

ENVIRONMENTAL ASSESSEMENT REPORT
SECTION 75W APPLICATION FOR MODIFICATION (MOD 4)
SUBMITTED TO NSW DEPARTMENT OF PLANNING

RRCS Health Facility, new Weemala, community facilities and open space works

600-640 Victoria Road (also known as 59 Charles Street), Ryde

MP 08_0054 (MOD 4)

Prepared on behalf of
Royal Rehabilitation Centre Sydney

24 MAY 2012

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1.0 INTRODUCTION

This Environmental Assessment Report (**EAR**) has been prepared by Robinson Urban Planning Pty Ltd on behalf of the Royal Rehabilitation Centre Ryde (**RRCS**) (the land owner and proponent). It describes an application to modify the approval for Major Project No. 08_0054 (the **approval**) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (**EPA Act**).

The approval relates to the RRCS site at 600-640 Victoria Road (also known as 59 Charles Street), Ryde (the **site**). The approval granted consent to a project application (**PA**) for demolition on part of the site and construction of a new Health Facility, new Weemala, community facilities and open space works.

The modifications described in this EAR relate to:

1. Modified road widths (Roads 1, 3, 6 and 2a) and new one way system (Road 2a)
2. Refinements to the Main Health Facility elevations and lower ground floor plan
3. Insertion of a new condition to ensure that the Health Facility roads are not subject to conditions applicable to residential components of the approved Concept Plan.

To satisfy the requirements of Condition B5, this EAR also provides information in relation to the detailed design of the car parking areas, pedestrian crossings, loading docks, speed limits, line marking etc.

None of the proposed design changes necessitate modification of the approved Concept Plan for the site (MP No. 05_0001, dated 23 March 2006).

This letter identifies the relevant aspects of the approval and describes the proposed modifications. It is accompanied by the following plans and information:

Separate Volume	- Modified Architectural Plans, by Suturs Architects Pty Ltd (Suturs) which cloud the proposed modifications (see Table 1 later)
	- Modified Civil Plans, by Meinhardt (see Table 1 later)
Appendix A	Traffic Advice, by Colston Budd Hunt & Kafes Pty Ltd

2.0 THE APPROVAL

Major Project Number	08_0054
On land comprising	600-640 Victoria Road (also known as 59 Charles Street), Ryde
Local Government Area	Ryde City Council
For the carrying out of	Demolition on part of the site and construction of a new Health Facility, new Weemala, community facilities and open space works
Date Approval (by Minister for Planning)	16 December 2008
Approved modifications	MOD 1 approved on 17 November 2010. Modifications included new Civil Infrastructure Drawings to include the construction of Road 4 within the approved works. MOD 1 related to works associated with residential components of the approved Concept Plan. MOD 2 approved on 1 August 2011. Modifications included: - Modifications to the main Health Facility by: - Altering the internal uses of each level - Amending the exterior elevations (including materials) and roof plans. - Amended staging of works - Increased car parking from 304 to 305 spaces - Amended Statement of Commitments to reflect the modified staging. MOD 3 approved on 10 October 2011. Modifications included: - Reduction in carriageway width of internal Road 4 and Road 5 - Reduction in width of approved shared bicycle pathway to internal Road 5. MOD 3 related to works associated with residential components of the approved Concept Plan.

3.0 PROPOSED MODIFICATIONS

The proposed modifications comprise:

1. Modified road widths (Roads 1, 3, 6 and 2a)

The modified Civil Plans change the width of Roads 1, 3, 6 and 2a from 7.0m to 6.0m and introduce a one-way road system for Road 2a.

The width of Road 1 was reduced to minimise potential impacts on trees, drip lines and tree roots.

The ring road noted as Road 2 has not changed from the original submission and will remain at 7.0m with a 2.0m allowance for areas behind the parked car as per condition 6(h) of the consent.

Roads 3 and 6 are to be reduced from 7.0m to 6.0m to achieve consistency with the Roads 1, 4 and 5 (MOD 3 reduced the width of Roads 4 and 5 (which adjoin the Central Parkland) to 6m).

The reduced road widths will also increase permeable surfaces on the site, increasing water infiltration and reducing stormwater flows.

The portion of road labelled as Road 2a has been modified to a one way road to minimise traffic flows through this area, to minimise traffic noise and allow a more amenable interface between the Main Health Facility and rehabilitation areas of the recreation circle. This area will be traversed by patients (many using wheelchairs) and reducing/slowing vehicular traffic is a major OH&S consideration.

2. Refinement to the Main Health Facility elevations and lower ground floor plan

The modified Architectural Plans update to the Main Health Facility elevations to reflect the design development of the facade, porte cochere and services infrastructure (for example the radio mast which must have a direct line of sight to Royal North Shore Hospital, boiler flues which must terminate 3m above the roof line). A more detailed Lower Ground Floor Plan is also included, showing the final layout of services and back of house facilities.

4. Insertion of a new condition to ensure that the Health Facility roads are not subject to conditions applicable to residential components of the approved Concept Plan

There are a number of conditions approved as part of MOD 1 which relate to Roads 4 and 5 which will service residential components of the approved Concept Plan. Roads 4 and 5 will be dedicated public roads, whereas the other roads in the PA site will be private roads. A new condition is sought to

confirm that roads in the Health Facility component of the project are not subject to certain conditions imposed on MOD 1 and MOD 3.

3.1 Modifications to the approved plans

A list of the modified Architectural Plans and additional Civil Plans follows in **Table 1**.

Table 1 – Summary of modified architectural and additional civil plans

Drawing number and title	Author	Rev	Proposed amendments
Modified architectural plans			
AR-PA-1-05 – Site Plan	Suters	4	Modified to reflect Section 75W scheme
AR-PA-2-01 - Lower Ground Floor Plan	Suters	4	Modified to show is the final layout of services and back of house facilities
AR-PA-5-01 – Elevation East, North	Suters	3	Health Facility elevation modified
AR-PA-5-02 – Elevation West, South	Suters	3	Health Facility elevation modified
AR-PA-5-05 – Site Elevations	Suters	4	Health Facility elevation modified
Additional civil plans			
MIE000 - Cover Sheet & Legend	Meinhardt	00	
MIE100 - Detail Civil Key Plan	Meinhardt	00	
MIE101 – MIE105 - Detail Civil Plan – Sheets 1 - 5	Meinhardt	00	Modified road widths
MIE110 - Site Sections	Meinhardt	00	Modified road widths
MIE120 – Typical Road Section			Modified road widths
MIE121-MIE126 - Road Long Section – Sheets 1 – 6	Meinhardt	00	Modified road widths
MIE600 - Line Marking and Signage Plan	Meinhardt	00	Provides information to satisfy condition B5

3.2 Modifications to the conditions of consent

Application is made to modify Condition A2 and insert new Condition A13 in the approval as set out below (new words are shown in **red bold** and deleted words in ~~strikethrough~~):

3.2.1 Modify Condition A2

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*
- *Amended by the modification 1 report prepared by JBA Urban Planning Consultants dated 30 August 2010; as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated March 2011; as*
- *Amended by the Section 75W Modification prepared by JBA Planning dated 4 May 2011; as*
- ***Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 24 May 2012.***

Architectural drawings prepared by Bates Smart and Suturs Architects			
Drawing No.	Revision	Name of Plan	Date
AR-PA-0-01	2	Key Plan	18/03/2011
AR-PA-1-01	2	Location Plan	18/03/2011
AR-PA-1-02	01	Existing Site Plan	14/04/08
AR-PA-1-03	02	Site Demolition Plan	14/04/08
AR-PA-1-04	01	Tree retention/removal plan	14/04/08
AR-PA-1-05	3 4	Site Plan	3/5/12 18/03/2011
AR-PA-2-01	3 4	Lower Ground Floor Plan	3/5/12 18/03/2011
AR-PA-2-02	3	Ground Floor Plan	18/03/2011
AR-PA-2-03	3	First Floor Plan	18/03/2011
AR-PA-2-04	3	Second Floor Plan	18/03/2011
AR-PA-2-05	3	Roof Plan	18/03/2011
AR-PA-2-06	3	Weemala Plans	18/03/2011

Architectural drawings prepared by Bates Smart and Suturs Architects			
Drawing No.	Revision	Name of Plan	Date
AR-PA-2-07	3	Rec Circle Ground Floor Plan	18/03/2011
AR-PA-2-08	3	Rec Circle First Floor Plan	18/03/2011
AR-PA-2-10	03	General Store Floor Plans	01/09/08
AR-PA-5-01	2 3	Elevation East, North	3/5/12 18/03/2011
AR-PA-5-02	2 3	Elevation West, South	3/5/12 18/03/2011
AR-PA-5-03	01	Weemala Elevations	14/04/08
AR-PA-5-04	01	Rec Circle Elevations/Sections	14/04/08
AR-PA-5-05	3 4	Site Elevations	3/5/12 18/03/2011
AR-PA-5-06	00	Retail Unit Elevations	01/09/08
AR-PA-6-01	3	Site Sections Sheet 1	18/03/2011
AR-PA-6-02	3	Site Sections Sheet 2	18/03/2011
AR-PA-6-03	3	Site Sections Sheet 3	18/03/2011
AR-PA-6-04	02	Weemala Sections	14/04/08
Landscape drawings prepared by Turf Design			
no change			
Infrastructure/Environment plan prepared by Meinhardt			
IE03	D	Site Plan	26-08-10
IE06	C	Detail Civil Plan Sheet 1 of 4	26-08-10
IE07	C	Detail Civil Plan Sheet 2 of 4	26-08-10
IE08	C	Detail Civil Plan Sheet 3 of 4	26-08-10
IE09	C	Detail Civil Plan Sheet 4 of 4	26-08-10
IE12	C	Typical Road Section	26-08-10
IE13	E	Longitudinal Sections Sheet 1 of 4	26-08-10
IE14	G	Longitudinal Sections Sheet 2 of 4	26-08-10
IE15	E	Longitudinal Sections Sheet 3 of 4	26-08-10
IE16	E	Longitudinal Sections Sheet 4 of 4	26-08-10
As amended by the following plans prepared by Meinhardt:			
MIE000	H	Cover Sheet, Index & Legend	08-09-11
MIE010	G	General Notes	08-09-11
MIE020	H	General Arrangement Plan	08-09-11
MIE051	E	Erosion & Sediment Control Plan	08-09-11
MIE052	G	Erosion & Sediment Control Details	08-09-11
MIE061 - MIE062	H	Detail Civil Plan- Sheets 1 & 2	08-09-11
MIE071	G	Typical Sections- Sheet 1	08-09-11
MIE081	H	Road Long Section- Road No.5	08-09-11
MIE082	I	Road Long Sections - Road No.4	08-09-11
MIE082	D	Road Long & Cross Sections- Road No.8	08-09-11
MIE091	G	Road Cross Sections Road No. 5- Sheet 1	08-09-11
MIE092- MIE093	H	Road Cross Sections Road No. 5- Sheets 2 & 3	08-09-11

Architectural drawings prepared by Bates Smart and Suturs Architects			
Drawing No.	Revision	Name of Plan	Date
MIE094 - MIE095	G	Road Cross Sections Road No.4- Sheets 1 & 2	08-09-11
MIE151 - MIE152	D	Lines & Signs Plan-Sheets 1 & 2	08-09-11
As amended by the following plans prepared by Meinhardt:			
MIE000	00	Cover Sheet & Legend	13-04-12
MIE100	00	Detail Civil Key Plan	13-04-12
MIE101 – MIE105	00	Detail Civil Plan – Sheets 1 - 5	13-04-12
MIE110	00	Site Sections	13-04-12
MIE120	00	Typical Road Section	13-04-12
MIE121 - MIE126	00	Road Long Section – Sheets 1 –6	13-04-12
MIE600	00	Line Marking and Signage Plan	13-04-12
Detention Basin and Associated Stormwater Infrastructure prepared by Cardno			
no change			
Landscape Plans prepared by Environmental Partnership			
no change			
Hydraulic Services Plans prepared by Harris Page and Associates			
no change			

3.2.2 Insert new condition A13

A13 Exemption from certain conditions

Conditions A9, A10, A11, A12 and A13 do not apply to Roads 1, 2, 3, 6 and 2a.

4.0 ENVIRONMENTAL ASSESSMENT

The proposed modifications will not appreciably alter the environmental effects of the approved project for the following reasons:

- The building envelope and architectural design of the Health Facility will not change
- The number of on-site car parking spaces has been retained and the traffic generation of the project will not change
- The modifications to the approved internal road layout are minor, will not adversely affect traffic movements on the site and will assist with traffic calming (as detailed in the Traffic Advice at **Appendix A**)
- The design of the detention basin and associated parklands (under construction) is not modified by this application
- The design of the Recreation Circle is not modified by this application
- The modifications do not alter the compliance of the approved project with:
 - *State Environmental Planning Policy (Major Development) 2005*
 - Approved Concept Plan (MP 05_0001)
 - Approved Superlot Subdivision Project Application (MP 07_0100)
 - Section 94 Deed of Agreement between the RRCS and Ryde City Council
- Like the approved project, the RRCS Health Facility will operate throughout the construction period.

5.0 CONCLUSION

The Section 75W application for modification proposes a number of minor changes that respond to design development issues. As modified, the project is substantially the same as the approval and has comparable environmental impacts.

The Section 75W application (MOD 4) therefore has planning merit and is worthy of consent.