

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, the Planning Assessment Commission approves the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Member of the Commission

Sydney 31 October 2012

SCHEDULE 1

Project Approval:	MP07_0100 granted by the then Minister for Planning on 12 August 2008.
For the following:	Torrens title subdivision to create seven superlots, associated rights of carriageways and service easements.
At:	Lot 1010 DP 836975 Lot 102 DP 826426 Lot D DP 415046
Modification:	MP07_0100 MOD 2: modification includes: <ul style="list-style-type: none">• Modification of the approved plan of subdivision by:<ul style="list-style-type: none">• dividing Lot 5 DP 112973 into two lots identified as Lot 71 and Lot 72; and• introducing vehicle and service easements between Lots 71 and 72.

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

The following conditions are to be amended by the deletion and/or insertion of the **bold** and underlined and ~~struck through~~ words as follows:

A1 Development Description

Project Approval is granted only to the carrying out of a Torrens title subdivision of the RRCS site into ~~7~~ **8** superlots, associated rights of carriageway and service easements.

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans, documentation and recommendations made therein:

- Royal Rehabilitation Centre Sydney (RRCS) Project Application – Subdivision Environmental Assessment Report prepared by Peloton Development Management Pty and Robinson Urban Planning Pty Ltd dated 18 October 2007 and letter titled ‘Royal Rehabilitation Centre Sydney Site, 600 Victoria Road, Ryde, Amended Section 75W Modification of the Minister’s approval for Torrens Titles Subdivision (Major Project No 07_0100)’ prepared by Robinson Urban Planning Pty Ltd, dated 7 June 2010 **and letter titled ‘Royal Rehabilitation Centre Sydney Site, 600 Victoria Road, Ryde, Section 75W Modification (MOD 2) of the Minister’s approval for Torrens Title Subdivision (Major Project No. 07 0100) prepared by Robinson Urban Planning Pty Ltd, dated 8 June 2012.**

PART F – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

F1 Covenant for use of the Basement Car Park and at-grade Car Parks

Prior to the issue of an Occupation Certificate and in accordance with Section 88B of the Conveyancing Act 1919:

- a covenant shall be placed on the title of Lot 72 requiring the ongoing unrestricted access to and use of the shared basement car park below the Health Facility to users of Lot 71;
- a covenant shall be placed on the title of Lot 71 requiring the ongoing and unrestricted access to and use of the at-grade car park (located in the western corner of Lot 71) to users and visitors of Lot 72; and
- a covenant shall be placed on the title of Lot 71 requiring the ongoing and unrestricted access to and use of the at grade car park (located adjacent to the Pharmacy Building) to users and visitors of the Lot 72.

Registered title documents identifying the covenants shall be submitted to the Principal Certifying Authority for approval, prior to the issue of an Occupation Certificate for the health care and commercial components of the Health Facility building.

END OF MODIFICATION TO MP07_0100