environment Operations Act 1997. Refer to SC7 – Construction Management Plan (Environmental Management). Condition not required.
82	Excavations and backfilling	Refer to SC7 which in part requires that: <i>All excavation work, including the treatment of unsupported cuts, vertical excavations in rock, retaining walls and foundations shall be constructed in accordance with those relevant recommendations provided in the Supplementary Geotechnical Investigation, prepared by Coffey Geotechnics, dated 23 September 2008.</i> Condition not required.
83	Excess or waste concrete	Refer to SC7 – Construction Management Plan. Condition not required.

No.	Summary of submissions	Response
84	Demolition Work AS2601	Refer to SC7 – Construction Management Plan. Condition not required.
85	Suitable footpath crossing.	Refer to SC7 – Construction Management Plan (Traffic Management) Condition not required.
86	Access to site	Refer to SC7 – Construction Management Plan (Traffic Management) Condition not required.
87	Footpath Access	Refer to SC7 – Construction Management Plan (Traffic Management) Condition not required.
88	Wash down and shaker areas.	Refer to SC7 – Construction Management Plan. Condition not required.
89	Asbestos Removal	Refer to SC7 – Construction Management Plan and SC15 – Contamination, the later of which includes a Commitment for the Remediation Action Plan to include an Asbestos Management and Disposal Plan. Condition not required
90	Asbestos Disposal	Refer to SC7 – Construction Management Plan and SC15 – Contamination, the later of which includes a Commitment for the Remediation Action Plan to include an Asbestos Management and Disposal Plan. Condition not required.
91	Loading and unloading	Refer to SC7 – Construction Management Plan. Condition not required.
92	Sweep and clean pavement	Refer to SC7 – Construction Management Plan. Condition not required.
93	Noise Control – Offensive Noise	Refer to SC7 – Construction Management Plan. SC7 includes the following: <i>All mitigation measures to address the impacts associated with noise and vibration from construction activities shall be in accordance with the Acoustic Statement of Commitments, prepared by ArupAcoustics, 23 October 2008.</i> <i>Where practicable, the vibration resulting from</i>

No.	Summary of submissions	Response
		<i>construction and operation will not exceed the evaluation criteria presented in Environmental Noise Management – Assessing Vibration: A Technical Guideline (Dec, 2006).</i> Condition not required.
94	Erection wholly within boundaries	Statutory requirement. Condition not required.
95	Annual Fire Safety Statement	Statutory requirement. Condition not required.
96	Road Closure	Statutory requirement. Condition not required.
97	Site Lighting	A Commitment has been provided for lighting to comply with AS4282 “The Control of the Obtrusive Effects of Outdoor Lighting” to minimise the potential adverse effects of outdoor lighting. Refer to SC2 .
98	Proposed advertising and identification signs	Refer to SC41 with respect to proposed Signage Strategy. Condition not required.
99	Street Signs	Refer to SC41 with respect to proposed Signage Strategy. Condition not required.
100	Storage of material on Council land	Statutory requirement. Condition not required.
101	Trees on adjoining properties	No pruning of trees is proposed on land out with the subject site. Condition not required.
102	Sweep and clean pavement	Refer to SC7 – Construction Management Plan. Condition not required.
103	Drainage works – Release of security bond	Refer to SC8 – Stormwater. Condition not required.
104	Drainage Works – Inspections	Refer to SC8 – Stormwater. Condition not required.
105	Drainage works – Certification	Refer to SC8 – Stormwater. Condition not required.
106	OSD and water harvesting manual	An appropriate Commitment is recommended to ensure the OSD and water harvesting mechanisms are maintained to their design intent. Refer to

No.	Summary of submissions	Response
		SC43. Condition not required.
107	Inspection of Public Roads	The roads within the campus are to remain under the control of the hospital. Condition not required.
108	Underground Utility Services	Refer to SC14 . Condition not required.
109	Power Service – Energy Australia (Undergrounding cabling/services)	Refer to SC32 , which accommodates for such a requirement. Condition not required.
110	Public Infrastructure Restoration	Refer to SC 31 which requires that: <i>All damaged footpath, nature strip, kerb and gutter or other public infrastructure arising as a direct result of the proposed development shall be replaced or rectified as appropriate, in accordance with Council specifications at no cost of Council.</i> Condition not required.
111 – 114	Subsequent development applications for surplus lands	Requirements for the re-development of the surplus lands are appropriately addressed within Concept Approval MP06_00051 . Conditions not required.
115	Trees on Council Property	Refer to SC27 for proposed means of tree protection. Condition not required.
Sydney Regional Development Advisory Committee		
1	Workplace Travel Plan (WTP) required to be submitted and approved prior to occupation.	Refer to SC30 which accommodates such a requirement. Condition not required.
2	Car park management should include: - Multi-use car parking spaces - Differential scale of parking charges to discourage entry/exit during peak - Preferential parking locations for car pool vehicles.	Do not form part of current proposal.
3	Construction Management Plan required for the approval of the RTA, Council and the Department of Planning prior to	Refer to SC7 for requirements and heads of consideration related to the proposed Comprehensive Construction Management Plan.

No.	Summary of submissions	Response
	construction.	
4	No existing parking to be reduced during construction.	Refer to SC24 , which commits, where at all possible, to maintain parking at existing levels throughout construction. Condition not required.
5	Department of Planning to consider any submission made by STA and the Ministry of Transport	Noted.
6	Parking restrictions to western side of Herbert Street.	Does not form part of current proposal and is not within the development site.
7	Car parking layout in accordance with AS	Refer to SC3 , which requires that: <i>All car parking spaces and service bays shall be designed to comply with AS2890.</i> Condition not required.
8	All works/signposting no cost to RTA	Refer to SC6 . Condition not required.
Sydney Water		
1	Sydney Water Servicing - Minor Sydney Water infrastructure issues: a) removal of trespassing mains and creation of new assets in new public roads; b) installation of a reduced pressure zone device to protect potable water supply; and, c) submission of a private service replacement strategy, hydraulic layout, fixture unit audits and schematics for new connections. - Section 73 Certificate required.	An application for a Section 73 Certificate will made to Sydney Water to enable the Authority to specify any works required as a result of the proposed development, specifically, to assess whether amplification and other changes are applicable. Noted
2	Trade Waste Trade Waste permit required for discharge of trade waste.	Noted
Paul Klarenaar of Health Promotion – NSCCH (Support)		
1	Workplace Travel Plan required.	Refer to SC30 .

No.	Summary of submissions	Response
2	Bicycle parking cages recommended and distributed throughout the hospital in visible locations.	Refer to Major Project Application MP06_0051 – Concept Approval. Term of Approval M11.1 requires such a strategy for non-hospital related development only. However, this issue is further considered in the EA at Appendix E, Section 5.4.2 and within the STAR, the later which states: <i>“The Transport Assessment recognises that Willoughby Council has a longer term aim to provide a direct cycleway connection from the redeveloped ABC site, through the TAFE and the hospital to the Pacific Highway. This route, which might be in the form of a shared path, would provide a more direct link between the St Leonard’s Station, the Pacific Highway, the new precincts that are to be constructed on the site in later stages of the development, and the TAFE and ABC to the north.</i> <i>The cycle route through the site will be determined more by the residual precinct development rather than the hospital development. Nevertheless, as design progresses, discussions will be held with the Council to ensure that the strategy is delivered.”</i>
3	Change rooms for 7% of hospital staff should be located near bicycle cages.	Refer to Appendix A of EA for proposed plans.
4	Bicycle paths through precinct should link hospital parking/showers and to existing external cycleway.	Refer to Major Project Application MP06_0051 – Concept Approval. Term of Approval M11.1 requires such a strategy for non-hospital related development only.
Ministry of Transport		
1	Verification of capacity of multi-storey Car Park (inconsistent with concept approval)	Refer to Section 1.2 of STAR .
2	Justification for additional car parking (576) and whether proposal follows minimalist approach to parking	Refer to Section 1.4 of the STAR which states: <i>“With regard to whether the scheme follows a minimalist approach to parking, it should be noted that</i> <i>• The Transport/Population Data Centre shows that the Royal North Shore Hospital is in travel zone 776 and this shows that over 58% of commuters come by means other than as car drivers/passengers. This exceeds the State Plan target of 25% Journey to Work trips.</i> <i>• A workplace travel plan is to be implemented which will further encourage staff to use more environmentally friendly modes of transport.</i>

No.	Summary of submissions	Response
		<i>This demonstrates that the site already demonstrates a minimalist approach to parking and the proposed measures to introduce a workplace travel plan, provide 400 cycle spaces and associated showers and providing a cycleway through the site which will join into a wider cycle network, all demonstrate that commitment</i>
3	Operation Management Plan should refer to "Transport" report rather than "traffic"	Refer to SC33 , Commitment amended accordingly.
4 and 5	No commitments with respect to increased public transport use	A Workplace Travel Plan will be prepared prior to the occupation of the hospital. A TMAP is required to be prepared to accompany subsequent Project Applications for the non hospital/health related land.
Lane Cove Council		
As per Willoughby Council		Refer to discussion above.
Gore Hill Memorial Cemetery Trust		
	- Opposed to opening Westbourne Rd - Traffic noise impacts	Refer to MP06_00051. Refer to SC42 – Acoustic Commitments, which requires compliance with, "Traffic Noise (Off-site) - Environmental Criteria for Road Traffic Noise (NSW EPA)". Noted. Does not form part of current proposal.
Willoughby Council Supplementary Submission – Public Meeting		
1	Lack of Hydrotherapy pool	Refer to discussion above.
2	Non acute mental health issues, including submission from Club Sperenza.	Noted.
3	Disaster Relief Plan	Refer to SC34 which accommodates such requirements.
4	Rat running along Westbourne Street	Refer to discussion above.

No.	Summary of submissions	Response
5	Vanderfield Building	The building is located outside the subject site. Whilst approval has already been granted for site preparatory works including the demolition of some buildings, and that the current application seeks demolition of further structures, to changes to the Vanderfield Building are proposed as part of this application. Refer to Section 3.3.8 and APP A of EA.

2.2 Public Submissions

Public Submission 1		
1	Antisocial behaviour of attendees at Drug and Alcohol rehab centre – how will proposal deal with this?	The proposal does not include an Alcohol and Drug Rehabilitation Centre. An Opioid Treatment Facility is proposed in the in CHB. Refer to SC33 Operational Management Plan which addresses patron behaviour.
Public submission 2		
1	Additional traffic Herbert St: - No additional parking on Herbert - single lane, two way traffic inadequate to meet increased demand on street temp staff parking, service vehicles and construction traffic will add to traffic problems – blockages, delay and pollution	Refer to related discussion above and Section 1.2 of STAR. Refer to SC7 with respect to Construction Traffic Management Plan.
2	Noise: - CHB additional pedestrian traffic and ambulance bay - Noise impacts to residential units - Construction noise impacts	Refer to SC42 with respect to Acoustic Standards, in particular compliance with Sleep Disturbance – Environmental Criteria for Road Traffic Noise (NSW EPA and World Health Organisation Guidelines.) The Construction Management Plan includes the following relevant considerations and establishes noise performance criteria such as: <i>All mitigation measures to address the impacts associated with noise and vibration from construction activities shall be in accordance with the Acoustic Statement of Commitments, prepared by ArupAcoustics,</i>

		23 October 2008. Such standards include: • <i>Reverberation – AS2107;</i> • <i>Mechanical Plant Noise – NSW DECC Industrial Noise Policy</i> • <i>The demolition work shall comply with the provisions of Australian Standard AS2601: 2001.</i> • <i>Where practicable, the vibration resulting from construction and operation will not exceed the evaluation criteria presented in Environmental Noise Management – Assessing Vibration: A Technical Guideline (Dec, 2006).</i> • <i>Review the visual impact of any noise mitigation measures proposed as part of the development to assess the adequacy and potential additional architectural treatments required in the hospital locality.</i> • <i>Contingency plans to be implemented in the event of non-compliances and/or noise complaints.</i> • <i>Machinery and equipment will be selected and well maintained to assist in minimising noise levels.</i> • <i>Mobile plant such as excavators and other diesel operated machinery will be fitted with mufflers and other silencing equipment as far as practical.</i> • <i>All entry and departure of heavy vehicles to and from the site would be restricted to the nominated construction hours.</i> • <i>Noisy activities would occur in as short a time space as possible with minimum delays.</i> • <i>Noise and vibration monitoring, reporting and response procedures.</i>
3	Reduced natural light to 11 Herbert St, specifically to skylights	Refer to Section 5.3.3 of EA. Overshadowing on surrounding uses is not considered to be significant. The lower levels of the buildings to the immediate south west of the Community Health Building (CHB) will be subject to some additional shadow at 3pm mid winter. This is worst case scenario. For the rest of the day and during the equinoxes and summer solstice no such shadow shall exist. The shadow expected to be generated by the CHB, as shown at Figures 34 and 37 of the EA, will not impact on the skylights as the roof will be free of shadow at 3pm mid-winter.

4	Light spill from CHB to residential units. Proposed glass panel from floors 1-7.	Refer to SC2 related to the adoption of AS4282 “The Control of the Obtrusive Effects of Outdoor Lighting”. It is considered that the distance between the units and CHB and intensity of indoor lighting will negate any adverse impacts.
5	Reduced privacy	Given the distance between the units and CHB, the nature of the proposed use and likely hours of operation no such impacts are expected. The setback to Herbert Street of 4m is consistent with MP06_00051 .
6	Reduction in re-sale value of neighbouring properties	This is subjective and not a relevant head of consideration.
7	Proposed amendments: • Rotate CHB 180° • Turns CHB lights off at night • Restrict hours of CHB to 6pm • Reduce glazing • Financially compensate residents of 11 and 13 Herbert St to retain amenity – such as window tinting, double glazing.	Refer to comments (1-6) immediately above.

3 Conclusion

A number of the issues raised during the notification period are those which have already been addressed with the approval of the Concept Plan – MP06_00051 and with the Project Commitments already made.

Willoughby Council included in its submission a list of 115 conditions that it recommended the Department of Planning include in the determination of the Project. Many of these are considered to be inappropriate in the context of a Project Application made under Part 3A for a Critical Infrastructure Project and most refer to detailed issues best dealt with at the detailed engineering design phase and considered during the certification process. Other suggested conditions refer to requirements that the proponent must address as a matter of law and therefore conditions on a determination dealing with these issues are not required.

Public submissions relate to potential traffic and construction impacts and other amenity related impacts all of which have been fully addressed in the Project Application and this supplementary report.

In summary, subject to the incorporation in any approval of the amended Statement of Commitments, no issues of determinative weight are raised within the submissions.

The amended Commitments now form part of the Preferred Project Report.

Appendix A Copies of Submissions

Appendix B Supplementary Transport and Access Report **(STAR)**, prepared by Hyder, dated 26 March 2009.