



Major Project 10_0719
Graythwaite Rehabilitation Centre
Ryde Hospital
Forth Avenue, Denistone

Response to Submissions &
Preferred Project Report

February 2012

CERTIFICATION

This Preferred Project Report (PPR) has been prepared by City Plan Strategy & Development and relates to a Project Application to construct a new rehabilitation centre at the Ryde Hospital Site in Denistone. The Project Application reference is MP_0179.

The Preferred Project Application includes amended plans and specialist reports by consultants appointed by Health Infrastructure (the Proponent).

City Plan Strategy and Development Pty Ltd, in preparing the Environmental Assessment and the Preferred Project Report, has relied on information from the respective specialist consultants engaged by the Proponent and does not accept responsibility for any errors or omissions in the material prepared and provided by the specialist consultants. Each of the specialist consultants was issued with the key issues raised by Department of Planning and Infrastructure ("DoPI") and, where relevant, has prepared amended or supplementary reports in response to these issues.

This Preferred Project Report has been prepared in accordance with **Section 75H(6)** of the Environmental Planning and Assessment Act, 1979. The proponent requests that the Minister determine the proposal under **Section 75J** of the Environmental Planning and Assessment Act, 1979 (as applicable to this application).

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Date: 29 February 2012

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Date: 29 February 2012

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LIST OF APPENDICES

No.	Description	Prepared by
1	Letter dated 18 January 2012	Department of Planning & Infrastructure
2	Revised architectural drawings	Nettleton Tribe
3	Architectural design statement	Nettleton Tribe
4	Revised Traffic and Parking Assessment	Halcrow
5	Response to Acoustic Queries	Acoustic Logic
6	Acoustic Specification for Tender	Acoustic Logic
7	Emergency Generator Assessment	Acoustic Logic
8	Response to Geotechnical Queries	Jeffery and Katauskas

1 INTRODUCTION & EXECUTIVE SUMMARY

The Environmental Assessment ("EA") prepared in support of Major Project Application MP 10_0179 was lodged with the Department of Planning and Infrastructure ("DoPI") on 28 October 2011.

The application by Health Infrastructure is for the approval of a Project Application to construct a new rehabilitation centre at the Ryde Hospital Site in Denistone. The proposal also involves basement car parking, landscaping and services.

The Environmental Assessment was publicly exhibited from 16 November 2011 and 16 December 2011.

This report responds to the DoPI's letter of advice dated 18 January 2012 in relation to the outcome of its review of submissions and presents the "Preferred Project" for which approval is sought. The report has been prepared by City Plan Strategy and Development with strategic input and advice from the consultant project team.

Specifically, this report includes the following:-

1. Responses to submissions received;
2. Responses to any issues identified by the Department;
3. Revisions to the Project Application;
4. Additional information required by the Department to complete its assessment;
5. A Preferred Project Report describing proposed amendments to the proposal in response to the above issues; and
6. An amended Statement of Commitments.

This report should be read in conjunction with the Environmental Assessment ("EA") dated October 2011 and which forms part of the Project Application.

2 SUBMISSIONS

In total, 11 submissions were received in response to the exhibition of the Project Application as follows:-

State authorities and agencies:	3
Ryde Council :	1
Non Governmental:	N/A
Private Submissions:	7

Comprehensive responses to all of the various issues raised in the submissions are provided in **Section 3** of this report.

In the letter dated 18 January 2012, the DoPI requested that the Proponent addresses all submissions that were received by the Department and requests that plans of the proposed car park be submitted with the PPR as they appear to have been omitted from the documentation submitted with the application. Aside from these requests, the DoPI did not raise any issues in relation to the Project Application. Notwithstanding this, as a series of minor changes have been made to the Application, the subject PPR has been prepared accordingly.

3 RESPONSE TO SUBMISSIONS

For ease of reference, this section of the report follows the order, structure and content of the submissions made by the Government Agencies and members of the public.

3.1 Local Government Submissions

The matters raised in the submission made by Ryde Council on 13 December 2011 are addressed in the table below.

Table 1: Ryde Council Submission and Response

Submission	Response
<p><i>Height, Bulk and Scale</i></p> <p><i>Council has concerns with the proposed height of 4 storeys. The surrounding area comprises low density residential development with single and two storey dwellings and the adjoining hospital buildings are also of a similar height being single and two storey.</i></p> <p><i>The zoning of the site is SP2 Hospital under Ryde LEP 2010 which has no imposed height limits or floor space ratio controls. Whilst zoning does not impose limits the impact on surrounding streetscape and residential amenity should be given due consideration with any proposed development.</i></p> <p><i>The site slopes from the rear towards Fourth Avenue with four levels on Fourth Avenue and three levels to the south. As such, the northern elevation of the proposal presents to the street as excessive in bulk and scale. Reducing the height of the building would lessen the impact on Fourth Avenue residential streetscape and overshadowing of the adjoining buildings to the west and on Denistone House to the south.</i></p>	<p>A response has been prepared by Nettleton Tribe Architects to address this part of the submission prepared by Ryde Council. An extract from that response is provided below with a complete copy provided at Appendix 3 of this report:-</p> <p><i>"Height, Bulk and Scale</i></p> <p><i><u>"4 Storey Massing" and "Relationship with surrounding single and two storey dwellings/low density residential development"</u></i></p> <p><i>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.</i></p> <p><i>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.</i></p>

	<p><i>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.</i></p> <p><i>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.</i></p> <p><u><i>"Adjoining Hospital buildings single and two storeys"</i></u></p> <p><i>There are 3 examples of buildings surrounding the proposed building that are taller in scale.</i></p> <p><i>The Trigg Building is a 3-4 storey brick building located in between Denistone House and the Stables Building is located higher on the site.</i></p> <p><i>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.</i></p> <p><i>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</i></p>
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	<p><i>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.</i></p> <p><i>The former Nurse Quarters building is located to the south of the proposed building 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.</i></p> <p><u><i>"Impact on the streetscape and residential amenity"</i></u></p> <p><i>The hospital and ancillary medical functions are continued with the proposed use and are consistent with the ongoing use of the site.</i></p> <p><i>The streetscape impacts have been addressed with the already increase setback.</i></p> <p><i>The shadow diagrams indicate no loss of sunlight access to any residential lands.</i></p> <p><u><i>"Excessive bulk and scale"</i></u></p> <p><i>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.</i></p> <p><u><i>"Reducing the height would lessen the impact on Fourth Ave, residential streetscape and overshadowing of adjoining buildings to the west and</i></u></p>
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	<p><u><i>Denistone House to the South."</i></u></p> <p><i>The site has a relatively narrow frontage to Fourth Ave and the increase in setbacks for the parpet 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.</i></p> <p><i>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.</i></p> <p><i>There is no additional overshadowing to Denistone House which is presently overshadowed by the Trigg building which is some 2 storeys higher that the proposed building."</i></p> <p>In the absence of any height or density controls for the site, we agree with Ryde Council in that it is important to examine the development from a contextual point of view, to ensure that the development does not result in any impact on the surrounding streetscape or adjoining properties. We consider that the proposed rehabilitation centre has been designed to respond to its context and has minimal environmental impact. We consider the development to be appropriate in this regard.</p> <p>We also note that discussions have been undertaken between the Proponent and Ryde Council on a regular basis and we understand no objections were made previously in relation to height, bulk and scale of the proposed Rehabilitation Centre.</p>
Landscaping	The removal of this tree is integral to the project application as it is required to obtain

<i>While landscaping and open space have been addressed, Council raises concerns with the proposed removal of a Council street tree. Any such removal needs the consent of Council.</i>	vehicular access to the site. Part 3A provides the appropriate approval mechanism under the Act for the removal of this tree. The EA provided an assessment of the removal of this tree, with no adverse impacts identified.
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3.2 State Government Agency Submissions

The matters raised in the submission made by Sydney Water on 6 December 2011 are addressed in the table below.

Table 2: Sydney Water Submission and Response

Submission	Response
<p>Water</p> <p><i>The 100mm drinking water main fronting the proposed development in Fourth Avenue does not comply with the Water Supply Code of Australia (Sydney Water Edition - WSA 03-2002) requirement for minimum sized mains for the scope of development.</i></p> <p><i>The drinking water main needs to be upsized to a 150mm main from point 'A' to point 'B' ('B' is 2 metres past the point of connection) as seen in the plan below. All adjusted drinking water mains are to be re-laid at standard depth for that main sizing and where possible in Sydney Water's allocations. Any fittings affected by road alterations are to be adjusted to the designed finished surface levels".</i></p>	<p>We have been advised by SPP group that the water main upgrade (100mm amplified to 150mm) has been designed and approved by Sydney Water, with construction to commence in early March 2012.</p>
<p>Wastewater</p> <p><i>The current wastewater system has sufficient capacity to serve the proposed development. The wastewater main available for connection is the 225mm main traversing the property to the north.</i></p> <p><i>The proposed development conflicts with the location of this 225mm wastewater main. A wastewater deviation may be required.</i></p>	<p>The required sewer deviation has been approved as a part of a separate approval under Part 5 of the EP&A Act (development without consent under SEPP (Infrastructure) 2007). We have been advised by SPP Group that the design has been approved by Sydney Water, with construction to commence in early March 2012.</p>
<p>Sydney Water Servicing</p> <p><i>Sydney Water will further assess the impact</i></p>	<p>Noted. A Section 73 Certificate will be obtained as required.</p>

<p><i>of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.</i></p> <p><i>The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development.</i></p> <p><i>Sydney Water requests the Council to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.</i></p>	
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The submission prepared by the NSW Office of Environment and Heritage on 6 December 2011 raised no objection to the project and states as follows:-

"I advise OEF has reviewed the Environmental Assessment prepared for the proposed project and has no comments and no further interest in being involved".

The submission prepared by the NSW Department of Transport, Roads and Maritime Services on 21 December 2011 raised no objection to the project and states as follows:-

"RMS has reviewed and submitted documentation and raises no objection to the proposal".

3.3 Public Submissions

Six (6) public submissions were made during the exhibition period. Each of the submissions and a response thereto are included in the table below.

Table 3: Public Submissions and Responses

Submission prepared by Glen Croxson 19 November 2011	Response
<p><i>What are the proposed terms for casual parking beneath Graythwaite?</i></p> <p><i>Will there be a commercial carpark?</i></p> <p><i>Will car parking be restricted only to the users of the rehab facility, or available on a casual basis to users of the adjoining medical centres?</i></p>	<p>The proposed basement car park will be constructed for the users and staff of the proposed Rehabilitation Centre and will not be associated with the adjoining Ryde Medical Centre. We note that a number of the staff members will simultaneously work at both Ryde</p>

	Hospital and the Graythwaite Rehabilitation Centre.
Submission prepared by Rowan Johnston 18 November 2011	Response
<i>I strongly support the development of a new facility using funds generated by the sale of an inefficient, old facility such as Graythwaite. The design, location and utility of this project are to be applauded.</i>	No response required as the submission was made in support of the application.
Submission prepared by John Beattie 15 November 2011	Response
<i>I wish to state that I, as representative of J.C.Beattie P/L totally support the development as currently outlined and although perhaps it will interfere with parking and various other amenities in the near vicinity of my rooms, I believe the proposed structure and its purpose fulfils the purpose of the hospital campus, which is after all for health provision.</i>	No response required as the submission was made in support of the application. However, in relation to "various other amenities" (i.e. such as overshadowing), refer to the comments made in Section 3.1 of this report. In relation to "car parking", we note that the required 12 car parking spaces will be allocated to the Ryde Medical Centre.
Submission prepared by Margorie Haggarty 12 November 2011	Response
<p><i>The Environmental Assessment plan exhibited at the City of Ryde Council Civic Centre, Devlin Street, Ryde NSW 2112 shows a carpark will be built behind the Graythwaite Centre.</i></p> <p><i>The plan shows lights will be erected around the carpark.</i></p> <p><i>I am concerned that light may shine directly into my bedrooms as I live opposite a section of the designated carpark.</i></p> <p><i>I would expect some attention be paid to the positioning of the lights, so they do not shine into Ryedale Road.</i></p>	<p>The car park referred to does not form part of the subject application. The car park forms part of a separate approval (under SEPP Infrastructure). Nonetheless, commentary in relation to this matter has been provided by Nettleton Tribe Architects in the design statement at Appendix 3. An extract is provided below:-</p> <p><i>"No external lighting as part of this proposal will impact on this property.</i></p> <p><i>Generally external lighting proposed is designed to minimise glare.</i></p> <p><i>Lighting has been approved under the Infrastructure SEPP as part of the relocated car</i></p>

	<p><i>park adjacent to Ryedale Road. This is also designed with minimisation of glare.</i></p> <p><i>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."</i></p>
<p>Submission prepared by Anonymous 13 December 2011</p>	<p>Response</p>
<p><i>A building of 4 storeys is inappropriate in the above location because no other building on that site, or in the immediate vicinity of the site, is of a similar height.</i></p>	<p>It has been demonstrated in Section 3.1 of this report 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 back and setting back the building, further, relative to the adjacent Fourth Avenue buildings. Refer to the design statement prepared by Nettleton Tribe Architects at Appendix 3 for further discussion regarding height, bulk and scale.</p>
<p><i>The need for a building of that height suggests limited space for gardens or recreation areas.</i></p>	<p>Commentary in relation to this matter has been provided by Nettleton Tribe Architects in the design statement at Appendix 3. An extract is provided below:-</p> <p><i>"Under the proposal the external landscaped space is increased adjacent to [the] 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."</i></p>
<p><i>The height of the building will necessitate the movement of its occupants primarily by lift and</i></p>	<p>Commentary in relation to this matter has been provided by Nettleton Tribe</p>

<p><i>thus an increased demand for energy. I note the provision of space for solar panels but I suggest the very placement of the building in this location, and in this limited space, will result in higher energy demands than at another, more appropriate, location.</i></p>	<p>Architects in the design statement at Appendix 3. An extract is provided below:-</p> <p><i>"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.</i></p> <p><i>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.</i></p> <p><i>As far as possible the design has considered the minimisation of a dependence on lift usage.</i></p> <p><i>The provision of solar panels is not proposed as part of this application."</i></p>
<p><i>The demands for the transport of the staff, patients and visitors of this facility would be extremely problematic because in my opinion, traffic surveys were not conducted at all relevant points. Conducting surveys only at the corner of Florence Avenue and Blaxland Road did not take</i></p>	<p>We have been advised by Halcrow that the traffic counts were undertaken at the intersections through which traffic from the Graythwaite development will travel. The need for these intersections to be considered was a requirement of</p>

<i>into account the importance of Ryedale Road in providing access to Ryde Hospital (and to the proposed development) from West Ryde, Eastwood and Denistone. Ryedale Road is used by a large volume of private vehicles, buses and delivery vans and has had traffic calming devices installed. it is illogical to suggest that all extra road traffic is going to access the proposed development from one direction only and so traffic surveys should also have been conducted along Ryedale Road.</i>	the Director General.
<i>There is a parking area which was recently built behind Ryde Hospital on Ryedale Road to supply extra parking for the hospital. As a result of this new parking area, there has been an increase of traffic on Ryedale Road as all traffic enters and leaves this parking area via Ryedale Road.</i>	This statement is incorrect. In relation to this matter, we note that access to this car park is via Ryde Hospital's internal loop road. No cars can directly access Ryedale Road from the car park.
<i>Adjacent to the parking area described at 2(b) is a medical centre which has also recently opened. This medical centre provides parking at the rear with access via a single driveway onto Ryedale Road.</i>	The car parking area associated with the medical centre is not part of the subject application and therefore, further consideration in relation to this matter is not necessary.
<i>An additional parking area is already under construction. This is being built on a site formerly occupied by tennis courts. As far as I can tell from the EA for the above project there is no other land available to replace this lost recreation space.</i>	This car park formed part of a separate approvals process and does not form part of this application. Notwithstanding this, we note that the tennis courts were in a dilapidated state and provided an opportunity to provide more car parking on the site in an unused area, to meet demands.
<i>Parking on Ryedale Road and the streets surrounding Ryde Hospital (especially since the construction of the Ambulance Station at Ryde Hospital, and the opening of the medical centre on Ryedale Road) is a great problem. A large facility such as that proposed will only exacerbate this problem.</i>	<p>In response to this matter, Halcrow has advised as follows:-</p> <p><i>"Adequate parking is being provided in the Graythwaite park to accommodate all of its requirements. Consequently, there will be no need for Graythwaite staff to park off-site."</i></p> <p>We also note that a number of the staff members will simultaneously work at both Ryde Hospital and the</p>

	Graythwaite Rehabilitation Centre.
<p><i>To suggest that providing access to and from the parking area for the proposed facility via the circuit road within the hospital grounds will solve the stress of additional traffic in the surrounding area is a nonsense. Increased traffic on the circuit road will still need to feed on and off the site onto the surrounding streets and drivers who are unable to find parking on the hospital grounds will drive around the surrounding streets searching for a place to park.</i></p>	<p>In response to this matter, Halcrow has advised as follows:-</p> <p><i>" The proposed arrangement provides a separate access and egress point off Fourth Avenue. The purpose of this is to improve circulation at the entrance to the new facility.</i></p> <p><i>The traffic and parking report has shown that the site has enough parking to ensure that cars do not overspill onto adjacent roads and also that the key intersections which will experience increases in flow as a part of the development will continue to operate below capacity."</i></p>
<p>Submission prepared by Woolf Associates for Ryde Medical Centre 15 February 2012</p>	Response
<p>1. <i>Continued access both during construction and permanently while the RMC operates as a medical centre for egress over the hospital land from RMC and the retention of car spaces on the hospital land in pursuance of the long standing mutual cooperation between the hospital and RMC. We assert there is an agreement to this effect with the hospital. We understand that NSW Health Infrastructure do not accept the arrangement as contractual. However NSW Health Infrastructure have advised arrangements for continued egress access both during construction and then for the life of RMC and at least 12 parking spaces together with 2 further spaces which are mostly on RMC land but also partly on hospital land. There is a difference between RMC and NSW Health Infrastructure as to whether the long term position should be governed by a licence or</i></p>	<p>Noted. This matter is being separately negotiated directly between Health Infrastructure and the relevant representative(s) of the Ryde Medical Centre.</p> <p>Health Infrastructure has assisted Ryde Medical Centre in undertaking their own investigations in preparing their submission to the subject application.</p> <p>The existing agreement for parking to be provided on HAC land (Ryde Hospital) is being maintained though an alternate configuration. This exceeds the requirements from Ryde Council for their conditions of consent for the Ryde Medical Centre DA.</p>

<p><i>an easement. We hope to resolve that issue directly with NSW Health Infrastructure.</i></p>	<p>We have been advised by Health Infrastructure that Ryde Medical Centre has been offered a license for continued use of the car spaces, which has been rejected. We have also been advised by Health Infrastructure that the Ryde Medical Centre has been offered the land for sale, which is currently being considered by the Ryde Medical Centre.</p>
<p>2. <i>The least interference with the operations of RMC during the construction of the project. In this regard our client has obtained reports from Renzo Tonin & Associates in relation to acoustic impacts. Our client has also obtained a report from Douglas Partners in relation to the proposal by the proponent for rock anchors extending into our client's property and in relation to geotechnical aspects including machinery and methods of construction. We enclose a copy of these reports. We have provided NSW Health Infrastructure with these reports. Our client requests that the recommendations of both of the consultants be incorporated into conditions of project approval. Our client requires the adoption of the recommendations in relation to the rock anchor proposal. Our client trusts that there will be satisfactory resolution of the formal grant of the long term parking/access issue. We submit the following matters for incorporation in the project approval arising from recommendations from the two consultants.</i></p>	<p>Noted. These two (2) reports have been reviewed and responses prepared by Acoustic Logic and Jeffery and Katauskas accordingly. Refer to the comments below and the responses at Appendix 5, Appendix 6 and Appendix 7 respectively. For a summary of the responses to the acoustic and geotechnical peer reviews, refer to the following comments in this table.</p>
<p>3. <i>Adoption of conditions arising from recommendations of Renzo Tonin & Associates in report 13 January 2012.</i></p> <p>3.1 <i>Re-issue of Acoustic Logic acoustic assessment based on current proposal prior to project approval</i></p> <p>3.2 <i>The following requirements be imposed on the construction contractor:</i></p> <p>a. <i>Residential grade mufflers fitted to all diesel engine powered equipment.</i></p> <p>b. <i>Noise barrier be erected on the</i></p>	<p>A response to the peer review prepared by Renzo Tonin & Associates has been prepared by Acoustic Logic in support of this application. This response accompanies this report at Appendix 5. In summary, the response prepared by Acoustic Logic states as follows:-</p> <ul style="list-style-type: none"> • <i>"At Part 3A stage, the purpose of a noise and vibration assessment is to establish criteria, present typical treatments that may be applied and</i>

<p>western side of the construction site to shield the Ryde Medical Centre. This noise barrier would need to be of significant height for it to be effective for the upper level of the Ryde Medical Centre.</p> <p>c. Provide a work program showing durations of the various phases of work and give prior notification to the Medical Centre of the days when particularly noisy activities such as rock hammering or piling are to occur.</p> <p>d. Provide a mobile phone number of the project manager on site so that if noise levels become an issue at any time, the Medical Centre can contact the project manager and request a change to the activities.</p> <p>e. Locate static plant such as generators, concrete pumps and cranes away from the western site boundary and/or providing acoustic screens or enclosures around them.</p> <p>3.3 Adopt the recommendations in 4.3.2 of the Acoustic Logic report which include:</p> <p>(a) Replacing high vibration activity such as rock hammering and pile driving with rock saws and bored piling where required.</p> <p>(b) Carry out a detailed vibration study prior to construction commencement which recommends suitable buffer distances or identifies equipment that should not be used also a copy of the study to be provided to Ryde Medical Centre.</p> <p>(c) Carry out a dilapidation study of Ryde Medical Centre prior to and post construction works at the cost of and by NSW Health Infrastructure with copy of each to be provided to Ryde Medical Centre.</p> <p>(d) Vibration monitoring to be</p>	<p>methodologies that can be implemented in order to reduce construction noise. This is due to the fact that no contractor has been engaged at this stage, and no construction methodology has been established. For this reason, detailed construction noise and vibration management plans are prepared at CC stage to ensure that the correct treatments are applied. To specify screens as referred to in the Renzo Tonin report may not be necessary or may prove to be ineffective as no contractor programme has been developed. There is no benefit in specifying exact treatments for the control of construction noise at this stage.</p> <ul style="list-style-type: none"> • The acoustic specification which has been prepared in addition to the Part 3A report nominates treatments for the control of mechanical noise. • A report has been prepared which nominates the treatments for the proposed generator. • As per the Renzo Tonin report, we agree that an additional review of mechanical services be conducted based on contractor's final selections." <p>The reports referred to in the extract a above are also appended to this report at Appendix 6 and Appendix 7.</p>
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	<p><i>conducted at commencement of excavation to ensure that vibration levels are below the required limits (the required limits to be specified). Results of vibration monitoring to be provided to Ryde Medical Centre.</i></p>	
3.4	<p><i>Operational phase of Graythwaite Rehabilitation Centre:</i></p> <p>(a) <i>Generator room located adjacent to Ryde Medical Centre boundary (ground floor plan between gridlines A-B and 1-2 to be designed with appropriate wall constructions, acoustic doors and seals so that noise emissions do not exceed the set noise goals at the boundary (set noise goals to be defined).</i></p> <p>(b) <i>Noise mitigation to be installed to the mechanical plant on the rooftop or install acoustic screens along the western side of the plant area.</i></p> <p>(c) <i>Conduct a detailed review of mechanical plant noise emissions once plant selections on locations are finalised including in determination as to the height and extent of the proposed screens around the rooftop plant to ensure satisfactory acoustic control and to determine whether some of the louvred sections of the enclosure should be changed to screens.</i></p> <p>(d) <i>Plant noise to be attenuated to meet satisfactory standards using standard acoustic treatment.</i></p>	
3.5	<p><i>Prepare a detailed construction noise and vibration management plan prior to commencement of construction to be approved by the Department and to be fully implemented by the construction contractor.</i></p>	
4.	<p><i>Rock Anchors and adoption of conditions</i></p>	<p>A letter of response has been prepared</p>

<p>arising from Douglas Partners recommendations in report 20 January 2012.</p> <p>(a) Clarification of the recommended earth pressure distribution for the design of the anchored shoring wall along the western boundary of the proposed GRC development. Douglas recommends this be based on a trapezoidal earth pressure distribution and a lateral earth pressure of $8H(kPa)$ for the soil and weathered shale, where H is the retained height in metres.</p> <p>(b) Clarification of the redirection of the drain on the northern side of the RMC building and the relocated sewer currently outside the eastern boundary of RMC.</p> <p>(c) Ryde Medical Centre to provide advice to NSW Health Infrastructure as to acceptable limits for medical equipment used by Ryde Medical Centre so that NSW Health Infrastructure can ensure works will be carried out so that the medical equipment will continue to function properly taking into account the vibrations generated by excavation works, pile augering and percussion drilling. At present the standard of 5mm/s for continuous vibration to be complied with.</p> <p>(d) Continuous quantitative ground vibration monitoring to be carried out during the construction works and in particular during the duration of the demolition, excavation and shoring works. The contractor to be responsible for keeping within these limits (limits to be specified) and should they be exceeded the methodology or equipment used should change accordingly.</p> <p>(e) Subject to payment of RMC</p>	<p>by Jeffery and Katauskas in relation to the Douglas Partners peer review that was submitted to the DoPI with the Ryde Medical Centre submission. This response is too detailed to include in full. However, we note that largely, Douglas Partners concur with the findings of the original geotechnical report submitted with the EA. The matters of contention and responses are discussed in detail in the letter prepared by Jeffery and Katauskas at Appendix 8 of this PPR.</p>
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consultant fees, RMC grant permission to GRC to install anchors beneath its property subject to:

(i) *Following completion of the permanent works evidence be provided to RMC confirming that all installed anchors have been de-stressed and all physical connection between the anchor and shoring wall have been removed.*

(ii) *NSW Health Infrastructure provide a warranty confirming that all redundant anchors left in the ground will not adversely impact RMC or any future development RMC may wish to undertake or impact NSW Health Infrastructure, other structures or services should the anchors be excavated from within or outside of RMC's property boundary in the future.*

(iii) *Dilapidation survey to be undertaken prior to commencement of the construction works and to be provided to RMC. Second dilapidation survey to be carried out 2 months after all construction works are completed and to be provided to RMC.*

(iv) *NSW Health Infrastructure to provide RMC a financial bond against any damage that may result from the construction works or any other activity by the proponent on either its site or on the RMC site. That NSW Health Infrastructure indemnifies and keeps indemnified RMC from and against any damage or injury or liability that arises from*

<p><i>the installation of the rock anchors and any other activity by the proponent on either its site or on the RMC site.</i></p>	
<p>Submission prepared by Jesmond Vella 16 December 2012</p>	<p>Response</p>
<p><i>We wish to lodge our concern to the proposed development on a two fronts firstly is the proposed height of the facility being 4 stories is not in keeping with the area, and will be a major eye sore in the area. Secondly the additional traffic which has already increased and will continue to increase both with this project and the new development at West Ryde. The surrounding streets are already a bottle neck and pose a degree of danger with many streets now becoming one lane due to increased traffic and parking.</i></p>	<p>In relation to building height, we refer to the comments made in Section 3.1 of this report and the response prepared by Nettleton Tribe Architects at Appendix 3. The proposed height is consistent with other buildings within the locality and is not considered to result in any adverse amenity impact on residential amenity.</p> <p>In relation to traffic, Halcrow has advised as follows:-</p> <p><i>"The traffic and parking report has shown that the site has enough parking to ensure that cars do not overspill onto adjacent roads and also that the key intersections which will experience increases in flow as a part of the development will continue to operate below capacity."</i></p>

With regards to the above, we consider that the matters raised by the various submissions prepared in relation to this application, have been adequately addressed.

4 PREFERRED PROJECT REPORT

4.1 Proposed Amendments

In response to the public submissions and as a result of further detailed design work, a number of amendments have been made to the proposed scheme. A revised set of architectural plans prepared by Nettleton Tribe is attached at **Appendix 2** which include the following key modifications:-

- Modifications to the north-western corner of the site including an amendment to the proposed western site boundary to allow for the provision of twelve (12) car spaces for the Ryde Medical Centre;
- Two VMO car parking spaces that were originally proposed in the north-western part of the site have been relocated to the south of the proposed rehabilitation centre and to the west of the existing internal roadway; and
- Refurbishment to the existing Kitchen and Linen Services building in the central part of the site. The refurbishment works will facilitate new store rooms (including cold store, general store, fluid store and dirty linen store).

4.2 Revised project description

The Preferred Project remains as described in the Environmental Assessment apart from the above described amendments, which results in the following revised development parameters:-

Table 4: Proposed Development Parameters

Development Parameter	Development Statistics Originally Proposed under EA	Development Statistics Proposed under PPR
Site Area	3,928.20m ²	3,956.20m ²
Gross Floor Area	4,309.45m ²	4,309.45m ² (no change)
Landscaped Area	Front Garden (Fourth Ave) =144 m ² Western Garden Bed = 55 m ² Northern Courtyard = 47 m ² Southern Courtyard = 178 m ² Total Soft Landscaping for the Site = 424 m²	Front Garden (Fourth Ave) =144 m ² Western Garden Bed = 55 m ² Northern Courtyard = 47 m ² Southern Courtyard = 178 m ² Total Soft Landscaping for the Site = 424 m² (no change)

Car Parking	85 spaces including four (4) accessible parking spaces.	<p>79 spaces in the basement car park.</p> <p>4 spaces near the proposed porte-cochere at Fourth Avenue.</p> <p>8 additional car parking spaces in the new car park next to the Mental Health Building.</p> <p>2 additional spaces adjacent to the internal access road.</p> <p>A total of 93 car parking spaces.</p> <p>We note that 38 additional car parking spaces will be provided in the location of the former tennis courts. This car park has been separately approved under the ISEPP provisions.</p>
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(Source: Nettleton Tribe)

With regards to the table above, we note that the calculations for gross floor area, building height and landscaped area, have been undertaken in accordance with the Ryde Local Environmental Plan 2010 definitions for those development standards.

The drawings which describe the Preferred Project are listed below and provided at **Appendix 2:-**

Table 5: Revised Development Plans

Architectural Plans prepared by Nettleton Tribe Architects			
Drawing AR_3717-DA-000	Cover Sheet	Revision N/A	17.02.12
Drawing AR_3717-DA-001	Site Plan	Revision C	17.02.12
Drawing AR_3717-DA-002	Site Analysis	Revision B	17.02.12
Drawing AR_3717-DA-011	Ground Floor Plan	Revision C	17.02.12
Drawing AR_3717-DA-012	Level 1 Floor Plan	Revision B	17.02.12
Drawing	Level 2 Floor Plan	Revision B	17.02.12

AR_3717-DA-013			
Drawing AR_3717-DA-014	Level 3 Floor Plan	Revision B	17.02.12
Drawing AR_3717-DA-015	Roof Plan	Revision B	17.02.12
Drawing AR_3717-DA-016	Kitchen & Linen Refurbishment - Sheet 1	Revision A	17.02.12
Drawing AR_3717-DA-017	Kitchen & Linen Refurbishment - Sheet 2	Revision A	17.02.12
Drawing AR_3717-DA-021	Elevations – Sheet 1	Revision A	10.06.11
Drawing AR_3717-DA-022	Elevations – Sheet 2	Revision A	10.06.11
Drawing AR_3717-DA-031	Sections – Sheet 1	Revision A	10.06.11
Drawing AR_3717-DA-041	Shadow Diagrams – Sheet 1	Revision A	10.06.11
Drawing AR_3717-DA-042	Shadow Diagrams – Sheet 2	Revision A	10.06.11
Drawing AR_3717-DA-043	Shadow Diagrams - Equinox	Revision A	10.06.11
Drawing AR_3717-DA-081	Materials Board	Revision A	10.06.11

The following reports have been amended / submitted for the purpose of the PPR submission:-

- Architectural design statement prepared by Nettleton Tribe Architects;
- Revised Traffic and Parking Assessment prepared by Halcrow;
- Response to Acoustic Queries, and accompanying Acoustic Specification for Tender and Emergency Generator Assessment prepared by Acoustic Logic; and
- Response to geotechnical queries prepared by Jeffery and Katauskas.

5 AMENDED STATEMENT OF COMMITMENTS

The proponent commits to the following matters should approval be granted to this application (amendments shown in red):-

Table 6: Draft Statement of Commitments

Issues	Action
1. Traffic and accessibility	A Workplace Travel Plan is to be prepared and implemented during the occupation of the proposed rehabilitation centre. The framework for the Workplace Travel Plan is to follow the framework identified in the Traffic and Accessibility Report prepared by Halcrow and accompanying the EA at Appendix 8 .
2. Ecologically Sustainable Development	<p>The proposal will aim to achieve a standard equivalent to a 4 Star Green Star rating.</p> <p>The proposal is to comply with the recommendations of the ESD Report prepared by Steensen Varming and appended to the EA at Appendix 11. Such recommendations include, but are not limited to the following:-</p> <ul style="list-style-type: none"> • The project must consider exceeding the deemed-to-satisfy requirements of Section J of the BCA; • It is recommended that hospital management / the Clients, establish a Sustainability Control Group (SCG) or Green Team, within the organisation, to help implement policies for ESD. This group should consist of director-level representatives, or other high-level staff members who have a decision-making capacity; • The internal noise levels from building services should meet the recommended design sound levels provided in Table 1 of AS/NZS2107:2000 for 95% of the project's nominated area; • The facility lighting design is to provide a maintenance illuminance of not greater than 25% above the minimum maintained illuminance levels recommended in Table F1 of AS 1680.2.5 for 95% of the nominated area as measured at the working place (or as required by AS 1680.2.5). • During the construction phase of the project, it would be recommended to implement the following; <ul style="list-style-type: none"> – <i>“Reduce construction waste by implementing a Waste Management Plan (WMP).</i> – <i>Encourage reuse or recycling of construction waste. (This requirement will be specified within the Tender preliminaries).</i> – <i>Implement a site – specific Environmental Management</i>

	<p><i>Plan. Appoint a Contractor who holds a valid ISO 14001 accreditation prior to and throughout the construction.</i></p> <ul style="list-style-type: none"> - <i>Maintain and conserve the ecological integrity of site by implementing good construction practices.“</i> <ul style="list-style-type: none"> • During the operation phase of the project, it would be recommended to implement the following; <ul style="list-style-type: none"> - <i>“Benchmarks / targets must be set for future monitoring and benchmarking.</i> - <i>Implement ongoing monitoring to allow for optimization of building energy consumption.</i> - <i>Purchase green power from an energy supplier.</i> - <i>Provide area dedicated for the separation, storage and collection of recyclables (paper, plastics, mercury containing products & devices).</i> - <i>Provide periodic staff training and provide information to occupants regarding the buildings environmental attributes and performance.</i> - <i>Utilise a Building Management System (BMS) to maximise the effectiveness of building services.</i> - <i>Encourage the use of non-potable water (ex: rainwater harvesting) whenever possible. “</i>
3. Contamination	<p>The proposal is to comply with the recommendations contained in the Stage 1 Environmental Site Assessment report prepared by EIS and appended to the EA at Appendix 6. Such recommendations include, but are not limited to the following:-</p> <ul style="list-style-type: none"> • The site is to be inspected by experienced environmental personnel during excavation works <i>“to assess any unexpected conditions or subsurface facilities that may be discovered between investigation locations and to better assess the potential for asbestos contamination beneath the existing buildings at the site.”</i> • <i>“The requirement to report to the DECCW (EPA) under Section 60 and Guidelines on the Duty to Report Contamination²² under the CLM Amendment Act 2008 should be assessed once the site has been inspected following... excavation works.”</i>
4. Geotechnical	<p>The proposal is to comply with the recommendations contained in the Geotechnical Investigation report prepared by Jeffery and Katauskas and appended to the EA at Appendix 7. We note that the recommendations provided in the Geotechnical Investigation report are quite extensive and have therefore not been included in this Statement of Commitments and reference</p>

	<p>should be made to the complete report at Appendix 7.</p> <p>The recommendations of the letter of advice prepared by Jeffery and Katauskas at Appendix 8 of this report will be complied with.</p>
5. Aboriginal Heritage	<p>Once ground clearance, excavation or site preparation works commence, if something is discovered that could be an Aboriginal object, a qualified Heritage Consultant must be contacted. In that instance, advice is to be sought from the Environment Protection and Regulation Group of the Office of Environment and Heritage relating to recording the finds and the appropriate management options.</p>
6. Drainage and stormwater management	<p>The recommendations of the Civil Design Report prepared by Taylor Thomson Whitting and accompanying the EA at Appendix 13 are to be complied with to ensure appropriate stormwater management and erosion and sediment control measures are undertaken. Such recommendations include, but are not limited to the following:-</p> <ul style="list-style-type: none"> • Necessary measures are to be adopted as may for erosion control, including the following where applicable: <ul style="list-style-type: none"> - Staging: Staging of operations (eg. clearing, stripping, demolition); - Restoration: Progressive restoration of disturbed areas; - Drains: Temporary drains and catch drains; - Dispersal: Diversion and dispersal of concentrated flows to points where the water can pass through the site without damage; - Spreader Banks: Or other structures to disperse concentrated silt traps; - Construction and maintenance of silt traps to prevent discharge of scoured material to downstream areas; - Temporary grassing: Or other treatment to disturbed areas (eg. contour ploughing); - Temporary fencing. • The building is required to liaise and comply with the requirements of the Landcom's Managing Urban Stormwater "Soil and Construction" (The "Blue Book") and the local Council. • The builder is required to apply dust and noise control measures to minimise disturbance to the functioning of neighbouring properties. The contractor is required to demonstrate the proposed works equipment to be within acceptable limits for noise and vibration as determined by a registered acoustic consultant.

	<ul style="list-style-type: none"> • Shoring, excavation techniques, excavation support, temporary and permanent batters are to be undertaken in accordance with TTW's specification and the recommendations of a qualified practicing Geotechnical Engineer. • Site preparation works are to include the following: <ul style="list-style-type: none"> - Stripping of topsoil from work areas to be stockpiled for landscape areas. - Tyne, water and roll the areas over which filling, paving or building slabs are to be placed. Six passes of a 10 tonne static roller are required. The final pass shall be a proof roll where movement of greater than 3mm under the roller will indicate Bad Ground. - Placement of acceptable material from cut areas shall be placed in layers of not more than 200mm to the compaction requirements. - Filled areas and cut areas to be overlain by buildings and pavements are to be protected to maintain constant moisture content in the soil. The protection is to remain in place until construction is complete. • An independent approved NATA registered testing authority is required to perform all the compaction testing of earthworks and submit test certificates to the Principal. Certification will be required that aggregates are suitable for use in roadwork and concrete. • All proposed internal pipeworks which consist of pipes and access pits shall be designed in accordance with Australian Rainfall & Runoff (AR&R), Council and AS 3500.3 1998 and will be directed to the on-site detention (OSD) tank systems prior to discharge to Council's receiving stormwater network in Fourth Avenue. • The OSD tanks system is to be designed in accordance with Ryde City Council's requirements to provide temporary storage and restrict stormwater peak discharge flowrates from the site to a rate that specified by Council. • All pavements (including roads, parking areas, paths and service vehicle access areas) are to be designed and constructed in accordance with Section 5.0 of the Geotechnical Investigation Report at Appendix 13 of the EA.
7. Ecology	<p>Appropriate replacement planting is to be undertaken within the Fourth Avenue Road Reserve and to the north of the site to offset the removal of the street tree. Replanting is to be undertaken in accordance with Council's specifications.</p>

<p>8. Management of Construction noise, vibration, dust, soil and erosion</p>	<p>A Construction Management Plan (CMP) is to be prepared prior to construction to adequately manage any potential environmental impacts associated with the construction of the proposed rehabilitation centre and associated works. As a guide, the CMP is to include measures for waste, noise, vibration, dust, air, traffic, water and soil and erosion control management. The proposed construction is to be undertaken in accordance with the CMP for the development.</p> <p>Hours of construction will be limited to 7.00am to 7.00pm Monday to Friday, and 8.00am to 4.00pm on Saturdays. There will be no work on Sundays and public holidays.</p>
<p>9. Waste</p>	<p>Waste management is to be undertaken in accordance with the Construction Waste Management Plan prepared by Aurora Projects (refer to Appendix 19b) and the Operation Waste Management Plan prepared by NSW Health NSLHN (refer to Appendix 19a).</p>
<p>10. Access</p>	<p>The proposal is to comply with the recommendations contained within the Access Report prepared by Morris Goding Accessibility Consulting accompanying the EA at Appendix 12 to ensure compliance with the relevant legislation and regulatory requirements. Such recommendations include, but are not limited to, the following:-</p> <p>Main Entry</p> <ul style="list-style-type: none"> • Ensure the connecting pathway to building main entry has a 1:20 min. gradient, compliant with AS1428.1. • Ensure the active leaf of main entry doors provides 850mm clear width (generally 920mm door leaf), compliant with AS1428.1. • Ensure a 1:8 kerb ramp, compliant with AS1428.1 is provided at patient drop off zone to enable wheelchair access from roadway to building entry. <p>Emergency Egress</p> <ul style="list-style-type: none"> • Consideration should be given to provide 850mm clear width doorways (generally 920mm door leaf) at all fire stairs, fire passages and egress doors to street level. This will allow some level of fire safety protection for a person using a wheelchair (advisory). <p>Circulation Areas</p> <ul style="list-style-type: none"> • Ensure handrails are provided along at least one side of every passageway or corridor that is used by patients.

	<p>Where practical the handrail shall be continuous for their full length, compliant with BCA section D2.17.</p> <p>Doors</p> <ul style="list-style-type: none"> • Ensure all consulting and staff room doors provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1. • Ensure all consulting and staff room doors provide 510-530mm latch side clearance, compliant with AS1428.1. • Ensure the active leaf of all dual hinged doors of equal width provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1. <p>Stairs</p> <ul style="list-style-type: none"> • Ensure the handrails indicated on both sides of stair are compliant with AS1428.1. <p>Passenger Lifts</p> <p>Ensure the lift cars have internal lift components (control panels, audio/visual indicators, handrails and light levels) that meet the requirements of AS1735.12 and BCA E3.6.</p> <p>Access Linkages</p> <ul style="list-style-type: none"> • As western fire stair becomes a communication stair between level 2 building and external walkway, ensure it includes handrails on both sides and is compliant with AS1428.1 to assist ambulant people with disabilities. • Ensure active leaf of dual hinged doors (equal width) from level 2 east lobby to external area provide 850mm min. clear width, compliant with AS1428.1. • Ensure any connecting external path of travel to 'The Chatterry' from the building level 2 east lobby doors is compliant with AS1428.1 <p>Office and Staff Amenities</p> <ul style="list-style-type: none"> • Ensure all office and staff room doors provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1. • Ensure all office and staff room doors provide 510-530mm latch side clearance, compliant with AS1428.1. <p>In-patient Lounge and Common Facilities</p>
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	<ul style="list-style-type: none"> • Ensure all common-use doors provide 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1. • Ensure all common-use doors provide 510-530mm latch side clearance, compliant with AS1428.1. <p>North Terrace</p> <ul style="list-style-type: none"> • Ensure the active leaf of all dual hinged doors to terrace provide 850mm min. clear width, compliant with AS1428.1. <p>South Terrace</p> <ul style="list-style-type: none"> • If terrace will be used as a common-use area, ensure an accessible path of travel compliant with AS1428.1 <p>Accessible Toilets</p> <ul style="list-style-type: none"> • To ensure compliance with AS1428.1-2009 and Ryde Council DCP, the accessible toilets should be enlarged to ensure there is 2300mm x 1900mm clear circulation space around the WC pan with the basin outside this area (max. encroachment 100mm). Overall internal dimensions of approx. 2400mm x 2400mm are required (basin on adjacent wall to pan as shown), for compliance with AS1428.1 fig 43. • Ensure fixtures within all accessible WCs are installed in compliance with AS1428.1-2009. <p>Therapy Pool Accessible Toilet and Shower</p> <ul style="list-style-type: none"> • To ensure compliance with AS1428.1-2009 and Ryde Council DCP, the accessible toilets should be enlarged to ensure there is 2300mm x 1900mm clear circulation space around the WC pan with the basin outside this area (max. encroachment 100mm). Overall internal dimensions of approx. 2400mm x 2400mm are required (basin on adjacent wall to pan as shown), for compliance with AS1428.1 fig 43. • To ensure compliance with AS1428.1-2009 and Ryde Council DCP, the accessible toilet should be enlarged to ensure there is 2300mm x 1900mm around the WC pan with the basin to sit outside this area (max. encroachment 100mm). • Ensure fixtures within the accessible WC and separate shower are installed in compliance with AS1428.1-2009.
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	<p>Therapy Pool</p> <ul style="list-style-type: none"> To ensure compliance with DDA Premises Standard and BCA 2011, ensure the fixed pool ramp is designed in accordance with Part D5.2 and AS1428.1. This requires 1:14 max. gradient and appropriate landings at top and bottom and every 9metres. Ensure handrails are provided on both sides of the ramp, compliant with AS1428.1 <p>Car Parking</p> <ul style="list-style-type: none"> Ensure door from car park to entry lobby provides 850mm min. clear width (generally 920mm door leaf), compliant with AS1428.1. Provide 1540 x 2070mm min. circulation space at end of access way outside car park door for wheelchair manoeuvrability, compliant with AS1428.1. Ensure 2500mm min. height clearance over the accessible car spaces and 2200mm min. height clearance on path of travel from car park entry, compliant with AS2890.6. <p>Signage</p> <ul style="list-style-type: none"> Signage is to comply with DDA Premises Standards and BCA part D3.6. Provide way finding signage to accessible entrances, lifts and accessible toilets.
11. Noise and Vibration	<p>The proposal is to comply with the recommendations contained in the Acoustic Assessment report prepared by Acoustic Logic and appended to the EA at Appendix 21. We note that the recommendations provided in the Acoustic Assessment report are quite extensive and have therefore not been included in this Statement of Commitments and reference should be made to the complete report at Appendix 21.</p> <p>A detailed construction noise and vibration management plan is to be prepared prior to any work commencing on the site.</p> <p>The requirements and recommendations of the acoustic specification report at Appendix 6 and the emergency generator assessment report at Appendix 7 are to be complied with.</p> <p>As per the Renzo Tonin acoustic peer review prepared to accompany the Ryde Medical Centre submission, an additional review of mechanical services will be conducted based on contractor's final selections to ensure these selections meet the</p>

	set design criteria.
12. Consultation	Future consultation with key stakeholders is to be undertaken during the course of the Project Application in accordance with the commitments outlined in the Community Consultation note at Appendix 20 and the NSW Department of Planning's Major Project Community Consultation Guidelines October 2007.

6 CONCLUSION

Based on the Environmental Assessment Report ("EA") as well as the Preferred Project Report ("PPR"), it is considered that the proposed Project Application for the Graythwaite Rehabilitation Centre is consistent with all local, regional and State planning objectives. The amended design responds to further detailed design work undertaken following the submission of the original EA.

In summary, the proposal, as amended, will:-

- Result in a significant improvement to the existing conditions on the identified part of the Ryde Hospital site;
- Provide the Ryde Hospital campus with the flexibility it requires to cater for an extended range of rehabilitation services;
- Result in a development that is in the public interest with a social benefit associated with the provision of rehabilitation services. The increased provision of such services will be fundamental to meet the demands generated by an ageing population;
- Present a design that responds appropriately to the context, including streetscape, environmental effects, heritage and surrounding built form; and
- Generate significant employment opportunities from the site during the construction and ongoing operation of the Graythwaite Rehabilitation Centre.

The potential environmental impacts identified, are able to be effectively ameliorated by the mitigation measures recommended within the various consultant reports submitted as part of the EA Report as well as the amended / updated reports as a result of the PPR, as incorporated into the revised statement of commitments. This report concludes that subject to the mitigation measures (including revised Statement of Commitments), any adverse impacts would be managed and mitigated.

It is considered that the Project Application contemplates a form of development that will achieve the objects of the EP&A Act. In particular, the proposal represents "*orderly and economic use and development of land*", provides the opportunity for additional rehabilitation health services and will generate additional employment opportunities from the site. As such, approval is sought for the Project Application pursuant to **Section 75J** of the Act.

APPENDIX 1

Letter from the DoPI dated 18 January 2012

APPENDIX 2

Revised Architectural Plans (reduced)

APPENDIX 3

Architectural Design Response

APPENDIX 4

Revised Traffic and Parking Assessment

APPENDIX 5

Response to Acoustic Queries

APPENDIX 6

Acoustic Specification for Tender

APPENDIX 7

Emergency Generator Assessment

APPENDIX 8

Response to Geotechnical Queries