



NSW GOVERNMENT
Department of Planning

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Our ref: MP 07_0100

Mr Julian Frecklington
Project Manager
Peloton Group
Suite 11, 2-4 Kings Lane
SYDNEY NSW 2010

Dear Mr Frecklington

**Director-General's Environmental Assessment Requirements – Royal Rehabilitation
Centre Sydney - Subdivision Project Application**

I refer to your proposed project application for the subdivision of the Royal Rehabilitation Centre Sydney site at Ryde, and your request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the project application.

The Director-General's environmental assessment requirements were developed from information provided with your application. Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

The Director-General's environmental assessment requirements are attached. The requirements have primarily been developed in light of preliminary consultation with the City of Ryde Council, a review of the preliminary environmental assessment and previous consultation and knowledge of the issues.

Once you have lodged the environmental assessment, the Department (in consultation with other agencies) will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days. If inadequate, you will be required to revise the Environmental Assessment prior to exhibition.

The Director-General's environmental assessment requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if documents submitted to the Department are in a suitable format for the web (in parts no greater than 2MB in size). You will also be requested to arrange for an electronic version of the documentation for the project to be hosted on a suitable website with a link from the Department's website.

I should also draw your attention to the fact that the Department will not formally accept the application and final Environmental Assessment for the project until such time as all remaining relevant conditions requiring attention prior to the submission of the initial application have been satisfied and discharged.

Please note the Director-General's environmental assessment requirements also require you to justify and demonstrate how uses envisaged and approved by the Concept Plan are to be included within the relevant or respective parcels. This also includes any commitments made with respect to relocated or reaccommodated RRCS facilities such as complex care and high support needs accommodation.

2

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, James Kirby is available during business hours on (02) 9228 6253 or via return email to james.kirby@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
Strategic Sites and Urban Renewal

14/09/07

Part 3A – Project Application

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP 07_0100
Project	The proponent is seeking project application approval for a Torrens title subdivision of the Royal Rehabilitation Centre Sydney-owned site in Ryde to create parcels for; • a consolidated new rehabilitation facility • future residential development • publicly accessible open space and associated infrastructure
Site	Land known as the Royal Rehabilitation Centre Sydney , Ryde, (Lot 1010 DP 836975, Lot 102 DP 826426 & Lot D DP 415046)
Proponent	Royal Rehabilitation Centre Sydney
Date of Issue	14 September 2007
Date of Expiration	14 September 2009 (2 years from date of issue)
General Requirements	The Environmental Assessment (EA) must include: (1) an executive summary. (2) a description of the proposal including: - a thorough site analysis and description of the existing environment; - justification for the project and alternatives considered; - various components and stages of the project (including details of the specific uses proposed); - justification for how the uses envisaged and approved by the Concept Plan are to be included within relevant parcels, including commitments made with respect to relocated RRCS facilities such as complex care and high support needs accommodation. (Weemala) (3) a consideration of all relevant NSW State Environmental Planning Policies, and applicable planning instruments and relevant legislation. Any proposed variations from the relevant State Environmental Planning Policies, applicable planning instruments, and relevant legislation are to be justified. (4) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and (5) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	The Environmental Assessment must address the following key issues for both construction and operation: ▪ Subdivision (1) Provide proposed plans of subdivision that identify all covenants, easements and notations proposed for each land title and, how the subdivision is to be staged. (2) Outline legally binding measures, and how/when they will be implemented to ensure: (a) hospital and other care facilities will be built and how this is linked to residential development, (b) development does not occur until future of existing residents is resolved; and (c) relocation of Riding for the Disabled Association – Ryde. (3) Provide detail on the management arrangements for all land to be subdivided, including (but not limited to) titling arrangements; land ownership (particularly future public land); and all proposed covenants and restrictions, including those relating to access. (4) Outline the long-term management and maintenance of any areas of open space or conservation, including the ownership and control, management and maintenance of funding public access revegetation and rehabilitation works. ▪ Access and Easements – confirm roads, footpaths and easements and right

	of carriageways, as well as easements for services to be created over the site and details of access arrangements to all proposed allotments for pedestrians and vehicles. ▪ Utilities Infrastructure - address existing capacity, constraints and requirements of the development for sewerage, water, waste disposal, wastewater treatment, recycled water, gas, electricity, telephone, sewerage and easements for services in consultation with relevant agencies. ▪ Impacts on Water Quality and Drainage – address potential on-site and off-site impacts on the quality of surface water, groundwater and the stormwater basin. • Demonstrate inter-allotment drainage easements and systems compliance with City of Ryde DCP 2006. • Document all relevant easements for inter-allotment drainage systems for properties that cannot obtain a street connection. • Demonstrate that drainage easements and overland flow path widths comply with City of Ryde DCP 2006. • Demonstrate easements for the floodway from the detention basin, noting the basin spillway is orientated towards existing residential properties fronting Charles Street. • Demonstrate any other easements required for natural drainage paths that traverse private land and contain drainage systems (public or private).
Consultation Requirements	During the preparation of the Environmental Assessment, you must consult with the relevant Local or State government authorities, service providers, community groups and/or affected landowners. In particular, you must consult with: Agencies, other authorities and groups: ▪ Weemala Residents and Advocates Committee ▪ Riding for the Disabled Association - Ryde ▪ City of Ryde Council; and ▪ All utility providers. Adjoining Landowners Consultation with adjoining landowners is to be undertaken to discuss and address, where appropriate, the impact of the proposal. This shall be consistent with the requirements of the approved RRCS Community Consultation Strategy. Public Document all community consultation undertaken to date and discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from consultation and an effective communications strategy. The consultation process and the issues raised should be described in the Environmental Assessment.
Deemed refusal period	60 days
Application Fee Information	Fees are applicable to the application. A \$12,900 fee is based on provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Landowners Consent	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	Once the draft EA has been submitted and determined to be adequate by the Department the applicant should submit: • 10 hard copies of the environmental assessment report & sets of subdivision plans; and • 5 copies of the environmental assessment report and plans on CD-ROM (in PDF)