

7 June 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
AMENDED 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**)
- **Attachment 4** Overlay of the Modified Subdivision Plan and Zoning Map to the Major Development SEPP

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 arise 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. The width of the north-western handle to previous Lot 3 has also be narrowed to match the Zoning Map.
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. As illustrated by the overlay of the Zoning Map and Modified Subdivision Plan (**Attachment 4**), the two plans are now aligned.

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 (two additional easements are proposed).
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 2,960m² from proposed Lot 8 (a residential lot) to proposed Lot 9 (the Central Parkland lot). This transfer represents less than 1.6% 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.

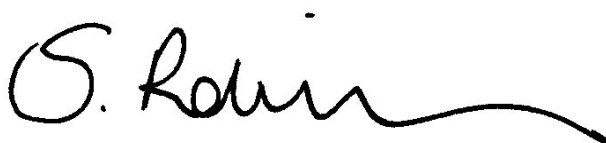
Table 1 demonstrates that the proposed modification of approval increases the area of Lot 9 by 2,960m² (being the area of land to be dedicated to the Council).

Table 1 – Comparison of approved and modified lots

	Approved	Proposed modification	Difference
Residential lot			
Lot number	Lot 3	Lot 8	
Area	2.791ha	2.495ha	-2,960m 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		
	Pt 6 <u>0.6153ha</u>		
	Lot 6 2.338ha	Lot 9 2.634ha	+2,960m ²
Zoning	Zone B - Public Recreation Zone	Zone B - Public Recreation Zone	
Area to be dedicated to Council	2.3384ha (23,384m ²)	2.634ha (26,340m 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