

# 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 issued on 14 September 2011, the NSW Planning Assessment Commission approves the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



**Gabrielle Kibble AO**  
**CHAIR OF THE COMMISSION**

Sydney

4 September 2013

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### SCHEDULE 1

**Project Approval:**

**MP08\_0054** granted by the then Minister for Planning on 16 December 2008 (as modified by MOD1, MOD 2, MOD 3, MOD 4 and MOD 5)

**For the following:**

Project approval for a new health facility development at the Royal Rehabilitation Centre Sydney, 600-640 Victoria Road, Ryde (Lot 1010 in DP 836975) including:

- 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 a child care centre, community centre, and multi use courts;
- open space comprising Central Parklands and Wetlands;
- landscaping; and
- internal roads 1, 2, 3, 4, 5 and 6 and car parking for 304 vehicles.

**Proposed Modification:**

**MP08\_0054 MOD 6:** The modification request includes:

- revised General Store / Medical Centre Building
- revised Child Care / Community Centre Building
- additional car parking
- additional facilities at the Recreation Circle
- additional tree removal
- new signage
- revised staging strategy.

## SCHEDULE 2

### CONDITIONS

The above approval is modified as follows:

#### PART A – ADMINISTRATIVE CONDITIONS

##### Delete Condition A2 and replace with the following:

#### **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; as
- Amended by Section 75W Modification prepared by Robinson Urban Planning dated 22 August 2012; as
- **Amended by Section 75W Modification prepared by Robinson Urban Planning dated 15 May 2013 and the Addendum EAR dated 7 August 2013.**

| Architectural drawings prepared by Bates Smart and Suters Architects |          |                                                  |                 |
|----------------------------------------------------------------------|----------|--------------------------------------------------|-----------------|
| Drawing No.                                                          | Revision | Name of Plan                                     | Date            |
| AR-PA-0-01                                                           | 5        | Key Plan                                         | 19/07/13        |
| AR-PA-1-01                                                           | 4        | Location Plan                                    | 19/04/13        |
| 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                                                           | 2        | Tree Retention/Removal Plan                      | 27/04/13        |
| AR-PA-1-05                                                           | 7        | Site Plan                                        | 19/07/13        |
| <b>AR-PA-1-05.1</b>                                                  | <b>3</b> | <b>Site Plan - Intermediate</b>                  | <b>19/07/13</b> |
| AR-PA-2-01                                                           | 4        | Lower Ground Floor Plan                          | 03/05/12        |
| AR-PA-2-02                                                           | 3        | Ground Floor Plan                                | 18/03/11        |
| AR-PA-2-03                                                           | 3        | First Floor Plan                                 | 18/03/11        |
| AR-PA-2-04                                                           | 3        | Second Floor Plan                                | 18/03/11        |
| AR-PA-2-05                                                           | 3        | Roof Plan                                        | 18/03/11        |
| AR-PA-2-06                                                           | 5        | Weemala Ground Floor, First Floor and Roof Plans | 19/04/13        |

|                                                                                                      |    |                                                                           |               |
|------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------|---------------|
| AR-PA-2-07                                                                                           | 4  | Recreation Circle Ground Floor Plan                                       | 2/07/2012     |
| AR-PA-2-08                                                                                           | 6  | Recreation Circle First Floor Plan                                        | 19/07/13      |
| AR-PA-2-10                                                                                           | 3  | Professional Suites, Lower Ground, Ground, First Floor and Roof Plans     | 27/03/13      |
| AR-PA-5-01                                                                                           | 4  | Elevation East Elevation North                                            | 09/07/12      |
| AR-PA-5-02                                                                                           | 4  | General Store / Medical Centre West and South Elevations                  | 19/07/13      |
| AR-PA-5-03                                                                                           | 01 | Weemala Elevations                                                        | 14/04/08      |
| AR-PA-5-04                                                                                           | 3  | Recreation Circle Elevations and Sections                                 | 19/04/13      |
| AR-PA-5-05                                                                                           | 6  | Site Elevations                                                           | 19/04/13      |
| AR-PA-5-06                                                                                           | 1  | General Store / Medical Centre Elevations                                 | 19/04/13      |
| AR-PA-6-01                                                                                           | 3  | Sections - Sheet 1                                                        | 18/03/11      |
| AR-PA-6-02                                                                                           | 3  | Site Sections - Sheet 2                                                   | 18/03/11      |
| AR-PA-6-03                                                                                           | 3  | Site Sections - Sheet 3                                                   | 18/03/11      |
| AR-PA-6-04                                                                                           | 02 | Weemala Sections                                                          | 14/04/08      |
| AR-PA-7-01                                                                                           | 2  | External Signage Plan                                                     | 19/07/13      |
| <b>Landscape drawings prepared by Turf Design</b>                                                    |    |                                                                           |               |
| -                                                                                                    | 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 |
| <b>As amended by the following plans prepared by Turf Design (including Stage 3 landscape plans)</b> |    |                                                                           |               |
| CC-2                                                                                                 | D  | Ground Floor Landscape Plan                                               | 9/08/2012     |
| CC-6                                                                                                 | D  | Landscape Plan for Road 3, North Car Park and Streetscape                 | 9/08/2012     |
| CC-7                                                                                                 | D  | Landscape Plan for Car Park & Road 3 Streetscape                          | 9/08/2012     |
| CC-8                                                                                                 | C  | Landscape Plan for Road 3                                                 | 9/08/2012     |
| CC-9                                                                                                 | D  | Landscape Plan for Rd 6 & 2                                               | 9/08/2012     |

|                                                                 |    |                                                 |           |
|-----------------------------------------------------------------|----|-------------------------------------------------|-----------|
| CC-10                                                           | D  | Courtyard 1 North                               | 9/08/2012 |
| CC-11                                                           | D  | Courtyard 1 South                               | 9/08/2012 |
| CC-12                                                           | D  | Courtyard 2 & 3                                 | 9/08/2012 |
| CC-13                                                           | B  | Recreation Circle Landscape Plan                | 9/08/2012 |
| CC-14                                                           | A  | Mobility Skills Area Detail Plan                | 9/08/2012 |
| CC-15                                                           | A  | Recreation Circle Planting Design – Tree canopy | 9/08/2012 |
| CC-16                                                           | A  | Recreation Circle Planting Design -Understorey  | 9/08/2012 |
| <b>Infrastructure/Environment plans prepared by Meinhardt</b>   |    |                                                 |           |
| 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  |
| <b>As amended by the following plans prepared by Meinhardt:</b> |    |                                                 |           |
| 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                                                          | H  | Erosion & Sediment Control Plan                 | 08-09-11  |
| MIE052                                                          | G  | Erosion & Sediment Control Details              | 08-09-11  |
| MIE061 -<br>MIE062                                              | H  | Detail Civil Plan- Sheets 1 & 2                 | 08-09-11  |
| MIE071                                                          | G  | Typical Sections- Sheet 1                       | 08-09-11  |
| MIE072                                                          | H  | Typical Sections- Sheet 2                       | 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  |
| MIE083                                                          | 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  |
| MIE094 –<br>MIE095                                              | G  | Road Cross Sections Road No. 4- Sheets 1 & 2    | 08-09-11  |
| MIE151 -<br>MIE152                                              | D  | Lines & Signs Plan- Sheets 1 & 2                | 08-09-11  |
| <b>As amended by the following plans prepared by Meinhardt:</b> |    |                                                 |           |
| MIE000                                                          | 00 | Cover Sheet & Legend                            | 13/04/12  |

|                                                                                    |           |                                                                                    |                 |
|------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------|-----------------|
| MIE100                                                                             | 00        | Detail Civil Key Plan                                                              | 13/04/12        |
| MIE101 – MIE105                                                                    | 00        | Detail Civil Plan – Sheet 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 – Sheet 1 – 6                                                    | 13/04/12        |
| MIE 600                                                                            | 00        | Line Marking and Signage Plan                                                      | 13/04/12        |
| <b>As amended by the following plans prepared by Meinhardt:</b>                    |           |                                                                                    |                 |
| MIE 000                                                                            | 01        | Cover Sheet, Index & Legend                                                        | 01/08/12        |
| MIE 100                                                                            | 01        | Detail Civil Key Plan                                                              | 01/08/12        |
| MIE 101                                                                            | 01        | Detail Civil Plan - Sheets 1                                                       | 01/08/12        |
| MIE 102                                                                            | 01        | Detail Civil Plan - Sheets 2                                                       | 15/08/12        |
| MIE 103                                                                            | 01        | Detail Civil Plan - Sheets 3                                                       | 15/08/12        |
| MIE 104                                                                            | 01        | Detail Civil Plan - Sheets 4                                                       | 01/08/12        |
| MIE 105                                                                            | 01        | Detail Civil Plan - Sheets 5                                                       | 01/08/12        |
| MIE110                                                                             | 01        | Site Sections                                                                      | 01/08/12        |
| MIE120                                                                             | 02        | Typical Road Sections                                                              | 15/08/12        |
| MIE121                                                                             | 01        | Road Long Sections - Sheets 1                                                      | 01/08/12        |
| MIE122                                                                             | 01        | Road Long Sections - Sheets 2                                                      | 01/08/12        |
| MIE123                                                                             | 01        | Road Long Sections - Sheets 3                                                      | 15/08/12        |
| MIE124                                                                             | 01        | Road Long Sections - Sheets 4                                                      | 01/08/12        |
| MIE125                                                                             | 01        | Road Long Sections - Sheets 5                                                      | 01/08/12        |
| MIE126                                                                             | 01        | Road Long Sections - Sheets 6                                                      | 01/08/12        |
| MIE600                                                                             | 02        | Lines Marking & Signage Plan                                                       | 15/08/12        |
| <b>As amended by the following plans prepared by Meinhardt:</b>                    |           |                                                                                    |                 |
| <b>MIE107</b>                                                                      | <b>00</b> | <b>Detail Civil Plan – Professional Suites Building and Carpark – Lower Floor</b>  | <b>10/05/13</b> |
| <b>MIE108</b>                                                                      | <b>00</b> | <b>Detail Civil Plan – Professional Suites Building and Carpark – Ground Level</b> | <b>10/05/13</b> |
| <b>Detention Basin and Associated Stormwater Infrastructure prepared by Cardno</b> |           |                                                                                    |                 |
| 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 |

#### **Insert new condition A17:**

#### **A17 Illumination of Signage**

Illumination of signage is prohibited between the hours of 11pm to 6am.