

28 February 2012

CITY PLAN STRATEGY AND DEVELOPMENT
LEVEL 1, 364 KENT ST
SYDNEY NSW 2000

Attention: Chris Outtersides

Dear Chris

RE: Graythwaite Rehabilitation Centre

In response to submissions

City Of Ryde Council

Height, Bulk and Scale

"4 Storey Massing" and "Relationship with surrounding single and two storey dwellings/low density residential development"

The context of the Ryde Hospital site and its adjacent neighbours, ie the Ryde Medical Centre forms part of the establishment of the bulk and scale of the Graythwaite Rehabilitation Centre. The historic use of the site in general has seen larger scale buildings there for many decades sitting in the context of the surrounding single and two storey dwellings/low density residential development.

The proposed Graythwaite Rehabilitation Centre is setback some 13.5-16.5m. This is a significant increase from the existing buildings and is purposeful to reduce the impact of the new building.

The new building flanked on the Fourth Ave frontage by the Ryde Hospital's Community Mental Health building and a Medical Centre building both of which are 1-2 storeys in height. These buildings are set back from the street boundary some 5-7m.

The proposed awning and entry wall of the proposed building is setback in line with the adjacent buildings and is at the same scale as these adjacent buildings. The siting and setback of the higher element stepping from the awning up to the main parapet and increase the setback relieves the impact of the increase in scale.

"Adjoining Hospital buildings single and two storeys"

There are 3 examples of buildings surrounding the proposed building that are taller in scale.

The Trigg Building is a 3-4 storey brick building located in between Denistone House and the Stables Building. Is is located higher on the site. The proposed bridge link from the upper most floor of the Graythwaite Rehabilitation Centre will connect directly into the level 1 of the Trigg Building. The Trigg Building will therefore be some 2 storeys higher again relative to the top of the Graythwaite building is proposed to be.

The Ryde Medical Centre is located immediately to the west of the proposed building. It is 2-3 storeys high. It is also sited on a higher portion of the site and its parapet is generally aligned in height with the Graythwaite building's proposed parapet height. The proposed plant room which is further setback from the parapet will sit 1 storey higher than the Ryde Medical Centre.

The former Nurse Quarters building is located to the south of the proposed building. Is is 2-3 storeys in height. Again it is sited on a higher portion of the site and its eaves line will be higher than the upper most point of the plant room roof. The roof ridge line of the former Nurse Quarters will be higher again.

"Impact on the streetscape and residential amenity"

The hospital and ancillary medical functions are continued with the proposed use and are consistent with the ongoing use of the site.

The streetscape impacts have been addressed with the already increase setback.

The shadow diagrams indicate no loss of sunlight access to any residential lands.

"Excessive bulk and scale"

The summary of the existing hospital and medical buildings shows the scale of the proposed building is similar to its immediate context of similar use. Given the lower siting of the proposed building it will remain lower than the ridge/parapets of several surrounding buildings.

"Reducing the height would lessen the impact on Fourth Ave, residential streetscape and overshadowing of adjoining buildings to the west and Denistone House to the South."

The site has a relatively narrow frontage to Fourth Ave and the increase in setbacks for the parapet and further setback increase to the plant room have been implemented to lessen the impacts on Fourth Ave.

No residential lands are overshadowed by the proposal.

The medical centres to the west of the proposed building are commercial in nature. The increase in morning overshadowing in winter is minor with good solar access for the remaining of the year.

There is no additional overshadowing to Denistone House which is presently overshadowed by the Trigg building which is some 2 storeys higher than the proposed building.

Landscaping

"Removal of Street Tree"

The removal of the tree has been sought to enable the new driveway access for the Ryde Medical Centre parking exit. The site frontage is relatively narrow to Fourth Ave. The existing driveway was proposed to be relocated west to allow room for the Brigade sprinkler booster assembly to be located directly on the street frontage.

Margorie Haggarty

"Impact of the lighting on Ryedale Road and her property at 52 Ryedale Road."

No external lighting as part of this proposal will impact on this property.

Generally external lighting proposed is designed to minimise glare.

Lighting has been approved under the Infrastructure SEPP as part of the relocated car park adjacent to Ryedale Road. This is also designed with minimisation of glare.

Further to this existing lights adjacent Ryedale road have been fitted with additional shutters to reduce glare following the community consultation conducted as part of this application process.

Anonymous

"No building is of a similar height"

It has been earlier demonstrated that there are buildings of similar height and scale on the site and it's surrounds. Also in the context of the street frontage the impacts have been minimised by stepping and setting back the building further relative to the adjacent Fourth Ave buildings.

"Limits space for gardens and recreational areas"

Under the proposal the external landscaped space is increase adjacent to existing chatterry (to the south of the proposed building). Further recreational areas are provided with direct access for the patients on both ward levels well in keeping with the aspirations of the rehabilitation nature of the building.

"Will necessitate the movements of it's occupants by lift and thus, an increased demand for energy. Notes the provision of space for solar panels, but suggests that the placement of the building in the proposed location will result in higher energy demands than at another more appropriate location."

It is a demand of the number of patients that necessitates a multi level building. The main functions of the building are located over 2 levels. Each level contains 32 bed ward, patient areas, gym, therapy (indoor and outdoor) and consultation areas. These are essentially duplicated over both levels to minimise the need for patients to have to travel vertically through the building. The exception to this is the hydrotherapy pool of which there is only one provided. This will minimise lift transfers.

Stairs are also collocated with the entry/main lifts. The design of these is to encourage the use of stairs over lift travel. Stairs are also provided adjacent the staff nurse station position to also encourage staff to use, noting the staff station is located some distance from either lift position.

As far as possible the design has considered the minimisation of a dependence on lift usage.

The provision of solar panels is not proposed as part of this application.

Yours faithfully,
nettletontribe



Bernard Waller