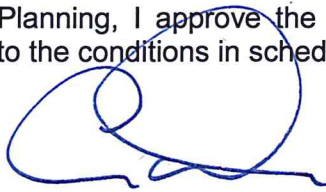


Modification of Minister's Approval

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

As delegate of the Minister for Planning, I approve the modification of the project approval referred to in schedule 1, subject to the conditions in schedule 2.



Executive Director
Infrastructure and Industry Assessments
2014

Sydney

11 NOVEMBER

SCHEDULE 1

Application No:

MP10_0189

Proponent:

Frasers Property Australia Pty Ltd

Land:

Royal Rehabilitation Centre Site, 59 Charles Street, Ryde

Project Approval:

MP10_0189 granted by the Planning Assessment Commission on 1 May 2012

For the following:

Project Approval for the Residential Development of Stage 1, Phase 1 including:

- demolition of the existing RRCS buildings required to be removed to facilitate Stage 1 Phase 1 works, including Moorong Spinal Unit building, ILC, Hydrotherapy and Administration Building and remaining slab of Linen Services buildings;
- subdivision;
- staged construction and occupation of a residential development including 54 apartments, 55 semi-detached / terraced dwellings and 14 detached dwellings;
- basement car parking to residential flat building;
- public domain works including roads and utilities;
- tree removal and landscaping; stages construction of vehicular access to the site from Charles Street and Victoria Road; and
- extension / augmentation of the physical infrastructure / utilities required.

Modification No:

MP10_0189 MOD 4

Modification:

Design changes to two dwellings and temporary use and fitout of one dwelling as a sales and marketing suite.

SCHEDULE 2 CONDITIONS

The above approval is modified as follows (additions shown as **bold** and underlined, deletions shown as ~~struck-out~~):

a) Condition A1 is amended as follows:

A1. Development Description

Development approval is granted only to carrying out the development described in detail below:

- demolition of the existing RRCS buildings required to be removed to facilitate Stage 1 Phase 1 works, including Moorong Spinal Unit building, ILC, Hydrotherapy and Administration Building and remaining slab of Linen Services buildings;
- subdivision;
- staged construction and occupation of a residential development including 54 apartments, 54 semi detached/terraced and 16 detached dwellings;
- basement car parking to residential flat building;
- public domain works including roads and utilities;
- tree removal and landscaping;
- staged construction of vehicular access to the site from Charles Street and Victoria Road;
- **temporary sales and marketing suite**; and
- extension / augmentation of the physical infrastructure / utilities required.

b) Condition A2 is amended as follows:

A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with MP No. 10_0189 and the Environmental Assessment dated April 2011, prepared by JBA Planning Consultants, except where amended by the Response to Submissions Report dated December 2011, prepared by JBA Planning Consultants, and amended by the Section 75W Modifications prepared by JBA Planning dated 16 May 2012, 11 February 2013 ~~and~~, 16 December 2013 **and 18 July 2014** and the following drawings:

Drawing No.	Revision	Name of Plan	Date
Architectural Drawings prepared by Cox Richardson:			
A-PA-SP-01	02	Site Plan	11.02.13
A-PA-SP-02	01	Site Demolition Plan	12.12.2011
A-PA-SP-03	01	Site Analysis and Constraints	12.12.2011
A-PA-FP-00	02 <u>04</u>	Stage 1 Phase 1 Site Plan	11.02.13 <u>06.05.2014</u>
A-PA-FP-01	03 <u>06</u>	Site Plan - 01	07.03.13 <u>06.05.2014</u>
A-PA-FP-02	03 <u>06</u>	Site Plan - 02	07.03.13 <u>06.05.2014</u>
A-PA-FP-03	02 <u>04</u>	Site Plan - 03	11.02.13 <u>06.05.2014</u>
A-PA-FP-04	02 <u>04</u>	Site Plan - 04	11.02.13 <u>06.05.2014</u>
A-PA-FP-05	02	Site Plan - 05	11.02.13
A-PA-FP-06	02	Site Plan - 06	11.02.13

Drawing No.	Revision	Name of Plan	Date
A-PA-FP-07	02	Site Plan - 07	11.02.13
A-PA-FP-08	02	Site Plan - 08	11.02.13
A-PA-FP-09	02	Site Plan - 09	11.02.13
A-PA-FP-10	02	Site Plan - 10	11.02.13
A-PA-FP-11	02	Site Plan - 11	11.02.13
A-PA-FP-12	02	Roof Plan – Ridge Heights	11.02.13
A-PA-FP-13	02	Stage 1 Phase 1 Unit Schedule	11.02.13
A-PA-EL-01	03 05	Street Elevations	07.03.13 06.05.2014
A-PA-EL-02	02	Street Elevations	11.02.13
A-PA-EL-03	02 04	Street Elevations	11.02.13 06.05.2014
A-PA-EL-04	02 04	Street Elevations	11.02.13 06.05.2014
A-PA-FP-H1A1	02	Housing Type 1A - Detached	11.02.13
A-PA-FP-H1A2	02	Housing Type 1A - Detached	11.02.13
A-PA-FP-H1B1	02	Housing Type 1B - Detached	11.02.13
A-PA-FP-H1B2	02	Housing Type 1B- Detached	11.02.13
A-PA-FP-H1C1	02	Housing Type 1C - Detached	11.02.13
A-PA-FP-H1C2	02	Housing Type 1C - Detached	11.02.13
A-PA-FP-H1D1	02	Housing Type 1D - Detached	11.02.13
A-PA-FP-H1D2	02	Housing Type 1D - Detached	11.02.13
A-PA-FP-H2A	01	Housing Type 2A – Semi Detached	12.12.2011
A-PA-FP-H2B	01	Housing Type 2B - Semi Detached	12.12.2011
A-PA-FP-H2C	01	Housing Type 2C - Semi Detached	12.12.2011
A-PA-FP-H2D	01	Housing Type 2D - Semi Detached	12.12.2011
A-PA-FP-H2E1	02 11	Housing Type 2E - Detached	11.02.13 06.05.2014
A-PA-FP-H2E2	02 11	Housing Type 2E - Detached	11.02.13 06.05.2014
A-PA-FP-H2J1	03 11	Housing Type 2J - Detached	07.03.13 06.05.2014
A-PA-FP-H2J2	03 11	Housing Type 2J - Detached	07.03.13 06.05.2014
A-PA-FP-H3A	01	Housing Type 3A – Split Level	12.12.2011
A-PA-FP-H3B	01	Housing Type 3B - Split Level	12.12.2011
A-PA-FP-H3C	01	Housing Type 3C - Split Level	12.12.2011
A-PA-FP-H3D	01	Housing Type 3D - Split Level	12.12.2011
A-PA-FP-H3E	01	Housing Type 3E - Split Level	12.12.2011
A-PA-FP-H4A	01	Housing Type 4A - Terrace	12.12.2011
A-PA-FP-H4B	01	Housing Type 4B - Terrace	12.12.2011
A-PA-FP-H4C	01	Housing Type 4C - Terrace	12.12.2011
A-PA-FP-H4D	01	Housing Type 4D - Terrace	12.12.2011
A-PA-FP-H4E1	01	Housing Type 4E1 - Semi Detached	12.12.2011
A-PA-FP-H4E2	01	Housing Type 4E2- Semi Detached	12.12.2011
A-PA-FP-H4F	01	Housing Type 4F - Terrace	12.12.2011
A-PA-FP-H5A	01	Housing Type 5A - Terrace	12.12.2011
A-PA-FP-H5B	01	Housing Type 5B- Terrace	12.12.2011
A-PA-FP-H5C	01	Housing Type 5C - Terrace	12.12.2011
A-PA-FP-H5D	01	Housing Type 5D - Terrace	12.12.2011

Drawing No.	Revision	Name of Plan	Date
A-PA-FP-H5E	01	Housing Type 5E - Semi Detached	12.12.2011
A-PA-FP-H5F	01	Housing Type 5F - Terrace	12.12.2011
A-PA-FP-H5G	01	Housing Type 5G - Terrace	12.12.2011
A-PA-FP-H5H	01	Housing Type 5H - Terrace	12.12.2011
A-PA-FP-H5J	01	Housing Type 5J - Semi Detached	12.12.2011
A-00-A	A	Site Plan	27.09.2013
A-11A-2101-A	A	Basement 02 Floor Plan	27.09.2013
A-11A-2012-A	A	Basement 01 Floor Plan	27.09.2013
A-11A-2103-A	A	Ground Floor Plan	27.09.2013
A-11A-2104-A	A	Level 01 Floor Plan	27.09.2013
A-11A-2105-A	A	Level 02 Floor Plan	27.09.2013
A-11A-2106-A	A	Level 03 Floor Plan	27.09.2013
A-11A-2107-A	A	Level 04 Floor Plan	27.09.2013
A-11A-2108-A	A	Level 05 Floor Plan	27.09.2013
A-11A-2109-A	A	Roof Plan	27.09.2013
A-11A-2109-A	A	North Elevation	27.09.2013
A-11A-3004-A	A	East Elevation	27.09.2013
A-11A-3001-A	A	South Elevation	27.09.2013
A-11A-3003-A	A	West Elevation	27.09.2013
A-PA-GR-10	02	Schedule of Colours and Finishes	30.03.2012
A-PA-DS-FP-00	04	Stage 1 Phase 1 Display Suite Car park	24.07.2014
Landscape Plans prepared by Environmental Partnership			
3025.TR01	11	Tree Retention Plan	Feb 2013
3025.PD01	11	Public Domain Plan	Feb 2013
3025.RC01	11	Road cross-sections	Feb 2013
3025.PA01	11	Pedestrian access plan	Feb 2013
3025.FP01	11	Fencing Plan	Feb 2013
3025.SP01	11	Key Plan	Feb 2013
3025.LP00	11	Landscape masterplan	Feb 2013
3025.LP01	11	Landscape Concept – Area 1	Feb 2013
3025.LP02	11	Landscape Concept – Area 2	Feb 2013
3025.LP03	11	Landscape Concept – Area 3	Feb 2013
3025.LP04	11	Landscape Concept – Area 4	Feb 2013
3025.LP05	11	Landscape Concept – Area 5	Feb 2013
3025.RL01	11	Residential Landscape – housing type 1	Feb 2013
3025.RL02	11	Residential Landscape – housing type 2	Feb 2013
3025.RL03	11	Residential Landscape – housing type 3	Feb 2013
3025.RL04	11	Residential Landscape – housing type 4	Feb 2013
3025.RL05	11	Residential Landscape – housing type 5	Feb 2013
3025.RL06	11	Residential Landscape – apartment building	Feb 2013
3025.RL02.CL2 E+J	11	Residential Landscape – housing type two CL2E+J	Feb 2013
3025.LC01	11	Landscape cross-sections 1	Feb 2013
3025.LC02	11	Landscape cross-sections 2	Feb 2013
Civil Drawings prepared by Meinhardt Infrastructure and Environment Pty Ltd			
104479-05-MIE000	00	COVER SHEET, INDEX & LEGEND	12-12-2011
104479-05-MIE010	00	GENERAL NOTES	12-12-2011
104479-05-MIE020	00	SITE PLAN	12-12-2011
104479-05-MIE030	00	EROSION & SEDIMENT CONTROL PLAN - SHEET 1	12-12-2011
104479-05-MIE031	00	EROSION & SEDIMENT CONTROL PLAN - SHEET 2	12-12-2011
104479-05-MIE032	00	EROSION & SEDIMENT CONTROL DETAILS - SHT 1	12-12-2011
104479-05-MIE033	00	EROSION & SEDIMENT CONTROL DETAILS - SHT 2	12-12-2011

Drawing No.	Revision	Name of Plan	Date	
104479-05-MIE041	00	DETAIL CIVIL PLAN - SHEET 1	12-12-2011	
104479-05-MIE042	00 02	DETAIL CIVIL PLAN - SHEET 2	17-12-2012	
104479-10-MIE042				
104479-05-MIE043	00 03	DETAIL CIVIL PLAN - SHEET 3	05-02-2013	
104479-10-MIE043				
104479-05-MIE044	00	DETAIL CIVIL PLAN - SHEET 4	12-12-2011	
104479-05-MIE051	00	TYPICAL SECTIONS	12-12-2011	
104479-05-MIE052	00	TYPICAL SECTIONS	12-12-2011	
104479-05-MIE061	00	ROAD LONG SECTIONS - ROAD 5	12-12-2011	
104479-05-MIE062	00	ROAD LONG SECTIONS - ROAD 8	12-12-2011	
104479-05-MIE063	00 02	ROAD LONG SECTIONS - ROAD 12 & 13	17-12-2012	
104479-10-MIE063				
104479-10-MIE076	02	ROAD CROSS SECTIONS ROAD NO 12 SHEET 1	17-12-2012	
104479-10-MIE077	02	ROAD CROSS SECTIONS ROAD NO 12 SHEET 2	17-12-2012	
104479-10-MIE132	02	STORMWATER LONG SECTIONS SHEET 2	17-12-2012	
104479-05-MIE151	00	LINES & SIGNS PLAN - SHEET 1	12-12-2011	
104479-05-MIE152	00	LINES & SIGNS PLAN - SHEET 2	12-12-2011	
104479-05-MIE153	00	LINES & SIGNS PLAN - SHEET 3	12-12-2011	
Subdivision Plans prepared by Tasy Moraitis				
110316	5	Subdivision Plan – Stage 5 Dress Circle	16-03-2012	
110316	10	Draft Stage 1 Community Scheme	13.02.2013	
110316	5	Subdivision Plan – Stage 2 Chaddock	16-03-2012	
110316	7	Subdivision Plan – Stage 3 Squire	16-03-2012	
110316	13	Draft Superlot Subdivision Stage 2	16-03-2012	
110316	4	Subdivision Plan – Stage 2 Tirrell	16-03-2012	
Fitout Plan prepared by Strongbuild				
00.01.02	D	First Floor – Stage 1	21/03/2014	
Other Plans and Reports				
Reference	Revision	Report	Author	Date
Ref: E20458F-RPT2	-	Preliminary Environmental Site Assessment	Environmental Investigation Services	15 April 2008
104479-04	02	Construction Management Plan	Meinhardt Infrastructure & Environmental Pty Ltd	17 Feb 2011
104479-04	03	Waste Management Plan	Meinhardt Infrastructure & Environmental Pty Ltd	17 Feb 2011
-	-	Updated Landscape Report	Environmental Partnership NSW	Dec 2011
-	-	Statement regarding Victoria Road Palm Trees	Environmental Partnership NSW	19 Dec 2011

except for:

- any modifications which are 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- otherwise provided by the conditions of this approval.

c) Condition A8 is added as follows:

Condition A8 Temporary use of a Sales and Marketing Suite

The dwelling on Lot CL23 may be used for the purposes of a sales and marketing suite

for a period of 18 months.

The hours of operation of the sales and marketing suite are restricted to 9.00am to 6.00pm seven days a week.

Parking for the sales and marketing suite must be provided in accordance with Plan No A-PA-DS-FP-00 in Condition A2 and must be appropriately signposted throughout the site.

End of Modifications to MP 10_0189 MOD 4