

**MODIFICATION REQUEST:
Graythwaite Rehabilitation Centre
Ryde Hospital
Fourth Avenue, Denistone
(MP10_0179 MOD 1)**



Description of Modification Request

- increase height and revise layout of roof plant rooms
- internal reconfiguration of entry and reception area and inclusion of a waiting area
- increase GFA
- modify entry driveway and ambulance parking bay

Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

August 2012

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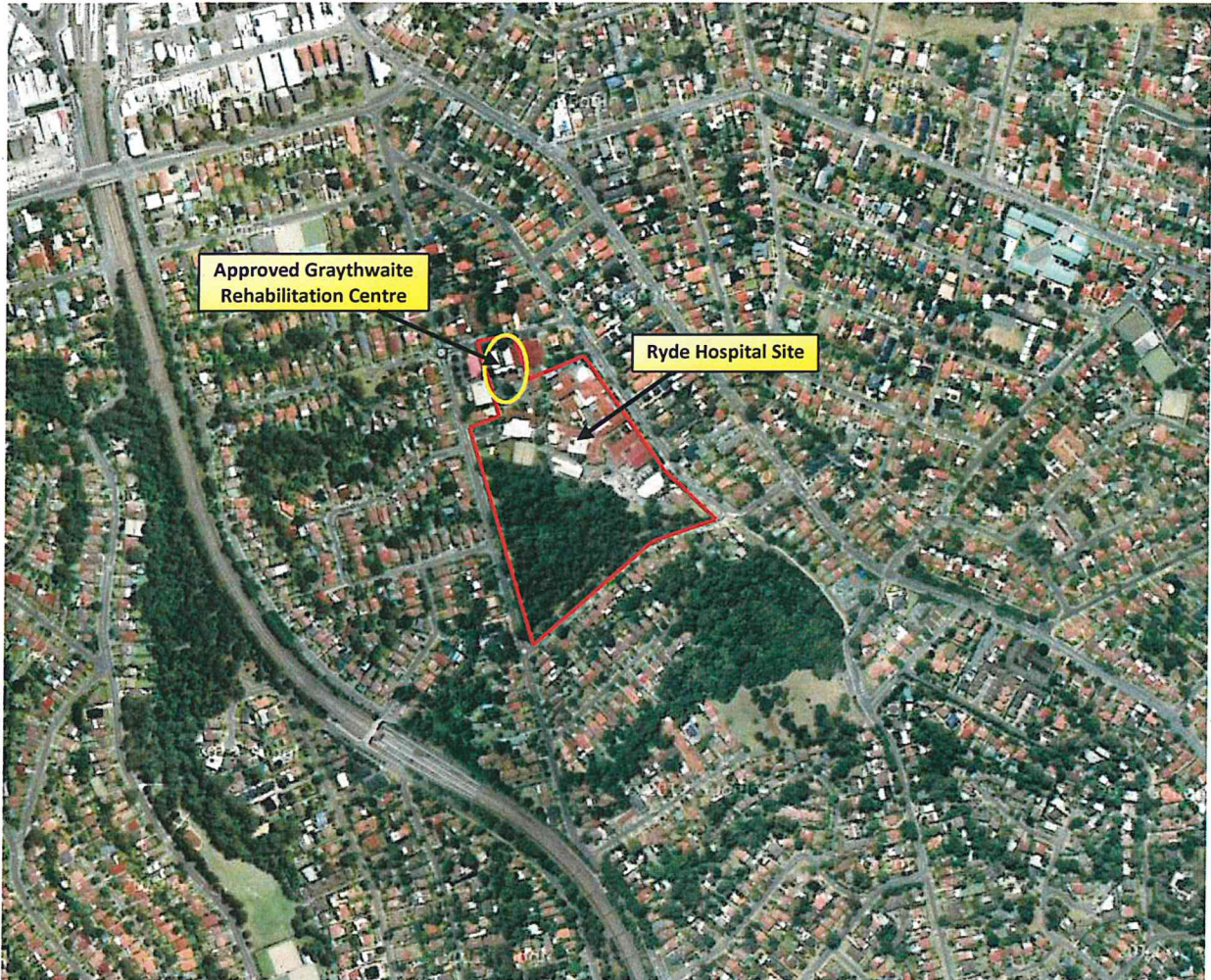
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1. BACKGROUND

1.1 The Site

Ryde Hospital is located at Denistone Road, Denistone, within the Ryde Local Government Area. The approved project location is on the northern part of the hospital campus with a frontage to Fourth Avenue. The Ryde Hospital site and the approved project location are shown in Figure 1.

Figure 1: Project Location



1.2 Approval History

On 22 April 2012, the Deputy Director-General, Development Assessment and Systems Performance, as delegate of the Minister for Planning and Infrastructure, approved a project application (MP10_0179) for:

- construction of a 3/4 storey, 64 bed rehabilitation centre including ground floor parking for 79 vehicles
- external at-grade parking for 26 vehicles
- new driveways
- associated landscape works and removal of one street tree
- boundary adjustment between Lots 1 and 2 in DP 1137800.

The layout of the approved project on the Ryde Hospital site is shown in Figure 2, and the Northern and Eastern Elevations of the approved Graythwaite Rehabilitation Centre are shown in Figures 3 and 4.

Figure 2: Approved Project Layout (building shown in blue)

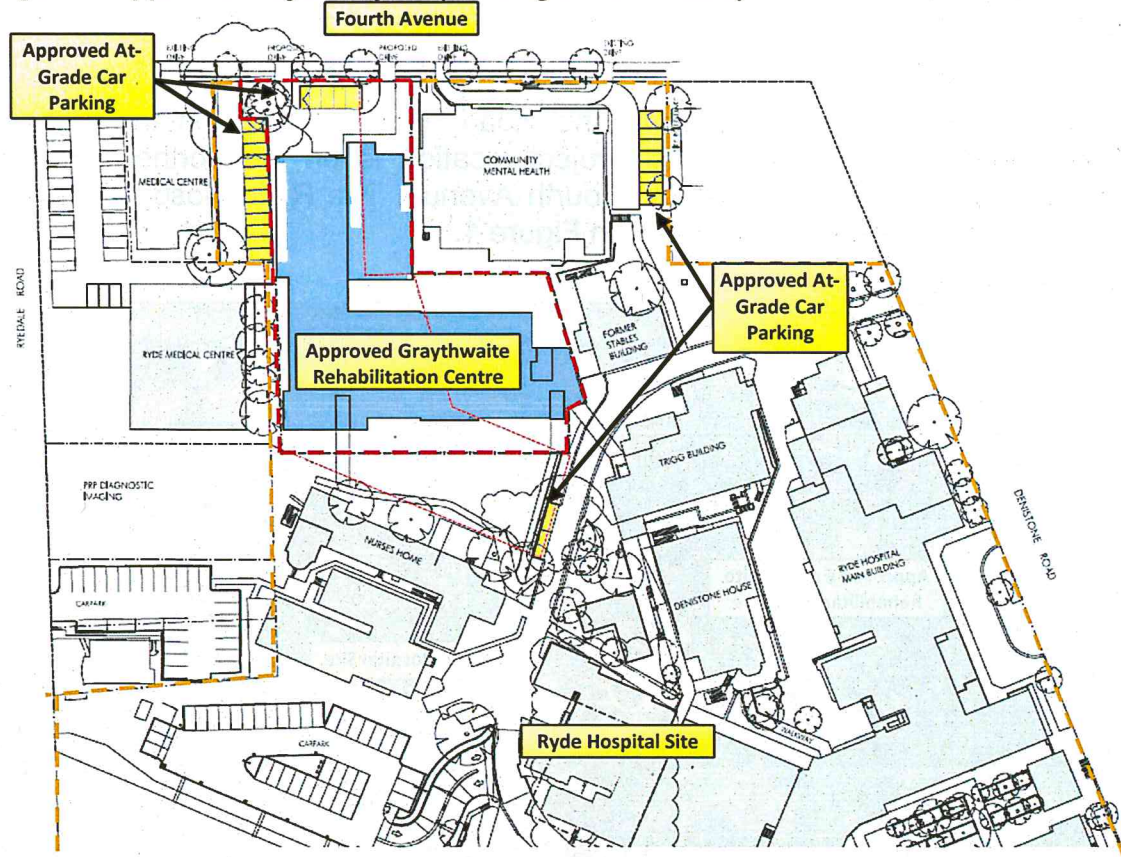


Figure 3: Northern Elevation (from Fourth Avenue)

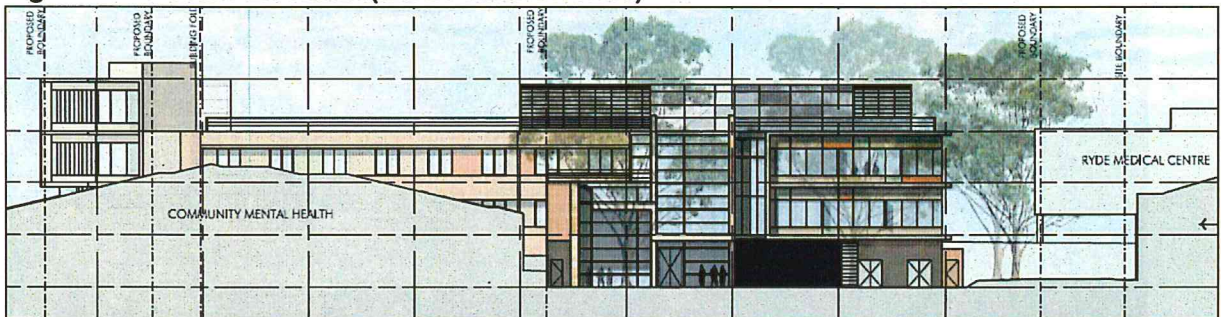


Figure 4: Western Elevation



2. PROPOSED MODIFICATION

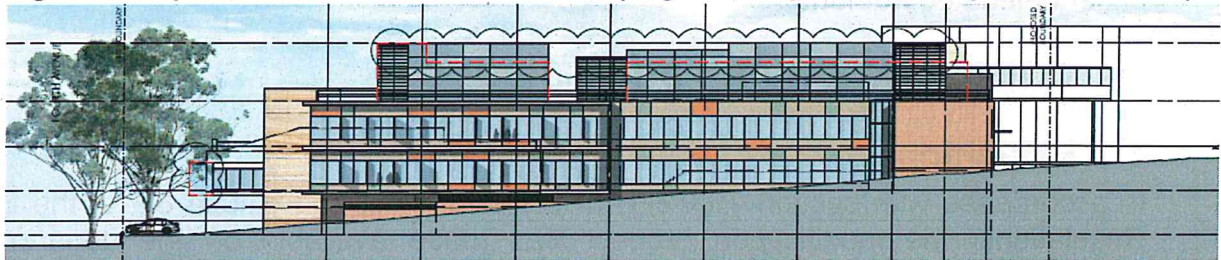
2.1 Modification Description

The modification request (MP10_0179 MOD 1) lodged by Health Infrastructure seeks approval for:

- increasing the height of roof plant rooms from RL 105.0 to RL 106.7 (increase of 1.7 m)
- reconfiguration of the southern roof plant room
- reconfiguration of the building entry area on the ground floor and a revised awning design
- reconfiguring the reception desk area, and introducing a waiting area on level 1
- increasing the GFA from 4,309.45 sqm to 4,324.25 sqm (increase of 14.8 sqm) as a result of the introduction of a waiting area
- reducing the entry driveway width off Fourth Avenue
- introduction of a separate ambulance parking bay

The proposed increase in the height of roof plant is illustrated in Figure 5.

Figure 5: Proposed Modified Western Elevation (original roof plant shown by dashed red line)



Further photomontages illustrating the proposed height increase and reconfiguration of roof plant rooms is provided in section 5 of this report.

The proposed waiting area on level 1 is located where there was previously void space in the approved project, and consequently the GFA of the building is proposed to increase from 4,309.45 sqm to 4,324.25 sqm (increase of 14.8 sqm).

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the EP&A Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Section 75W(2) of the EP&A Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposal involves modifications to the external built form of the building and internal reconfigurations, the modification will require the Minister's approval.

3.2 Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides the Director-General with scope to issue Environmental Assessment Requirements (DGRs) that must be complied with before the matter will be considered by the Minister. Environmental Assessment Requirements were not issued for this modification as the proponent had addressed the key issues in the modification request.

3.3 Delegated Authority

On 14 September 2011, the Minister delegated his powers and functions under section 75W of the EP&A Act, effective from 1 October 2011, to Directors in the Major Projects Assessment Division, where:

- The relevant local council has not made an objection
- A political disclosure statement has not been made
- There are less than 10 public submissions in the nature of objection.

Ryde City Council has not objected to the proposed modification, a political donations disclosure has not been made in relation to the proposed modification application and no public submissions have been received. Accordingly, the Director, Metropolitan and Regional Projects North can therefore determine the modification under delegated authority.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

In accordance with section 75X(2)(f) of the EP&A Act and clause 8G of the EP&A Regulations, the modification request was made available on the department's website for 14 days. The modification request was also referred to Ryde City Council and Roads and Maritime Services for comment.

A submission was received from council which did not object to the proposed modification, however, some general comments were provided, as summarised below.

- council identified that height and overshadowing were issues raised in it's submission on the original project
- council notes that the proposed changes are generally minor in nature, and the extent of additional overshadowing arising from the additional roof plant height is considered to be minor
- council requests that the department consider any potential impacts on adjoining properties arising from the additional roof plant height.

The department has considered the comments made in council's submission in its assessment of the proposed modification.

Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received.

5. ASSESSMENT

The department considers the key issues for the proposed modification to be:

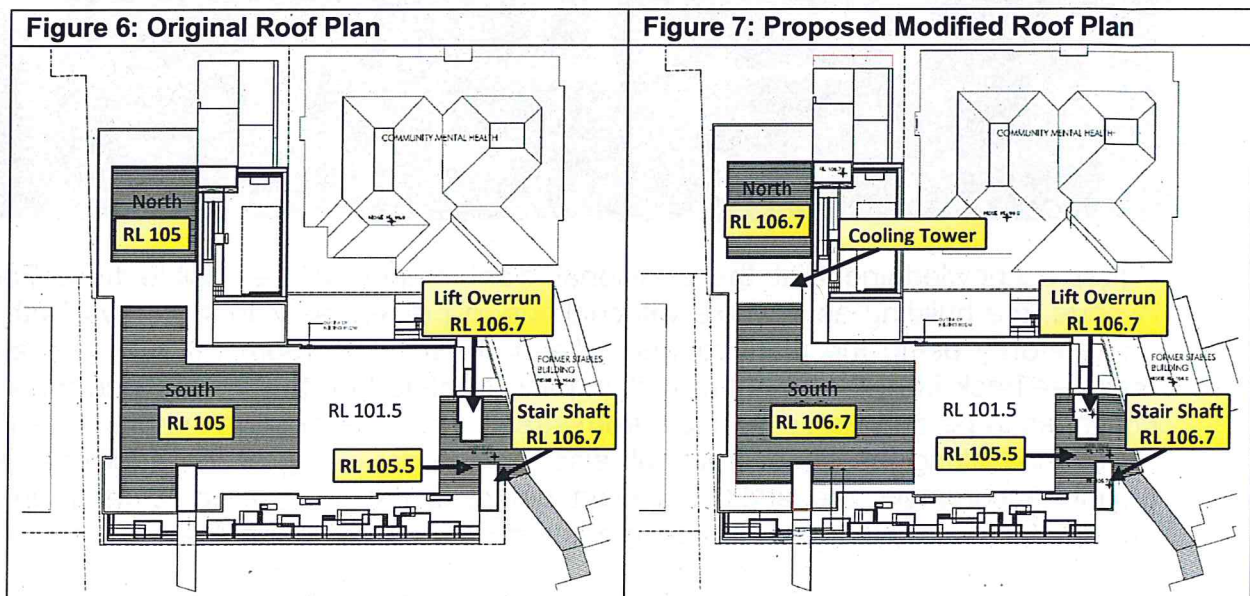
- building height
- building reconfiguration and floor space
- overshadowing
- heritage
- driveway access and ambulance parking

5.1 Building Height

The approved 3/4 storey Graythwaite Rehabilitation Centre comprises car parking on the ground floor, rehabilitation centre floor space on levels 1 and 2, and two roof plant rooms (north and south plant rooms), stair shaft, lift area and pedestrian bridge link (connecting with another hospital building) on level 3.

The maximum height of the approved project is RL106.7, being the height of the stair shaft and lift overrun in the south-east corner of the building on level 3. The two roof plant rooms on level 3 have a height of RL 105 (see Figure 6).

The proposed modification seeks approval to raise the height of the two roof plant rooms by 1.7 m to a height of RL 106.7, resulting in the plant rooms being the same height as the stair shaft and lift overrun (being the maximum height of the approved project). The height of the plant rooms themselves would increase from 3.5 m to 5.2 m. The proposed modification also seeks to alter the layout of the southern plant room, including a revised setback from the southern edge of the building, and the addition of a cooling tower towards the north plant room. The proponent has identified that the height increases and layout alterations are required to accommodate the required clearances of the plant equipment to be contained within. A comparison of the approved and proposed modified roof plans (showing the proposed height changes to the roof plant rooms) are provided in Figures 6 and 7.



Whilst the maximum RL height of the approved project is not proposed to increase, the raised height of the north and south plant rooms will result in some additional building height (being the vertical distance between ground level (existing) and the

highest point of the building) and bulk, which will be visible from the street and from within the hospital campus. A comparison of the approved and proposed modified project, as viewed from Fourth Avenue, is provided in Figures 8 and 9 (the proposed revised awning design fronting Fourth Avenue is also illustrated in Figure 9).

Figure 8: photomontage of original project as viewed from Fourth Avenue



Figure 9: photomontage of modified project as viewed from Fourth Avenue



Whilst acknowledging that the additional plant height will be visible from Fourth Avenue, the building as a whole will continue to present as 3 to 4 storeys (with the fourth storey being the plant rooms). The northern plant room will maintain a five metre setback from the northern building line fronting Fourth Avenue, and therefore continues to be only partially visible from street level. The existing mature trees to be maintained along the street front will also provide screening of the additional plant height. Accordingly, the additional plant height is not considered to result in any substantial change to the appearance of the building from Fourth Avenue.

Similarly, the height increase and revised setback of the southern plant room will be visible from within the hospital campus, however, the proposed changes are not considered to result in any substantial change to the appearance of the building. When viewing the building from the south, the ground level and level 1 of the building

are partially underground, and therefore the building presents as being only two storeys in height (levels 2 and 3), however the additional height and revised setback of the southern plant room is not considered to exacerbate the appearance of the top storey (level 3). The department also notes that the southern portion of the building is located centrally within the hospital campus and is significantly removed from surrounding residential development, and therefore the proposed modifications will not result in any substantial visual impacts on surrounding residential areas. Additionally, the proposal is not anticipated to result in any adverse visual impacts on adjacent hospital buildings given that the overall appearance of the building will be maintained. A comparison of the approved and proposed modified project, as viewed from within the hospital campus, is provided in Figures 10 and 11.

Figure 10: photomontage of original project as viewed from the South-West



Figure 11: photomontage of modified project as viewed from the South-West



The department has considered the proposed height increase and reconfiguration of the roof plant rooms on merit, and considers that the proposed modifications are acceptable for the following reasons:

- there are no height controls applicable to the site
- the proposed height increase will not exceed the maximum RL of the approved project

- the additional plant height and reconfiguration will not result in any substantial change to the appearance of the building
- the hospital campus contains a number of other buildings up to four storeys in scale with higher RL's than the approved project
- the plant rooms will remain setback from the outer edges of the building and will therefore continue to be only partially visible from ground level
- the plant rooms (as modified) are significantly removed from surrounding residential development, and therefore will not result in any substantial visual impacts on surrounding residential areas.

5.2 Building Reconfiguration and Floor Space

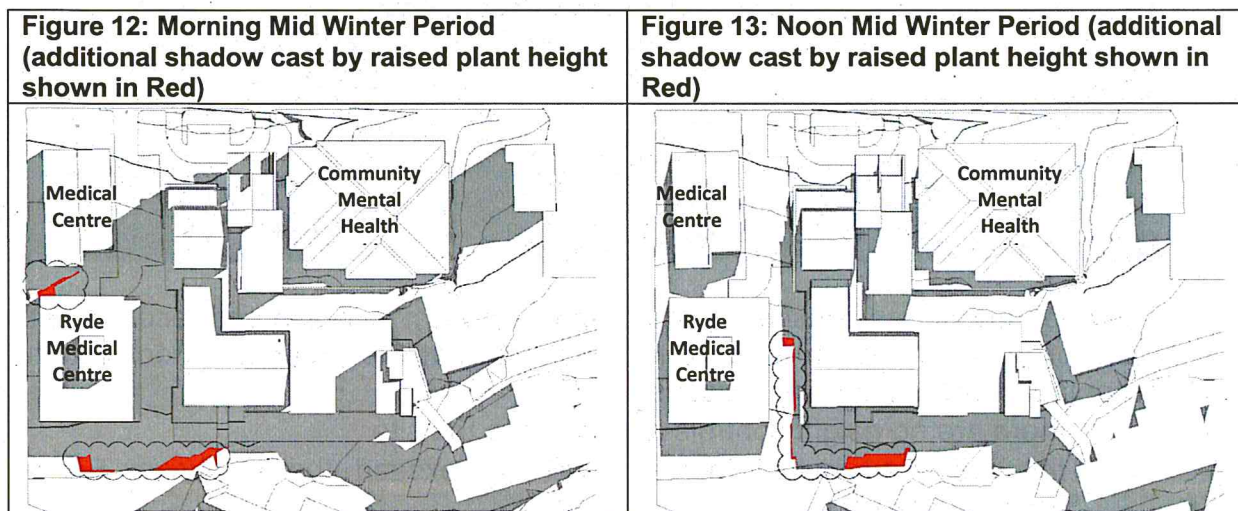
The proposal includes a revised awning design fronting Fourth Avenue (see Figure 9), minor reconfiguration of the building entry on the ground floor, and minor reconfiguration of the reception desk area and introduction of a waiting area on level 1.

The revised awning design is required to allow clearance for a drainage easement at the front of the building, meaning the awning is now two meters shorter than the awning in the approved project. The reconfiguration of building entry is proposed to accommodate the inclusion of an ambulance parking bay. Reconfiguration of the reception desk area and introduction of a waiting area is required to accommodate a larger area for patient transfers and admissions. The waiting area is located where there was previously void space in the approved project, and consequently the GFA of the building is proposed to increase from 4,309.45 sqm to 4,324.25 sqm (increase of 14.8 sqm).

The department considers that the minor increase in GFA as a result of the waiting area is acceptable given it will not result in any substantial change to the bulk of the approved building. The department acknowledges that the revised awning design is required to accommodate a drainage easement, and considers that the minor internal reconfigurations are acceptable given they will improve the overall functionality of the building.

5.3 Overshadowing

The raised plant height will result in some additional overshadowing from the approved project as shown below in Figures 12 and 13.



The proposed raised plant height will not result in any overshadowing to surrounding residential properties, and whilst some additional shadow will be cast on the Ryde Medical Centre during the morning mid winter period, this additional shadow will disappear by midday. The department therefore considers that the minor additional shadow resulting from the proposed modifications will not give rise to any unreasonable loss of solar access or amenity.

5.4 Heritage

The Ryde hospital campus includes two local heritage items listed in Ryde LEP 2010, namely, Denistone House and the former stables. The original project was supported by a Heritage Impact Statement by Graham Brookes and Associates (HIS Report) which concluded that the new Graythwaite Rehabilitation Centre will have no adverse impact on the established heritage significance of Denistone House or the former Stables. The siting of the building will remain unchanged under the modification, and the additional plant height is not considered to result in any substantial change to the appearance of the building. Denistone House is also physically and visually removed from the project location and therefore will not be impacted by the proposed modifications. The former stables are located to the east of the project location and whilst the height increase and revised setback of the southern plant room will be visible from the former stables, the HIS Report has previously concluded that views from the stables building are not considered to be an inherent part of its heritage significance. Accordingly, the department considers that the overall relationship between the proposed modified project and the two heritage items will remain largely unchanged, and that the proposed modifications will not result in any adverse impacts to the heritage significance of the items.

5.5 Driveway Access and Ambulance Parking

The proposed modification includes a minor reduction in the width of the driveway access off Fourth Avenue and the introduction of a separate ambulance parking bay. The proposed changes are considered to be minor and will result in improved pedestrian safety at the driveway access and improved patient drop-off / transfers facilities for ambulances. Accordingly, the department considers that the proposed reduced driveway access and separate ambulance parking bay are acceptable and will result in an overall improved outcome for the project.

6. CONCLUSION

The proposed additional height of roof plant will not result in any significant additional amenity impacts for adjoining properties.

The proposed reduced entry driveway width, introduction of a separate ambulance parking bay, minor internal reconfigurations on the ground floor and level 1 will also improve the functionality of the rehabilitation centre.

Accordingly, the department recommends that the modification request be approved, and the project approval be amended accordingly.

6. RECOMMENDATIONS

It is recommended that the Director, Metropolitan and Regional Projects North:

- a) **Consider** the findings and recommendations of this report
- b) **Approve** the modification, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act 1979*, and
- c) **Sign** the attached instrument of modification approval (**TAG A**).

Prepared By:

 17/8/12

Ben Eveleigh
Planner
Metropolitan and Regional Projects North

Endorsed By:

 17/8/12

David Gibson
Team Leader
Metropolitan and Regional Projects North

 20/8/12

Heather Warton
Director
Metropolitan and Regional Projects North