

## ROYAL REHABILITATION CENTRE SYDNEY - Health Facility, Recreation Circle and Central Parkland

### Response to Director-General's Requirements

Issue	Requirement	Addressed in
<b>General Requirements</b>		
The environmental assessment must include:	– An executive summary;	EAR, p. v
	– A description of the proposal including:	
	– description of the site, including cadastre and title details;	Section 3.0 and <b>Appendix E</b>
	– design, construction, operation, maintenance, rehabilitation and staging as applicable; and	Section 6.0
	– project objectives and need (if relevant);	Section 6.2
	– A consideration of all relevant State and Commonwealth Government Technical and policy guidelines, NSW State Environmental Planning Policies, Concept Plan provisions and applicable planning instruments, relevant legislation and policies.	Section 4.0 and 7.2
	– Any proposed variations from the relevant State Environmental Planning Policies, applicable planning instruments, and relevant legislation are to be justified.	Section 4.0
	– An assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and	Section 7.0
	– A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.	EAR, p. iv
<b>Key Assessment Requirements</b>		
<b>Compliance With Concept Plan Approval</b>	– The EA should include an assessment of the proposal against the previously approved Concept Plan and justify any departures.	Section 7.2 and <b>Appendix B</b>
<b>Urban Form and Design</b>	The EA should address the following:	
	– Urban design, height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography;	Section 7.3 and Design Report by Bates Smart ( <b>Volume 2</b> ).
	– Site analysis and architectural plans;	Design Report by Bates Smart ( <b>Volume 2</b> ).
	– External materials and finishes, including a sample board;	Design Report by Bates Smart ( <b>Volume 2</b> ).
	– Photomontages and view analysis;	Design Report by Bates Smart ( <b>Volume 2</b> ).

Issue	Requirement	Addressed in
<b>Amenity Impacts on Neighbouring Properties</b>	<ul style="list-style-type: none"> <li>– Details of proposed areas of landscaping and open space.</li> <li>– The EA should address the potential amenity impacts on the adjoining residential properties, including visual impact, privacy and overshadowing.</li> </ul>	<p>Sections 6.5 and 6.7.</p> <p>Section 7.3</p>
<b>Traffic, Parking and Access</b>	<p>The EA should address the following:</p> <ul style="list-style-type: none"> <li>– The proposed vehicle access arrangements to the site. The design, layout and configuration of the internal road network shall generally be in accordance with the Concept Plan and the supplementary information submitted to the Department of Planning in relation to the conditions of the approval;</li> <li>– Efficiency of new roads on the site, as well as proposed access and circulation, car parking (including timed parking), and drop off arrangements;</li> <li>– Adequacy of emergency vehicle access/egress</li> <li>– Measures to promote public transport usage and mode share; and</li> <li>– Pedestrian and bicycle linkages.</li> </ul>	<p>Section 7.4 and Transport Report in <b>Appendix J</b>.</p> <p>See above</p> <p>See above</p> <p>See above</p> <p>See above</p>
<b>Contamination</b>	<ul style="list-style-type: none"> <li>– Prepare a preliminary Phase 1 contamination report and demonstrate that suitable measures will be made in accordance with SEPP 55 to address any contamination issues.</li> </ul>	<p>Section 5.3 and Preliminary Environmental Site Assessment in <b>Appendix I</b>.</p>
<b>Construction and operational impacts</b>	<p>The EA should address the following:</p> <ul style="list-style-type: none"> <li>– Any likely geotechnical impacts;</li> <li>– Air pollution, soil and erosion and waste material including operation waste including biomedical infectious or other toxic wastes;</li> <li>– Noise and vibration;</li> <li>– Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site;</li> <li>– Prepare a sediment and erosion control plan;</li> <li>– Prepare a construction management plan to mitigate against the impacts associated with the construction of the new facility.</li> <li>– Prepare a traffic management plan to manage car-parking for workers during the construction period.</li> </ul>	<p>Geotechnical Investigation, <b>Appendix G</b>.</p> <p>Section 7.8 and Construction Management Plan, <b>Appendix R</b>.</p> <p>Section 7.8 and Construction Management Plan, <b>Appendix R</b>.</p> <p>CMP prior to CC</p> <p>Hydraulic Services Plan, <b>Volume 2</b></p> <p>Section 7.8 and Construction Management Plan, <b>Appendix R</b>.</p> <p>Section 7.8 and Construction Management Plan, <b>Appendix R</b>.</p>

Issue	Requirement	Addressed in
<b>Stormwater drainage and flooding</b>	– Key matters to be addressed are flooding, drainage and stormwater management issues, including: on-site detention of stormwater, water sensitive urban design (WSUD), and drainage infrastructure	Cardno Willing’s Report ( <b>Appendix M</b> ) and plans <b>Volume 2</b> .
<b>Waste Management</b>	– Prepare a waste management plan in accordance with NSW DEC (EPA) Guidelines and relevant legislation addressing operational waste at the hospital (in particular biomedical, infectious or other toxic waste), reuse, recycling and/or disposal of waste including waste-water and building materials.	Section 7.9, Waste Management Plan <b>Appendix S</b> and ESD Report, <b>Appendix N</b> .
<b>Open Space</b>	– Prepare detailed landscape plans and sections for the recreational circle and central parkland; – Provide details of the future management, ownership and arrangements for public access to the recreational circle and central parkland.	Landscape Plans by Turf and Environmental Partnership, <b>Volume 2</b> and Section 6.9.
<b>Services</b>	– Key matters to be addressed are the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	Section 7.10 and Services Reports <b>Appendix L</b> and Flood and Water Quality Report <b>Appendix M</b> .
<b>Statement of Commitments</b>	– Proposed mitigation and management of residual impacts; and – A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.	Section 8.0
<b>Test of Adequacy</b>	If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.	Noted
<b>Consultation Requirements</b>	You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment: Agencies or other authorities: – Roads and Traffic Authority – Ryde City Council – NSW Health	Section 5.0