

12 November 2012

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad,

**Determination of Modification - MP08_0054 MOD 5
Royal Rehabilitation Centre Site, 600-640 Victoria Road Ryde**

I refer to the Acting Deputy Director General's letter dated 8 November 2012 referring the above modification application to the Planning Assessment Commission for determination under Ministerial delegation.

I constituted the Commission to consider and determine the application.

I have carefully considered the Department's assessment report and recommendation as well as Ryde City Council's submission. I note that Council raised no objection to most of the proposed modifications. The key concern to Council is the potential impact of the proposed boom gate on Road 3 on the surrounding road network.

The Department has considered the issue and is satisfied that the proposed close of Roads 3 and Road 2a to general traffic would result in some redistribution of traffic on to other roads in the area with no substantial impacts to the operation of the surrounding road network. The Department has recommended a condition requiring future Stage 4 development application to include vehicle turning arrangements for general traffic to turn around after entering Road 3 from Morrison Road.

The Commission is satisfied that the Assessment Report has adequately addressed the issues identified by the Department and Ryde City Council. Where relevant, approval conditions have been recommended to mitigate potential impacts.

The application is therefore approved subject to the recommended conditions. The signed instrument of approval and documents are returned herewith.

Yours sincerely,



Gabrielle Kibble AO
Chairperson
Planning Assessment Commission

cc. The Hon Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure NSW
Level 33 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000