

22 April 2010

Director-General
Department of Planning
23-33 Bridge Street
GPO Box 39 Sydney NSW 2000

**ROYAL REHABILITATION CENTRE SYDNEY SITE, 600 VICTORIA ROAD, RYDE
SECTION 75W MODIFICATION OF THE MINISTER'S APPROVAL FOR TORRENS TITLE
SUBDIVISION (MAJOR PROJECT NO. 07_0100)**

Dear Sir

This application is made on behalf of Peloton Development Management (**Peloton**), who act as development managers for the Royal Rehabilitation Centre Sydney (**RRCS**). The application seeks to modify the subdivision approval for Major Project No. 07_0100 (**Subdivision Approval**) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

This letter identifies the relevant aspects of the Subdivision Approval and describes the proposed modifications to this approval.

It is accompanied by the following attachments:

- **Attachment 1** Plan of subdivision of Lot 102 DP 826426, Lot 1010 DP 836975 and Lot D DP 415046, date of survey 9 June 2008, by Andrew P. Mason, Surveyor (**Approved Subdivision Plan**)
- **Attachment 2** Zoning Map to *State Environmental Planning Policy (Major Development) 2005 (Amendment No. 5)* (**Major Development SEPP**)
- **Attachment 3** Plan of subdivision of Lots 3 & 6 DP 1129793, date of survey 1 April 2010, by Andrew P. Mason, Surveyor which modifies the approved subdivision plan for the RRCS site (**Modified Subdivision Plan**)

The Subdivision Approval

Major Project Number	07_0100
On land comprising	Lot 1010 DP 836975, Lots 102 DP 826426 and Lot D DP 415046
Local Government Area	City of Ryde
For the carrying out of	Torrens title subdivision to create seven superlots, associated rights of carriageway and service easements
Date of Subdivision Approval granted by Minister for Planning	12 August 2008

Proposed modification of approval

The application seeks to rectify a minor discrepancy between the Approved Subdivision Plan (**Attachment 1**) and the Zoning Map to the Major Development SEPP (**Attachment 2**). This amendment will also ensure that the Modified Subdivision Plan is more in line with the concept plan as approved by the Minister for Planning (**Minister**) on 23 March 2006 (**Concept Plan Approval**).

The discrepancies between the Approved Subdivision Plan and the Zoning Map, to be corrected by this application for modification, occur in the following areas:

1. At the north-western narrow section of approved Lot 3 and approved Pt Lot 6 (respectively renamed Lot 8 and Lot 9 in the Modified Subdivision Plan in accordance with Land Title Office requirements for consecutive numbering of lots). The discrepancies between the two plans arises from the fact that the Approved Subdivision Plan shows an angled boundary at the north-western end of what was previously Lot 3, at the point where it adjoins what was previously Pt Lot 6. In contrast, the Zoning Map shows a sharp right angled corner at this point.
2. The boundary between the previous Lot 3 and Pt Lot 6 on the eastern side of the parkland area. The boundary on the Approved Subdivision Plan shows a sharp change in direction, whereas the boundary on the Zoning Map curves around the south eastern side of the parkland area.

The Modified Subdivision Plan (**Attachment 3**) seeks to amend the Approved Subdivision Plan in respect of both of these discrepancies, in order to ensure that it is more in line with the Zoning Map and Concept Plan Approval.

In accordance with the application for the Concept Plan Approval and the Subdivision Approval, RRCS will dedicate the central parklands located within proposed Lot 9 to Ryde City Council (**Council**). Accordingly, these modifications will also ensure that Council is dedicated the land as originally described in the application for the Concept Plan Approval.

Consistency with the Approved Concept Plan and Project Application

A Concept Plan for RRCS (Major Project No. 05_0001) was approved on 23 March 2006. The Modified Subdivision Plan does not alter the general layout or distribution of uses in the approved Concept Plan which provides for the following development on the RRCS site:

1. A new, purpose built specialised rehabilitation and disability facility.
2. No more than 50 residential dwellings per hectare on land excluding the Health Facility.
3. Landscaped private and public open space (including the central parklands).
4. Associated services and infrastructure.
5. Land use distribution, building heights, densities, dwelling mix and types.

The Modified Subdivision Plan does not alter the general layout of the Subdivision Approval as it retains the key attributes of the Approved Subdivision Plan for the following reasons:

1. The approved number of lots (seven) does not change.
2. The approved easements and rights of carriageway do not change.
3. The approved area and shape of five out of the approved seven lots does not change.
4. The general arrangement of the remaining lots (being proposed Lot 8 and Lot 9) are subject to a minor modification only. As detailed above, the Modified Subdivision Plan moves the boundary between proposed Lot 8 (a residential lot) and proposed Lot 9 (the Central Parkland lot). This results in the transfer of 2,660m² from proposed Lot 8 (a residential lot) to proposed Lot 9 (the Central Parkland lot). This transfer represents less than 0.4% of the entire RRCS site.

Given the above points, the proposed modification is consistent with the Approved Concept Plan and Project Application for the RRCS site.

Assessment of the proposed modification

Preservation of the area of land to be dedicated to the Council as the central parkland is the key area of assessment relevant to the proposed modification. The proposed modification will not have any other significant environmental effects.

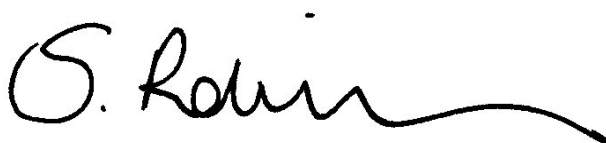
Table 1 demonstrates that the proposed modification of approval increases the area of Lot 9 by 2,660m² (being the area of land to be dedicated to the Council).

Table 1 – Comparison of approved and modified lots

	Approved	Proposed modification	Difference
Residential lot			
Lot number	Lot 3	Lot 8	
Area	2.791ha	2.525ha	-2,660m ²
Zoning	Zone A – General Residential Zone	Zone A – General Residential Zone	
Central Parkland lot			
Lot number	Lot 6	Lot 9	
Area	Pt 6 1.723ha	Lot 9 2.604ha	+2,660m ²
	Pt 6 <u>0.6153ha</u>		
	Lot 6 2.338ha		
Zoning	Zone B - Public Recreation Zone	Zone B - Public Recreation Zone	
Area to be dedicated to Council	2.3384ha (23,384m ²)	2.604ha (26,040m ²)	

Please do not hesitate to contact the undersigned should the Department require any further information on the proposed modification.

Yours sincerely



Sandra Robinson
Director

Enc. See above

ATTACHMENT 1

Plan of subdivision of Lot 102 DP 826426, Lot 1010 DP 836975 and Lot D DP
415046, date of survey 9 June 2008, by Andrew P. Mason, Surveyor
(**approved subdivision plan**)

PRINCES STREET

(18.29 WIDE)

0°53'35"



SCHEDULE OF SHORT & CURVED BOUNDARIES

No.	BEARING	DISTANCE	ARC	RADIUS
1	349°43'	8.445		
2	7°09'	9.92		
3	222°28'	0.97	1.025	0.885
4	125°53'10"	3.79	4.2	2.7
5	13°22'50"	4.855		
6	41°22'50"	17		
7	311°24'	3.245		
8	221°24'	4.3		
9	311°24'	2.985		

Clause 35(i)(b) and Clause 6(2) of the Surveying Regulation 2006	MARK	MGA EASTING	MGA NORTHING	CLASS	ORDER	ORIGIN
PM3408	324591.682	6256012.911	B	2		S.C.I.M.S.
SSM87882	324755.693	6256335.641	C	3		S.C.I.M.S.
SSM87883	324802.863	6256248.351	C	3		S.C.I.M.S.
SSM87894	324929.873	6256212.208	C	3		S.C.I.M.S.
PM52045	325219.058	6256584.471	B	2		S.C.I.M.S.
SSM37980	325468.929	6256390.408	B	2		S.C.I.M.S.
PM52058	325303.058	6256256.207	B	2		S.C.I.M.S.
SSM83550	325142.668	6256056.359	B	2		S.C.I.M.S.
PM52059	324930.392	6255796.177	B	2		S.C.I.M.S.
SSM37979	324664.386	6256067.875	B	2		S.C.I.M.S.

DATE: 03.05.08 COMBINED SCALE FACTOR: 0.9999716 ZONE 56

- 'A' - EASEMENT FOR DRAINAGE (WIDE D.P.631907)
'B' - SUBSTANTIATION PREMISES No.2576 (WIDE R389437 & D.P.452190)
'C' - EASEMENT FOR ELECTRICITY PURPOSES 6.705 WIDE (WIDE R389437 & D.P.452190)
'D' - RIGHT OF WAY 3.66 & 4.185 WIDE (WIDE R389437 & D.P.452190)
'E' - SUBSTANTIATION PREMISES No.5082 (WIDE R389437 & D.P.452190)
'F' - EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (WIDE R389437 & D.P.452190)
'G' - RIGHT OF WAY 5.8 & 4.97 WIDE (WIDE R389437 & D.P.452190)
'H' - SUBSTANTIATION PREMISES No.5707 (WIDE W377510)
'I' - RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES (WIDE W377510)
'J' - RIGHT OF WAY VARIABLE WIDTH (WIDE W377510)
'K' - RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 6.5 WIDE (WIDE D.P.826426)
'L' - EASEMENT TO DRAIN WATER 2.5 WIDE (WIDE D.P.826426)
'M' - EASEMENT TO DRAIN WATER 2.5 WIDE (WIDE D.P.836975)
'N' - RIGHT OF CARRIAGEWAY 1.335, 6.77, 13.1 AND 15.1 WIDE & VARIABLE WIDTH (I)
'P' - RIGHT OF CARRIAGEWAY 12.3 AND 19.1 WIDE & VARIABLE WIDTH (2)
'Q' - EASEMENT FOR SERVICES 1.335, 6.77, 13.4, 15.1 AND 19.1 WIDE & VARIABLE WIDTH

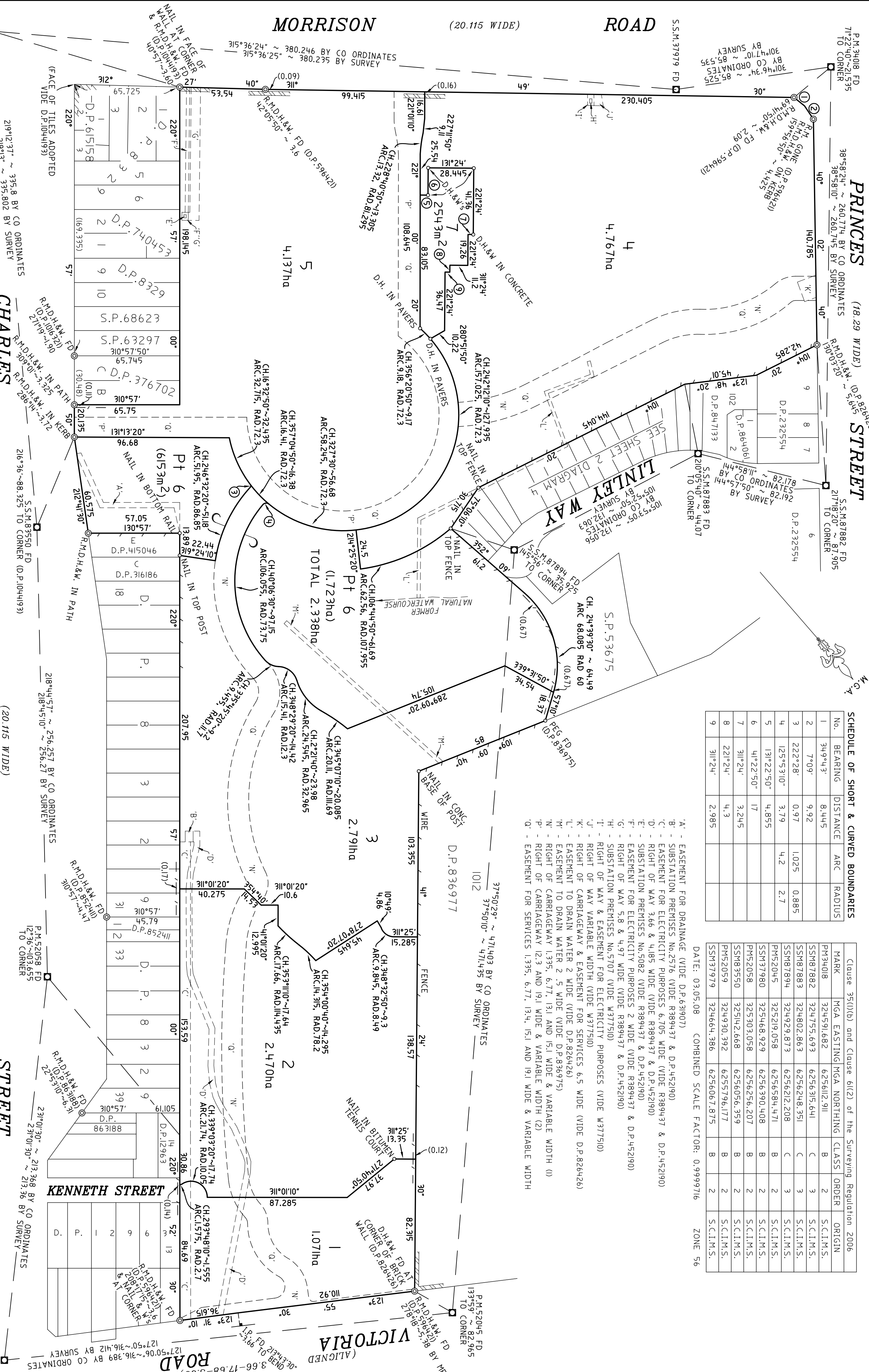
ROAD

(20.115 WIDE)

MORRISON ROAD

380.246 BY CO ORDINATES
380.235 BY SURVEY

315°36'24" ~ 315°36'25"



CHARLES STREET

(20.115 WIDE)

KENNETH STREET

VICTORIA ROAD

SEE SHEET 2 FOR EASEMENT DIMENSIONS

Surveyor : ANDREW P MASON Date of Survey : 5th JUNE, 2008 SURVEYOR'S REFERENCE: 32130-50	PLAN OF SUBDIVISION OF LOT 102 D.P.826426, LOT 1010 D.P.836975 & LOT D D.P.415046	L G A RYDE Suburb/Locality: RYDE Subdivision No: Lengths are in metres. Reduction Ratio 1:1500	Registered: DP
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MORRISON

CHARLES

STREET

PRINCES
STREET

LINLEY

WAY

ROAD

VICTORIA

SCHEDULE OF SHORT & CURVED BOUNDARIES				
No.	BEARING	DISTANCE	ARC	RADIUS
1	31°01'10"	12.96		
2	290°19'40"	2.97	3.035	4.2
3	34°50'40"	8.79	8.805	40.845
4	33°21'40"	13.55	13.565	82.795
5	149°14'40"	1.63	1.65	3.06
6	196°56'20"	3.285	3.325	5.935

SCHEDULE OF SHORT & CURVED BOUNDARIES

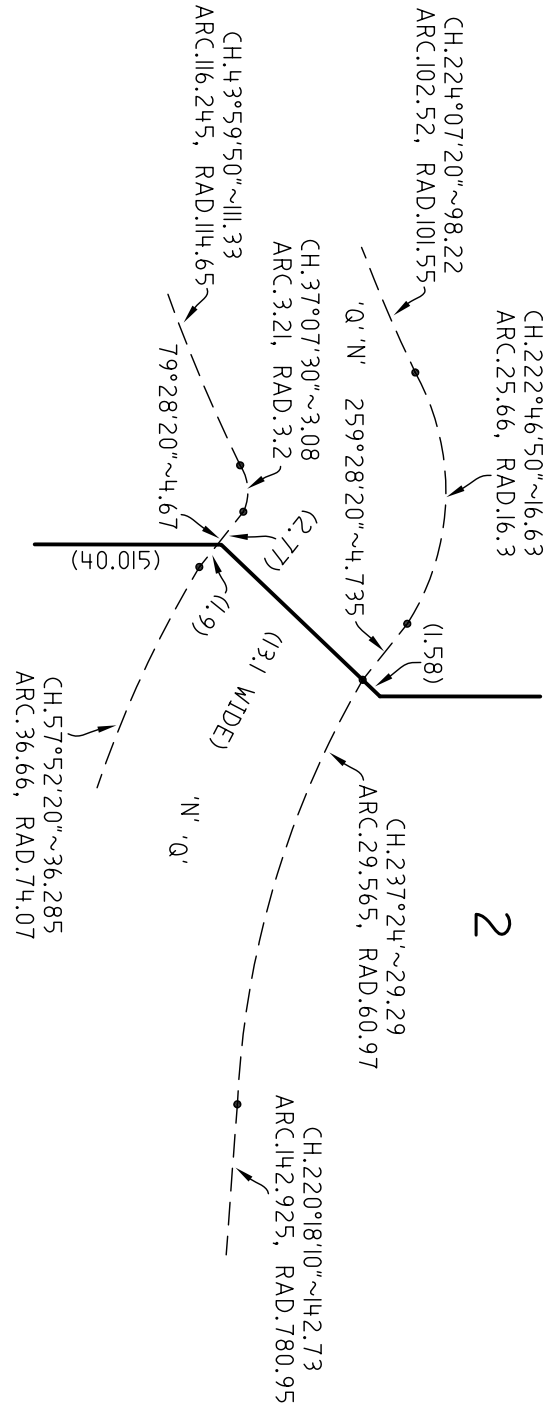


DIAGRAM 2
(SCALE 1:500)

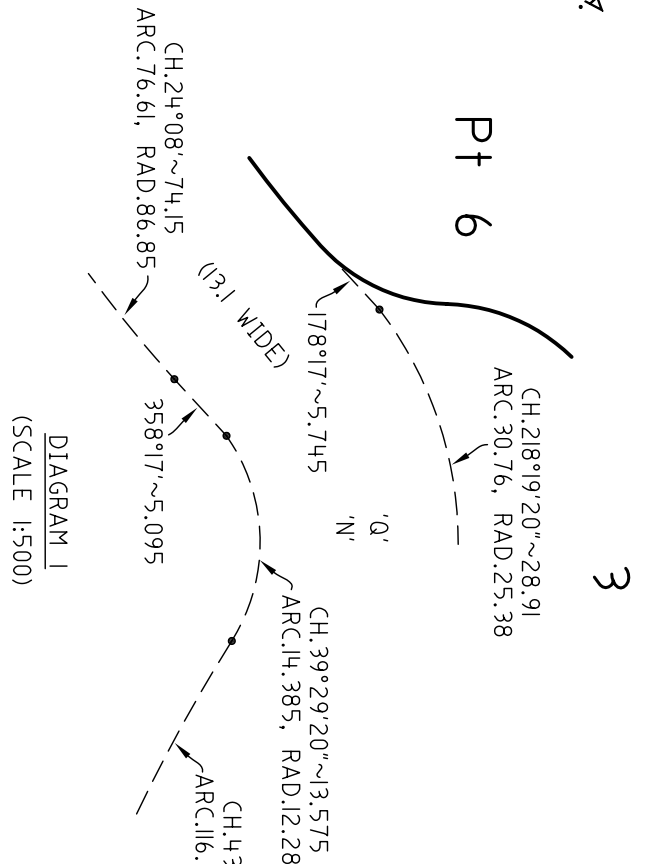
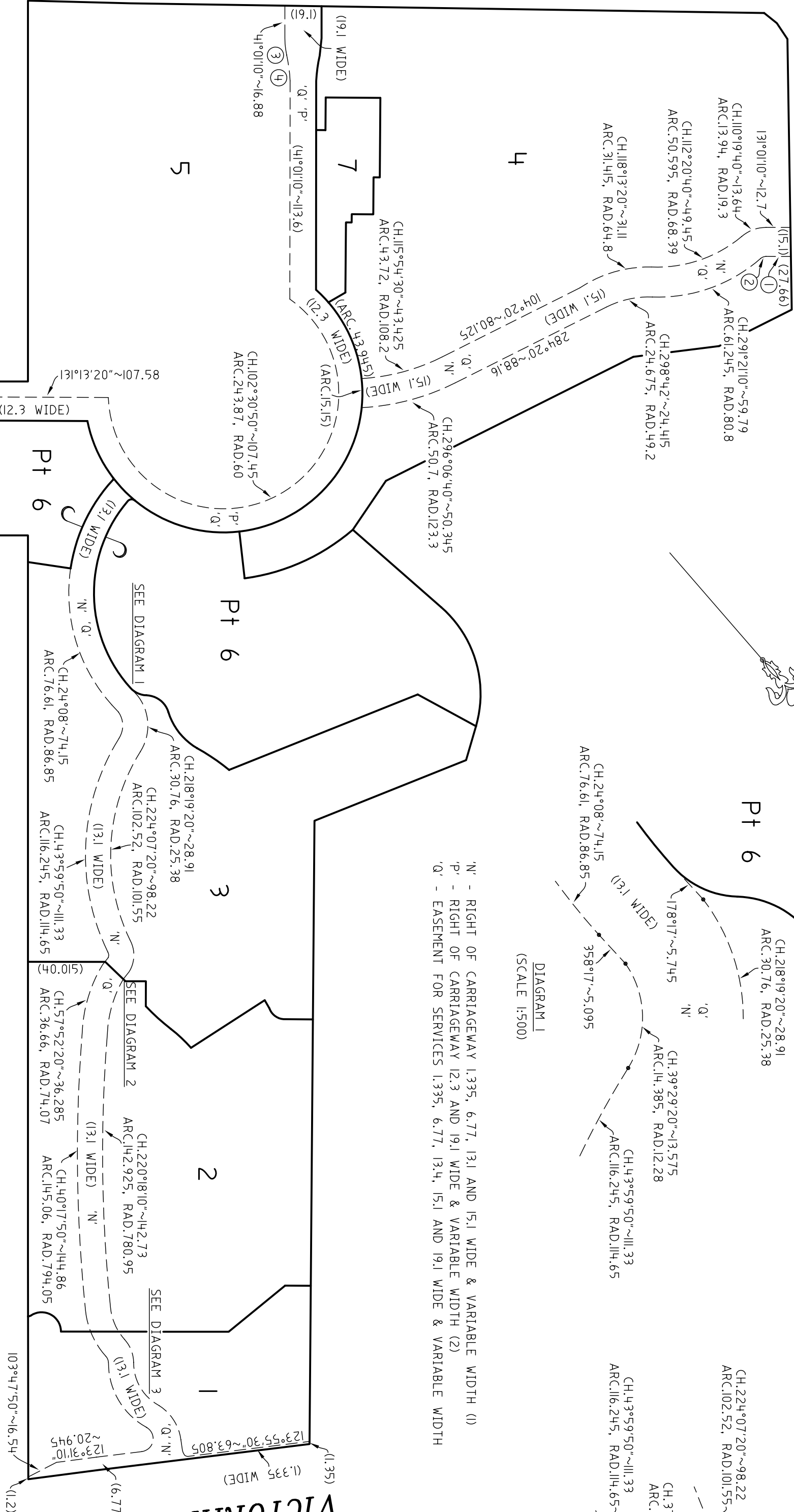


DIAGRAM 1
(SCALE 1:500)



N' - RIGHT OF CARRIAGEWAY 1.335, 6.77, 13.1 AND 15.1 WIDE & VARIABLE WIDTH (1)
P' - RIGHT OF CARRIAGEWAY 12.3 AND 19.1 WIDE & VARIABLE WIDTH (2)
Q' - EASEMENT FOR SERVICES 1.335, 6.77, 13.4, 15.1 AND 19.1 WIDE & VARIABLE WIDTH

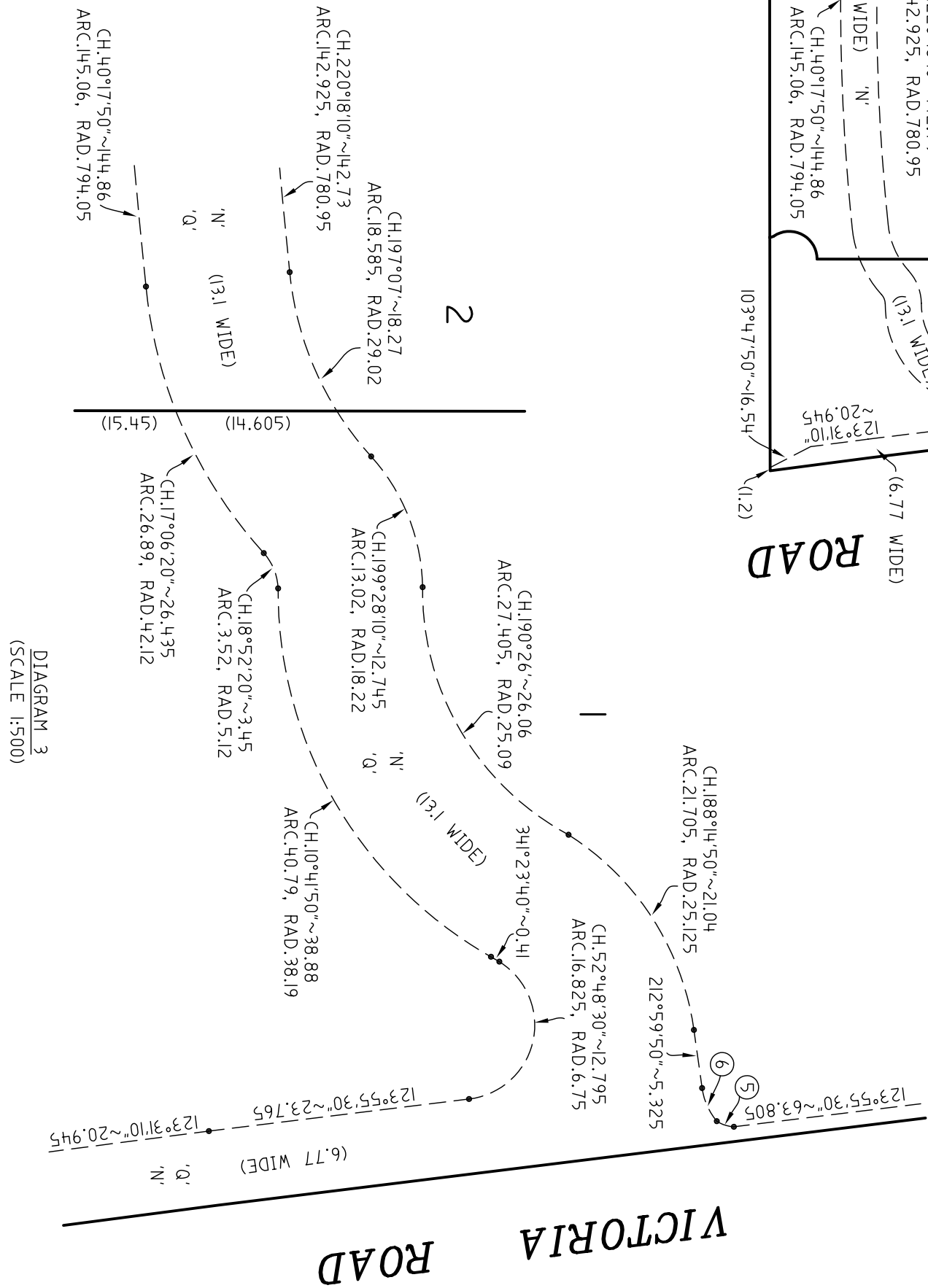
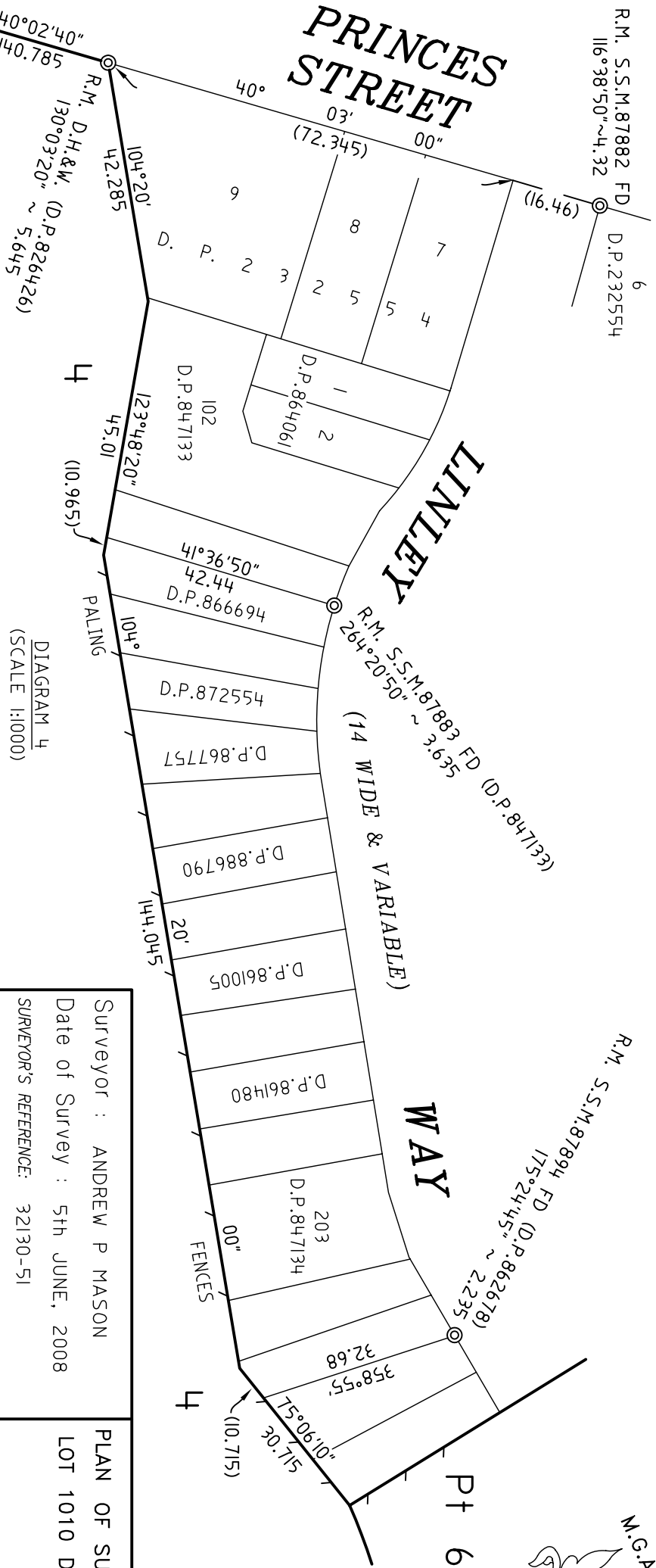


DIAGRAM 3
(SCALE 1:500)



(SCALE 1:1000)

SURVEYOR : ANDREW P MASON
Date of Survey : 5th JUNE, 2008
SURVEYOR'S REFERENCE: 32130-51

PLAN OF SUBDIVISION OF LOT 102 D.P.826426,
LOT 1010 D.P.836975 & LOT D D.P.415046

L G A RYDE
Suburb/Locality: RYDE
Subdivision No:

Registered:

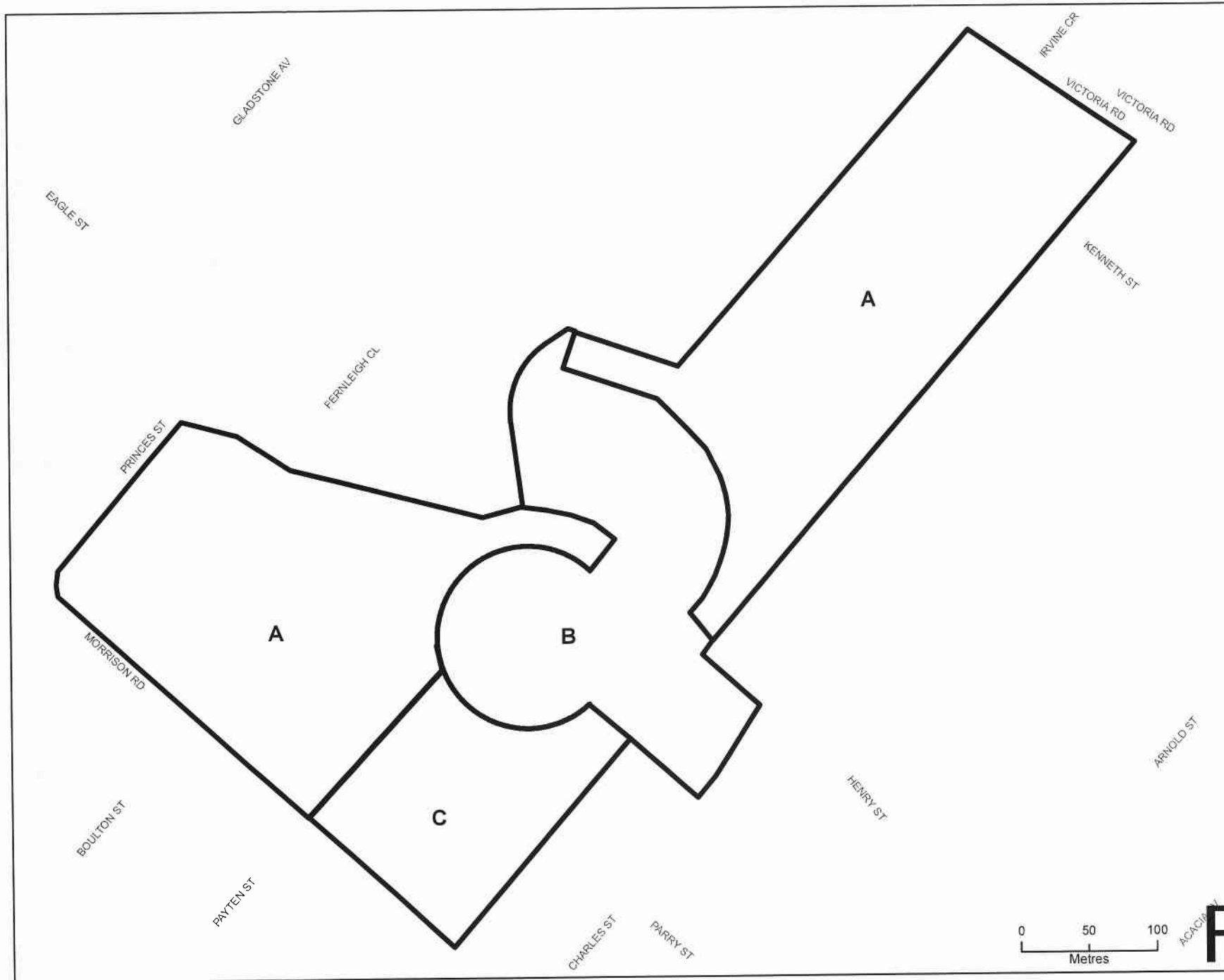
DP

ATTACHMENT 2

Zoning Map

State Environmental Planning Policy (Major Projects) 2005 Amendment No. 5

State Environmental Planning Policy (Major Projects) 2005 (Amendment No.5)
- Zoning Map



Environmental Planning and
Assessment Act 1979
State Environmental Planning Policy
(Major Projects) Amendment No.5

Zone

- A - General Residential Zone
- B - Public Recreation Zone
- C - Special Activities (Royal
Rehabilitation Centre
Sydney) Zone

Minister for Planning

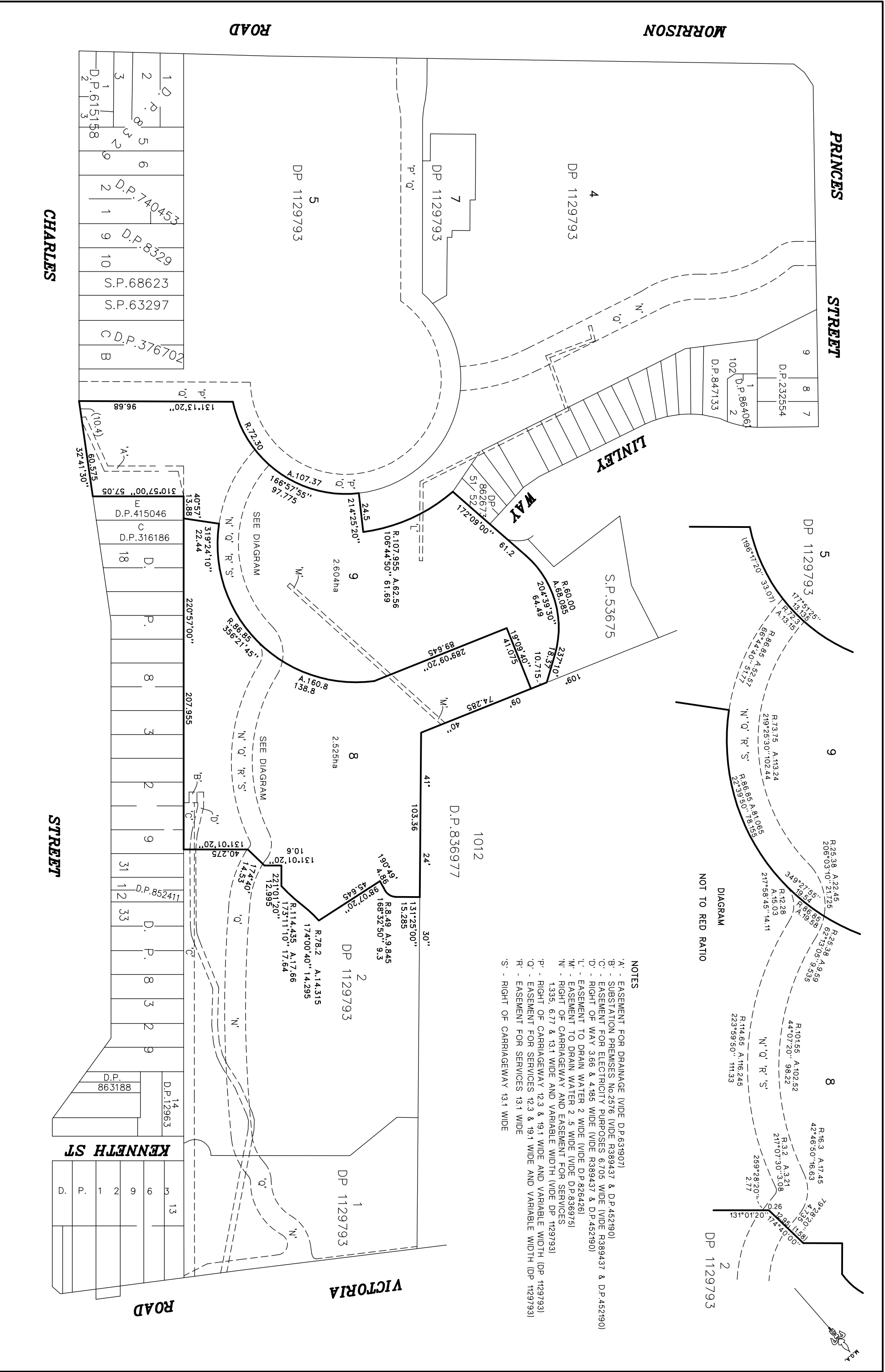
Date: _____



NSW GOVERNMENT
Department of Planning

ATTACHMENT 3

Plan of subdivision of Lots 3 & 6 DP 1129793, by Andrew P. Mason, Surveyor
which modifies the approved subdivision plan for the RRCS site
(**modified subdivision plan**)



Surveyor : ANDREW P. MASON Date of Survey : 1.04.2010 SURVEYOR'S REFERENCE: 32130-62	PLAN OF SUBDIVISION OF LOTS 3 & 6 DP 1129793	L G A RYDE Suburb/Locality: RYDE Subdivision No: Lengths are in metres. Reduction Ratio 1:1500	Registered: 32130-62 8.4.2010 RED. RATIO 1:1500 A2
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