

Modification of Minister's Approval

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

As delegate of the Minister for Planning, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 16 December

2016

SCHEDULE 1

Project Approval:

MP08_0054 granted by the then Minister for Planning on 16 December 2008

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.

Proponent:

Robinson Urban Planning Pty Ltd

Approval Authority:

Minister for Planning

The Land:

Royal Rehabilitation Centre Sydney, 600-640 Victoria Road (also known as 59 Charles Street), Ryde

Modification:

MP08_0054 MOD 7: the modification includes:

- amendments to the drop-off area, removal of existing steel shade structure and provision of a new steel awning;
- reconfiguration of the health facility turning circle;

- construction of new concrete pavements at the Morrison Road street frontage;
- reconfiguration and provision of new car parking spaces and accessible car parking spaces;
- construction of a sports storage shed; and
- provision of two internally illuminated directional signs at the Morrison Road entrance.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- (a) Schedule 2 Part A – Administrative Conditions, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

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, as
- **Amended by Section 75W Modification prepared by Robinson Urban Planning dated September 2016.**

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
	<u>6</u>		<u>27/5/15</u>
AR-PA-1-01	4	Location Plan	19/07/13
	<u>5</u>		<u>27/5/15</u>
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
	<u>8</u>		<u>27/5/15</u>
AR-PA-1-05.1	3	Site Plan - Intermediate	19/07/13
	<u>4</u>		<u>27/5/15</u>
AR-PA-2-01	4	Lower Ground Floor Plan	03/05/12
AR-PA-2-02	3	Ground Floor Plan	18/03/11

	<u>4</u>		<u>27/5/15</u>
AR-PA-2-03	3 <u>4</u>	First Floor Plan	18/03/11 <u>27/5/15</u>
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 <u>6</u>	Weemala Ground Floor, First Floor and Roof Plans	19/04/13 <u>27/5/15</u>
AR-PA-2-07	4 <u>5</u>	Recreation Circle Ground Floor Plan	2/07/2012 <u>27/5/15</u>
AR-PA-2-08	6 <u>7</u>	Recreation Circle First Floor Plan	19/07/13 <u>27/5/15</u>
AR-PA-2-10	3 <u>4</u>	Professional Suites, Lower Ground, Ground, First Floor and Roof Plans <u>General Store / Medical Centre Lower Ground, Ground, First Floor and Roof Plans</u>	27/03/13 <u>27/5/15</u>
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 <u>3</u>	External Signage Plan	19/07/13 <u>27/5/15</u>
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
As amended by the following plans prepared by Turf Design (including Stage 3 landscape plans)			
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
Infrastructure/Environment plans 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	H	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
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 – 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 – 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
As amended by the following plans prepared by Meinhardt:			
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
As amended by the following plans prepared by Meinhardt:			
MIE107	00	Detail Civil Plan – Professional Suites Building and Carpark – Lower Floor	10/05/13

MIE108	00	Detail Civil Plan – Professional Suites Building and Carpark – Ground Level	10/05/13
As amended by the following plans prepared by Meinhardt			
<u>MIE000</u>	<u>A</u>	<u>Cover Sheet & Legend</u>	<u>06/02/2015</u>
<u>MIE100</u>	<u>A</u>	<u>Detail Civil Key Plan</u>	<u>06/02/2015</u>
<u>MIE101</u>	<u>A</u>	<u>Detail Civil Plan - Sheet 1</u>	<u>06/02/2015</u>
<u>MIE102</u>	<u>A</u>	<u>Detail Civil Plan - Sheet 2</u>	<u>06/02/2015</u>
<u>MIE201</u>	<u>A</u>	<u>Details Sheet 1</u>	<u>06/02/2015</u>
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

- (b) Schedule 2 Part A – Administrative Conditions, Condition A17 is amended by the insertion of the **not cause distraction to the traffic on Morrison Road;** words / numbers and deletion of the **~~bold struck out~~** words/numbers as follows:

A17 Illumination of Signage

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

Signage illumination shall:

- a) **not cause distraction to the traffic on Morrison Road;**
- b) **not cause glare or adversely impact to the adjoining buildings/residential properties;**
- c) **comply with AS4282-1997: Control of Obtrusive Effects of Outdoor Lighting; and**
- d) **not be of flashing type, animated display, moving parts or simulated movement.**