



Health
Infrastructure

24 October 2011

The Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Anthony Witherdin

Dear Anthony,

**RE: ENVIRONMENTAL ASSESSMENT SUBMISSION MP_0179
GRAYTHWAITE REHABILITATION CENTRE**

In response to the Department's letter dated 27 September 2011, in which the Environmental Assessment (EA) was deemed to be adequate for exhibition, please find enclosed five (5) hard copies and eight (8) electronic copies of all documentation.

In addition, and as per the email from City Plan Strategy and Development (CPSD) to the Department on 19 October 2011, there have been two (2) minor changes to the project. These changes are reflected in the enclosed EA submission and are summarised as follows:-

Traffic and Parking

There have been changes to the FTE staffing profile in relation to the proposed rehabilitation centre. The traffic and parking consultant (Halcrow) has revised its Transport and Accessibility Study to address this staffing change with one (1) additional parking space added to the basement level of the proposed rehabilitation centre (an increase from 78 to 79 spaces). The Traffic and Accessibility Study prepared by Halcrow, Basement Plan (DA-011) and the EA report prepared by CPSD has been updated to reflect these minor changes. The Traffic and Accessibility Study confirms that the provision of car parking will satisfy the demand generated by the development with no adverse impact anticipated.

Geotechnical

The prescribed method for excavation has not been finalised with two (2) options currently being considered which are the use of rock anchors or a berm (batter) top down construction method. The Geotechnical Report prepared by Jeffery and Katauskas Pty Ltd and submitted with the Test of Adequacy submission addressed rock anchors as a potential method but not the berm (better) top down method. The Geotechnical Report and the EA report enclosed, have been amended to reflect this minor change.

The above changes are considered to be minor and do not result in any impact or material change to the proposal as reviewed for the Test of Adequacy submission. Accordingly, we would look forward to the prompt exhibition of this project application. If you have any questions, please contact Leoné McEntee on 0410 432 505 or myself on 0403 603 417.

Yours sincerely

Jeffrey Arthur
Project Director

Health Infrastructure
ABN 89 600 377 397

Level 8, 77 Pacific Hwy, North Sydney NSW 2060
PO Box 1060 North Sydney NSW 2059
Tel. (02) 9978 5402 Fax. (02) 8904 1377

Major project application



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Project application no. _____

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23–33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
Phone 1300 305 695.

2. Details of the proponent

Company/organisation/agency

Health Infrastructure

ABN

89 600 377 397

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Robert

Family name

Rust

Position

Chief Executive

STREET ADDRESS

Unit/street no.

Level 8

Street name

77 Pacific Highway

Suburb or town

North Sydney

State

NSW

Postcode

2060

POSTAL ADDRESS (or mark 'as above')

PO Box 1060

Suburb or town

NORTH SYDNEY

State

NSW

Postcode

2059

Daytime telephone

9661 8019 (consultant)

Fax

8904 1377

Mobile

0410432505 (consultant)

Email

leone@upoutcomes.com.au

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

Denistone Road and Forth Avenue (within the Ryde Hospital Campus)

Suburb, town or locality

Deniston

Postcode

2114

Local government area(s)

Ryde

State electorate(s)

Ryde

REAL PROPERTY DESCRIPTION

1 and 2 in DP 1137800

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached. ☒

MAP: A map of the site and locality should also be submitted with this application.

4. Major project description and other requirements

Provide a brief title for your project.

Construction of a 64 bed general rehabilitation facility for working aged and older aged adults, and associated areas and services to meet the needs of the patient group.

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☒ Yes ☐ No

Is the application related to part only of a project?

☐ Yes ☒ No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☐ Yes ☒ No

Is a project application being made concurrently for all or part of the project?

☐ Yes ☒ No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☐ Yes ☒ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$37.6million

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

148

Operational jobs (full-time equivalent)

100

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☐ a consent under section 138 of the *Roads Act 1993*
- ☐ a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the proponent:

Land

Signature

Name

Robert Rust

Date

Land

Signature

Name

Date

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

- ☐ Yes
☒ No

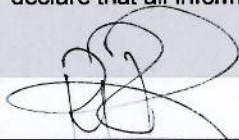
Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Robert Rust

Date

24/10/11

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent



Health
Infrastructure



Westpac Banking Corporation
NSW Government Department
Level 1 275 Kent St, Sydney NSW

This cheque contains Inbuilt security features.

Pay: DEPARTMENT OF PLANNING
the or order

Sum of: Seventy five thousand eight hundred and eighty seven Dollars only

For and on
behalf of Health Infrastructure

NOT
NEGOTIABLE
A/C PAYEE
ONLY

\$75,887.00

CHEQUE No.: 100008
DATE: 26/10/2011
Vendor No: 104388

⑈ 100008 ⑈ 032001⑈ 1105885⑈