

Attachment A – Concord Hospital Concept Proposal & Stage 1 Modification 7 (SSD-9036-Mod-7)

Response to Request for Additional Information

No.	Issue	Proponent Response
Department of Planning, Industry and Environment (DPIE)		
1	<i>The Department is still awaiting a submission from the City of Canada Bay Council and will send this as separate correspondence upon receipt.</i>	Response to this submission is made under separate cover.
2	<i>Clarification on the discrepancy between the number of at-grade spaces impacted by the multi-storey carpark construction (208 in original approval and 207 under subject modification).</i>	An updated Traffic Statement has been prepared by Arup at Attachment B. The Traffic Statement has been updated to correct the discrepancy between the number of at-grade spaces impacted by the multi-storey car park construction. It is confirmed that 208 spaces are to be impacted. Minor updates to the D28 car parking condition are recommended to improve clarity as follows. Note omissions are shown as crossed-out text and additions as bolded underlined text. Parking Spaces D28. The following parking spaces <u>provisions and design requirements</u> are required to be made available on-site <u>to address Stage 1 parking demands:</u> a. a minimum of 300 car parking spaces within the temporary <u>on-grade</u> car park (located south of Hospital Road), including accessible spaces, within 12 months from the date of commencement of occupation of the CSB. b. 500 car spaces within the MSCP. following completion of the temporary car park referenced in (a) above, the following provisions apply to the car parking precinct north of Hospital Road:

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		i. <u>removal of no more than 300 existing on-grade spaces at any one time during the construction of the MSCP.</u> ii. <u>a minimum of 550 car spaces within the new MSCP.</u> iii. <u>reinstatement and modification as necessary of all surrounding on-grade parking affected by the MSCP works to exceed Stage 1 parking demands, referenced in Concord Repatriation General Hospital Redevelopment (Concept & Stage 1) - SSD 9036 Modification 7 - Traffic Statement dated 1 October 2021, and prepared by Arup.</u> c. 40 bicycle parking spaces. d. <u>all car parking modified and provided in the project is to be made compliant with AS2890.</u>
3	<i>ESD conditions B22, B23 and C43 must be updated to ensure the multi-storey carpark attains compliance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058), in accordance with recent health infrastructure approvals. Or alternatively outline the reason this would be unfeasible.</i>	It is suggested the Construction and Occupation conditions reference the need to attain 45 points, which is equivalent to the approved 4 Star Green Star Rating. Note omissions are shown as crossed-out text and additions as bolded underlined text, as follows: Ecologically Sustainable Development B22. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 27.06.18 to target the equivalent of a minimum 4 Star Green Star rating.

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		Insert replacement condition: <u>B22. Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (statement, prepared by Wood and Grieve Engineers and dated 27.06.18 and 31.10.18) have been incorporated into the design of the development.</u> B23. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by Wood and Grieve Engineers dated 31 October 2018 to target the equivalent of a minimum 4 Star Green Star rating. Insert replacement condition: <u>B23. The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.</u> Green Star Rating C43. Within 6 months of commencement of construction the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.

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		Add new condition: <u>E17. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains a minimum of 45 ESD points as required by condition B23 of this consent.</u>
4	<i>Confirm that condition D26 for tree replacement can be amended to include a reference to the selection of local native vegetation communities and investigate the opportunity to increase the tree replacement ratio above the current rate of 1:1.</i>	In response to the submissions received by DPIE and EESG, Condition D26 has been amended to allow for a tree replacement ratio above 1:1. The current landscape design under this Modification now proposes 10 trees for removal and 12 trees for planting (previously 10 trees for planting). The wording for Condition of Consent D26 is proposed to be amended, with omissions shown in crossed-out text, and additions in bolded underlined text, as follows: D26. The site is to accommodate a minimum of 43<u>25</u> replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres and selected in consultation with Council. A minimum of three of these shall be interspersed along the eastern side of the entry/exit driveway of the Stage 1 MSCP and may require the removal of some on-grade car parking spaces located adjacent to the driveway. The landscape design has also been revised to use plants from local native vegetation communities. For further detail, refer to the revised landscape plans at Attachment C.

Environment, Energy and Science Group (EES)		
5	Replacement plantings and the use of local native provenance species <i>EES notes that the applicant has committed to replace these trees at a 1:1 ratio. EES recommends that trees removed by the project should be replaced at a ratio greater than 1:1 to mitigate the local urban heat island effect and improve local biodiversity over time. It is proposed to address the removal of the trees in the Revised Landscape Plans prepared by Site Image.</i>	Refer to Item 4 above.
6	<i>EES notes that the consolidated consent for SSD 9036 includes condition D26 Tree Replacement which stipulates:</i> <i>The site is to accommodate a minimum of 13 replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres and selected in consultation with Council. A minimum of three of these trees shall be interspersed along the eastern side of the entry /exit driveway of the Stage 1 MSCP and may require the removal of some on-grade car parking spaces located adjacent to the driveway. the number of trees to be conditions.</i> <i>EES recommends that the applicant in the Response to Submission (RtS) proposes an amended condition which accounts for the additional trees to be removed by Mod 7, or a new similar condition specifically for MSCP and that the ratio for replacement be greater than 1:1. EES agrees with the requirement that the minimum pot size be 75 litres.</i>	Refer to Item 4 above.
7	<i>EES usually recommends that the landscape planting uses a diversity of local provenance native species from the relevant native vegetation</i>	The proposed landscaping has been amended to use native plant species. The Landscape Architect has carefully selected plant species for

	<i>community or communities that occur, or once occurred on the site rather than use exotic species or non-local native species. However, given the built-up character of the site and the existing conditions of consent relating to landscaping, EES would agree to other species being used in consultation with the Council. EES recommends that the RtS confirm that none of the species proposed for landscaping at the site have the potential to become weeds.</i>	landscaping at the site that do not have the potential to become weeds, given none of the species selected are listed as priority weeds for the Canada Bay local government area.
City of Canada Bay Council		
8	Response provided under separate cover.	