
ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF MAJOR PROJECT NO. 08_0054

(FILE NO. S08/00446)

I, the Minister for Planning, having considered the matters in section 75J(2) of the *Environmental Planning & Assessment Act 1979* (the Act), determine pursuant to section 75J(1) of the Act to **give approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2.

This approval applies to the plans, drawings and documents cited by the proponent in their Environmental Assessment, Preferred Project Report and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To ensure the site is appropriately managed for the proposed use;
- (2) To adequately mitigate the environmental and construction impacts of the development;
- (3) To reasonably protect the amenity of the local area; and
- (4) To protect the public interest.



Kristina Keneally MP
Minister for Planning

Sydney, 16 Dec.

2008

SCHEDULE 1

PART A — TABLE

Application made by:	Royal Rehabilitation Centre Sydney
Application made to:	Minister for Planning
Major Project Number:	08_0054
On land comprising:	Lot 1010 in DP 836975
Local Government Area	City of Ryde Council
For the carrying out of:	Demolition on part of the site and construction of new Health Facility, new Weemala, community facilities and open space works
Capital Investment Value	\$ 68.855 million
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Environmental Assessment means the document titled Environmental Assessment Report - New Health Facility for the Royal Rehabilitation centre, Recreation Circle and Central Parking – 600-640 Victoria Road and 55 Charles Street, Ryde (All volumes and appendices) prepared by Robinson Urban Planning and dated 16 April 2008.

BCA means the Building Code of Australia.

Council means City of Ryde Council.

Department means the Department of Planning or its successors.

Director means the Director of the Strategic Assessments Branch of the Department of Planning.

Director General means the Director General of the Department of Planning.

Executive Director means the Executive Director of the Strategic Sites and Urban Renewals Division within the Department of Planning.

Major Project No. 08_0054 means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Preferred Project Report means the document titled Supplementary Report – new Health Facility for the Royal Rehabilitation Centre Sydney, Recreation Circle and Central Parkland prepared by Robinson Urban Planning dated 23 September 2008 (an all appendices)

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the *Environmental Planning and Assessment Regulations, 2000* (as amended).

RTA means the Roads and Traffic Authority.

Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 1

PART A — TABLE

Application made by:	Royal Rehabilitation Centre Sydney
Application made to:	Minister for Planning
Major Project Number:	08_0054
On land comprising:	Lot 1010 in DP 836975
Local Government Area	City of Ryde Council
For the carrying out of:	Demolition on part of the site and construction of new Health Facility, new Weemala, community facilities and open space works
Capital Investment Value	\$ 68.855 million
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the *Environmental Planning and Assessment Act, 1979* (as amended).

Environmental Assessment means the document titled Environmental Assessment Report - New Health Facility for the Royal Rehabilitation centre, Recreation Circle and Central Parking – 600-640 Victoria Road and 55 Charles Street, Ryde (All volumes and appendices) prepared by Robinson Urban Planning and dated 16 April 2008.

BCA means the Building Code of Australia.

Council means City of Ryde Council.

Department means the Department of Planning or its successors.

Director means the Director of the Strategic Assessments Branch of the Department of Planning.

Director General means the Director General of the Department of Planning.

Executive Director means the Executive Director of the Strategic Sites and Urban Renewals Division within the Department of Planning.

Major Project No. 08_0054 means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Preferred Project Report means the document titled Supplementary Report – new Health Facility for the Royal Rehabilitation Centre Sydney, Recreation Circle and Central Parkland prepared by Robinson Urban Planning dated 23 September 2008 (an all appendices)

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the *Environmental Planning and Assessment Regulations, 2000* (as amended).

RTA means the Roads and Traffic Authority.

Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2

CONDITIONS OF APPROVAL

MAJOR PROJECT APPLICATION NO. MP 08_0054

PART A – ADMINISTRATIVE CONDITIONS

A1 Development Description

Project Approval is granted for the construction of a new Health Facility on part of the site, comprising the following development:

- Demolition of part of the Coorabel facility and associated structures on part of the RRCS site;
- Health Facility Main Building containing rehabilitation care, professional suites and at least 60 ward beds;
- New Weemala high care residential facility with accommodation for 32 residents;
- Pharmacy/general store building;
- Recreation Circle comprising child care and community centre building, and multi use courts;
- Open space comprising Central Parklands and Wetlands;
- Landscaping; and
- Internal roads 1, 2, 3 and 6, and car parking for 304 vehicles.

A2 Development in Accordance with Plans and Documentation

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

Environmental Assessment Report for the New Health Facility for the Royal Rehabilitation Centre Sydney, Recreation Circle and Central Parkland Volume 1 prepared by Robinson Urban Planning, including all Appendices, dated 16 April 2008 and amended by the Supplementary report prepared by Robinson Urban Planning dated 23 September 2008

Architectural drawings prepared by Bates Smart

Drawing No.	Revision	Name of Plan	Date
AR PA 001	01	Key Plan	14/04/08
AR PA 101	01	Location Plan	14/04/08
AR PA 102	01	Existing Site Plan	14/04/08
AR PA 103	02	Site Demolition Plan	14/04/08
AR PA 104	01	Tree Retention/Removal Plan	14/04/08
AR PA 105	03	Site Plan	01/09/08
AR PA 201	02	Lower Ground Floor Plan	14/04/08
AR PA 202	02	Ground Floor Plan	14/04/08
AR PA 203	02	First Floor Plan	14/04/08
AR PA 0204	02	Second Floor Plan	14/04/08
AR PA 205	02	Roof Plan	14/04/08
AR PA 206	02	Weemala Ground, First Floor and Roof Plans	14/04/08
AR PA 207	02	Recreation Circle Ground Floor Plan	14/04/08
AR PA 208	02	Recreation Circle First Floor Plan	14/04/08

AR PA 210	03	General Store Ground, First Floor and Roof Plans	01/09/08
AR PA 501	01	Elevation East Elevation North	14/04/08
AR PA 502	02	Elevation West Elevation South	01/09/08
AR PA 503	01	Weemala Elevations	14/04/08
AR PA 504	01	Recreation Circle Elevations and Sections	14/04/08
AR PA 506	00	Retail Unit Elevations	01/09/08
AR PA 601	02	Sections Sheet 1	14/04/08
AR PA 602	02	Site Sections Sheet 2	14/04/08
AR SD 603	02	Site Sections Sheet 3	14/04/08
AR PA 604	02	Weemala Sections	14/04/08
Landscape drawings prepared by Turf Design			
-	A	Ground Floor Landscape Plan	11 April 2008
-	A	First Floor Landscape Plan	11 April 2008
-	A	Recreation Circle	11 April 2008
-	A	North-South section A-A	11 April 2008
-	A	Landscape Plan for Rd 6,2 north and Car park	11 April 2008
-	A	Landscape Plan for Road 3 south	11 April 2008
-	A	Landscape Plan for Rd 3 north, Road 1 & 2 south and Weemala Care Cottages	11 April 2008
-	A	Courtyard 1	11 April 2008
-	A	Courtyard 2	11 April 2008
-	A	Courtyard 3	11 April 2008
-	A	Courtyard 4	11 April 2008
-	A	Courtyard 5	11 April 2008
-	A	Courtyard 6	11 April 2008
Infrastructure/Environment plans prepared by Meinhardt			
IE03	C	Site Plan	11-04-08
IE06	B	Detail Civil Plan Sheet 1 of 4	11-04-08
IE07	B	Detail Civil Plan Sheet 2 of 4	11-04-08
IE08	B	Details Civil Plan Sheet 3 of 4	11-04-08
IE09	B	Detail Civil Plan 4 of 4	11-04-08
IE12	B	Typical Road Section	11-04-08
IE13	C	Longitudinal Sections Sheet 1 of 4	11-04-08
IE14	E	Longitudinal Sections Sheet 2 of 4	11-04-08
IE15	D	Longitudinal Sections Sheet 3 of 4	11-04-08
IE16	D	Longitudinal Sections Sheet 4 of 4	11-04-08
Detention Basin and Associated Stormwater Infrastructure prepared by Cardno			
600110-D-000	D	Cover Sheet and Drawing Schedule	17/09/2008
600110-D-001	D	General Arrangement	17/09/2008

600110-D-002	D	Detail Plan - Sheet 1	15/09/2008
600110-D-003	D	Detail Plan - Sheet 2	17/09/2008
600110-D-005	D	Detention Basin Details & Sections	09/05/2008
600110-D-006	A	Wetland Details	04/06/2007
600110-D-011	B	Stormwater Quality Plan	15/04/2008
600110-D-016	B	Miscellaneous Details	16/04/2008
Landscape Plans prepared by Environmental Partnership			
2588.CPW.01	3	Central Parkland and Wetland Overall Landscape Plan	April 2008
2588.CPW.02	3	Central Parkland and Wetland Site Analysis & Design Principles	April 2008
2588.CPW.03	3	Central Parkland and Wetland Tree Management Plan	April 2008
2588.CPW.04	3	Central Parkland Zone Landscape Plan	April 2008
2588.CPW.04b	3	Central Parkland Zone Landscaping Cross Sections	April 2008
2588.CPW.05	3	Wetland Zone Landscape Plan	April 2008
2588.CPW.06	3	Central Parkland and Wetland Materials	April 2008
2588.IS.01	3	RRCS Overall Interpretation Strategy	April 2008
Hydraulic Services Plans prepared by Harris Page and Associates			
H-00	A	Title Sheet and Legend	December 2007
H-01	A	Site Plan Water, Gas, Sanitary & Stormwater Drainage	December 2007
H-02	A	Basement Level Area 1 of 4	December 2007
H-03	A	Basement Level Area 2 of 4	December 2007
H-04	A	Basement Level Area 3 of 4	December 2007
H-05	A	Basement Level Area 4 of 4	December 2007
H-06	A	Ground Floor Area 1 of 4	December 2007
H-07	A	Ground Floor Area 2 of 4	December 2007
H-08	A	Ground Floor Area 3 of 4	December 2007
H-09	A	Ground Floor Area 4 of 4	December 2007
H-10	A	Level 1 Area 1 of 4	December 2007
H-11	A	Level 1 Area 2 of 4	December 2007
H-12	A	Level 1 Area 3 of 4	December 2007
H-13	A	Level 1 Area 4 of 4	December 2007
H-14	A	Weemala Ground Floor Plan	December 2007
H-15	A	Weemala First Floor Plan	December 2007
H-16	A	Recreation Ground Floor Plan	December 2007
H-18	A	Sediment & Erosion Control Plan	December 2007

A3 Further Approvals

- (a) Further approvals are to be obtained from Council for the fit out and use of the child care centre. At least 40 spaces are to be available to the public with preference given to high need groups as defined by the Department of Children's Services.
- (b) Use of the Pharmacy/general store building is to be ancillary to the Health Facility Main Building, to be consistent with the Special Uses zoning on the site.

A4 Weemala

Residents of the existing Weemala facility on the RRCS site shall be relocated to the new Weemala facility, except for those residents who will be relocated at alternative off-site accommodation, only if agreed to by residents, carers and relevant government agencies.

A5 Inconsistency between plans and documentation

In the event of any inconsistency between conditions of this project approval and the plans and documentation referred to above, the conditions of this project approval prevail.

A6 Lapsing of Approval

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless specified action has been taken in accordance with Section 75Y of the Act.

A7 Compliance with Relevant Legislation and Australian Standards

The proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Part A, Schedule 2 of this approval.

A8 Ecologically Sustainable Development

The ecologically sustainable development (ESD measures) prepared by Peloton Group Pty Ltd in the Preferred Project Report shall be implemented in the approved development.

PART B—PRIOR TO CONSTRUCTION CERTIFICATE

B1 Staging of the development

Prior to issue of a construction certificate, a final staging plan for the Health Facility is to be adopted. A copy of the plan is to be submitted to the Department for approval prior to issue of the Construction Certificate.

B2 Outdoor Lighting

All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 *Pedestrian Area (Category P) Lighting* and Australian Standard AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*.

B3 Dilapidation Report

The applicant must submit to Council a photographic record and report on the visible condition of the existing public infrastructure over the full site frontage and adjacent areas (in colour). The photos must include detail of:

- The existing footpath;
- The existing kerb and gutter;
- The existing full road surface between the opposite kerb;
- The existing verge area;
- The existing driveway and layback where to be retained;
- Any existing drainage infrastructure including pits, lintels, grates.

Particular attention must be paid to accurately recording any pre-developed *damaged* areas on the aforementioned infrastructure so that Council is fully informed when assessing damage to public infrastructure caused as a result of the development (which is not to be repaired by the Applicant as part of the development). The developer may be held liable to all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded in detail and demonstrated under the requirements of this condition.

B4 Damage to public infrastructure

The applicant shall advise Council, in writing or by photographic record, of any existing damage to Council property before commencement of the development. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council prior to the issuing of any Construction Certificate.

B5 Traffic, Access and Transport

The following measures shall be implemented in the development. Details shall be provided to the Department of Planning prior to issue of the Construction Certificate to demonstrate compliance with the condition:

- (a) The proposed layout of car parks including loading bays, sight distance requirements, aisle widths, driveway widths, parking bay dimensions are to be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for loading areas;
- (b) Any proposed columns in the basement parking levels are not to interfere with traffic flow, parked cars or pedestrian sight distances;
- (c) All on street parking is to be designed in accordance with AS 2890.5 – 1993. The parking space directly adjoining the pedestrian crossing on Road 3 should be deleted to prevent reverse parking movements occurring on the pedestrian crossing;
- (d) The car parking entry/exit points need to be clearly delineated through line marking and signage to ensure smooth, safe traffic flow;
- (e) Pedestrian crossing and travel paths are to be clearly signposted and marked on the road. Pedestrian crossings are to be provided with pram ramps and all pram ramps onsite are to have corresponding pram ramps on the opposite side of the road;

- (f) The loading dock is to be to provide adequate room to accommodate the turning paths of the largest vehicle to service the site. Provide details of road safety implications of larger service vehicles reversing into the loading dock in the vicinity of the 2 car park entry/exit points located opposite each other. Restricting the delivery times to outside peak hours for larger vehicles and Medium Rigid Vehicles should be considered;
- (g) All vehicles are to be wholly contained onsite before being required to stop;
- (h) The posted speed around the Recreation Circle shall be a maximum 40km/hour;
- (i) The area 2 metres behind the 90 degree angle parking spaces around the Recreation Circle are to be line marked to be separate from the traffic lanes.

PART C—DURING CONSTRUCTION**Site Maintenance****C1 Erosion and Sediment Control**

All erosion and sediment control measures are to be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.

C2 Disposal of Seepage and Stormwater

All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

C3 Dust Control Measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted:

- (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

C4 Hours of Construction

All building works shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

D1 Fire Safety Certificate

A Fire Safety Certificate shall be furnished to Council for all the Essential Fire or Other Safety Measures forming part of this approval.

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

D2 Works As Executed Plans

Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation including further studies and revised plans required by this approval, shall be submitted to Council for information purposes only.

Public Transport

D3 Public Transport

To promote public transport and other modes of transport the proponent shall:

- Prepare a workplace green travel plan to highlight to staff the alternative and public transport options for travelling to the site;
- Provide secure bicycle parking and end of trip facilities in the form of showers, lockers and changing rooms.

Details shall be forwarded to the Department of Planning for approval prior to occupation of the development.

ADVISORY NOTES

AN1 Requirements of Public Authorities for Connection to Services

The proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the proponent.

AN2 Application for Hoardings and Scaffolding

A separate application shall be made to Council for approval under Section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place. Such an application shall include:

- (1) Architectural, construction and structural details of the design in accordance with Council's policies.
- (2) Structural certification prepared and signed by a suitably qualified practising structural engineer.

AN3 Use of Mobile Cranes

The proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters shall be complied with:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - (a) At least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - (b) At least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- (2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

AN4 Roads Act, 1993

A separate application shall be made to Council for approval under Section 138 of the *Roads Act, 1993* to undertake any of the following:

- (1) erect a structure or carry out a work in, on or over a public road, or
- (2) dig up or disturb the surface of a public road, or
- (3) remove or interfere with a structure, work or tree on a public road, or
- (4) pump water into a public road from any land adjoining the road, or
- (5) connect a road (whether public or private) to a classified road.

AN5 Stormwater Drainage Works or Effluent Systems

Works that involve water supply, sewerage and stormwater drainage work or management of waste as defined by Section 68 of the *Local Government Act, 1993* require separate approval by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN6 Temporary Structures

An approval under Section 68 of the *Local Government Act 1993* must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the *Local Government Act 1993* to certify the structural adequacy of the design of the temporary structures.

AN7 Excavation – Historical Relics

Should any historical relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the *Heritage Act, 1977*.

AN8 Long Service Levy

Under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* any work costing \$25,000 or more is subject to a Long Service Levy. The levy rate is 0.35% of the total cost of the work and shall be paid to either the Long Service Payments Corporation or Council. Under section 109F(1) of the *Environmental Planning & Assessment Act, 1979* this payment must be made prior to commencement of building works.

AN9 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales *Environmental Planning and Assessment Act, 1979*. This assessment has not involved any assessment of the application of the Commonwealth legislation. It is the proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

SCHEDULE 3
STATEMENT OF COMMITMENTS

Table 3 - Amended Draft Statement of Commitments

Subject	Commitment	Timing
1. Health Facility	The new Health Facility will be completed within four years of registration of the proposed Subdivision Plan with NSW Land and Property Information. This commitment is subject to RRCS continuing to receive sufficient funding for its rehabilitation operations from the NSW government and insurance providers.	On going
2. Staging	The development will be staged to enable the RRCS to continue to provide a fully functioning rehabilitation and disability service, throughout the development period.	During demolition and construction
3. Child Care Centre	The child care centre provided in the Recreation Circle will be owned and managed by the RRCS and 40 spaces will be available to the public with preference given to high need groups as defined by the Department of Children's Services.	After completion of the proposed development
4. Meeting Room	The meeting room provided in the Recreation Circle will be available for 50% of its opening hours for community use. The facility will be booked through Ryde City Council. The fee for hiring the meeting room will be comparable to the fee structure for similar City of Ryde facilities as published in the City's Management Plan for the relevant year.	On completion of the proposed development
	The meeting room will be designed and constructed with a standard of finish that is acceptable to Ryde City Council (Shepherds Bay Community Centre will be used as a benchmark).	Prior to construction
	<u>The meeting room lift and toilet will be open when the meeting room is open. For security reasons, they will be closed at other times. RRCS, as the owner of the facility, will be responsible for maintenance of the community centre lift and toilets.</u>	<u>After completion of the proposed development</u>
5. <u>Roads</u> , Open space and drainage works	The Central Parkland (23,384m ²) will be dedicated to Ryde City Council on completion of the proposed works. It will contain the stormwater detention basin for the site and the 45.6 ha catchment.	On completion of the proposed development
	The proponent will consult Ryde City Council to prepare a detailed design for the <u>all works to be dedicated to Council in particular the dedicated roads</u> , open space and drainage works. <u>During this design development process: hydraulic, civil and landscape design disciplines will be coordinated to ensure consistency and integrated design.</u>	Prior to construction
6. Traffic calming measures	Traffic calming works and roundabouts will be provided within Morrison Road, Charles Street and Princes Street as set out in the Section 94 Agreement comprising: (a) Roundabouts at the intersections of Morrison Road with Princes Street, Payten Street and Douglas Street (the last two intersections will also provide access to the subject site)	Prior to completion of the proposed development

Subject	Commitment	Timing
	<p>(b) Roundabout at the intersection of Charles Street and the site access</p> <p>(c) Traffic calming devices on Morrison Rd and Charles St at the approaches to Putney Shopping Centre (a total of four devices). These devices would involve some road narrowing and contrasting pavement to create an entry statement and slow traffic</p> <p>(d) Extension of line marking in Charles Street from Kenneth Street to Henry Street</p> <p>(e) Construction of a traffic calming device in Charles Street between Henry Street and Kenneth Street</p>	
	<p><u>The following elements are to be included in the design of the Road 2 which surrounds the Recreation Circle:</u></p>	
	<p>(f) <u>The posted speed around the Recreation Circle is a maximum of 40 km/h. Due to the geometry of the road, two way traffic and interaction with cars entering and departing parking spaces, the speed of vehicles is likely to be less;</u></p> <p>(g) <u>Traffic flow around the recreational circle should be two way. Making the flow around the circle would only encourage vehicles to travel faster;</u></p> <p>(h) <u>The area 2 metres behind the 90 degree angle parking spaces be line marked to be separate from the traffic lanes. This would allow for people to load/unload from the rear of the car separate to the traffic lane. It would also improve sight lines by moving the traffic lanes away from the parking bays.</u></p>	
7. Weemala residents	<p>Existing residents of Weemala will have the choice of transition to other appropriate accommodation options or to remain on the RRCS site within the new Weemala facility. A copy of RRCS's accommodation commitment to Weemala Residents is included in the EAR, Appendix U.</p>	On approval of this PA
8. Accessibility	<p>Equitable access will be provided for people with disabilities with the Health Facility and Recreation Circle in accordance with the recommendations of the Access Report by Accessibility Solutions (EAR, Appendix O). Equitable access will also be maximised in the Central Parkland.</p>	Prior to construction
9. Construction management	<p>The proponent will lodge a Construction Management Plan, including (but not limited to):</p> <ul style="list-style-type: none"> - Traffic management - Noise and vibration management - Dust control - Construction waste management - Erosion and sediment control - Flora and fauna management 	Prior to construction

Subject	Commitment	Timing
10. Waste management	<ul style="list-style-type: none"> - Archival recording of heritage - Hazardous materials removal <p>Waste Management Plans will be prepared for the construction/demolition phase and the operational phase of development with the following objectives:</p> <ul style="list-style-type: none"> - To minimise the generation of waste. - To minimise waste entering the natural environment. - To optimise the on-site recycling or reuse of wastes. - To ensure that solid waste leaving the site is separated by recyclables. <p>Waste Management Plans will be prepared in accordance with:</p> <ul style="list-style-type: none"> - Regional Waste Boards NSW's Waste Planning Guide for Development Applications – Planning for less Waste. - Waste Management Guidelines for Health Care Facilities – August 1998 	<p>Phase 1 - Construction Prior to commencement of construction</p> <p>Phase 2 - Operation Prior to operation of the Health Facility</p>
11. Tree retention	Retained vegetation will be protected during construction, as recommended in the Arboricultural Assessments, by Urban Forestry Australia.	During construction
12. Archaeology	The recommendations of the Historical Archaeological Assessment, by Austral Archaeology Pty Ltd, will be implemented.	During construction
13. Heritage interpretation strategy	<p>Detailed design proposals interpreting the heritage of the site will be presented to the DoP.</p> <p><u>A heritage interpretation strategy prepared in accordance with DoP Heritage Branch guidelines, and detailed design proposals for the interpretation media (eg. Signs brochures, oral histories etc) be presented to the DoP and the City of Ryde's Heritage Advisory Committee for consideration prior to finalisation. The agreed interpretation plan is to be implemented and the agreed media to be realised.</u></p>	Prior to completion of construction
14. ESD	<u>The list of Proposed ESD Initiatives prepared by Peloton will be implemented.</u>	Prior to <u>and during</u> Construction
15. Services	The requirements of any service providers will be complied with (eg, Telstra, Energy Australia etc) in regard to the connection to, relocation and or adjustment of services affected by the proposed development.	Prior to Construction
16. Geotechnical	The recommendations of the Geotechnical Investigation, by Jeffery and Kataukas Pty Ltd, will be implemented.	During to Construction
17. Contamination	The PA site will be remediated, in accordance with the findings of the Contamination Study, by Jeffery and Kataukas Pty Ltd.	During to Construction

Subject	Commitment	Timing
18. Utilities consultation	The requirements of any public authorities will be complied with (e.g. Telstra, Energy Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the proposed subdivision. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted prior to the issue of a Construction Certificate.	Prior to Construction
19. Utilities works	Service authorities will be consulted prior to the physical on-site works commencing to ascertain lead times and correct termination locations. All termination works will be completed in accordance with design engineers' specifications and instructions and will be undertaken by suitably licensed contractors. Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.	Prior to Construction
20. <u>Traffic and transport</u>	<p data-bbox="501 987 1166 1122"><u>To encourage staff and clients to use non-car travel modes to access the site, a car parking strategy will be prepared considering a range of management initiatives including:</u></p> <ul data-bbox="501 1137 1166 1368" style="list-style-type: none"> - <u>The use of car share schemes</u> - <u>Preparation of a Travel Access Guide (TAG)</u> - <u>Provision of bike storage and amenities</u> - <u>Flexible working arrangements which enable staff to avoid congested morning and afternoon peak periods</u> 	<u>Prior to completion of the proposed development</u>