

ROYAL

REHABILITATION CENTRE SYDNEY

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19 July 2007

The Hon. Frank Sartor, MP
The Minister for Planning
Governor Macquarie Tower
Level 34, 1 Farrer Place
SYDNEY NSW 2000

Dear Minister

**RE: SUBDIVISION APPLICATION FOR
ROYAL REHABILITATION CENTRE SYDNEY (ROYAL REHAB) SITE**

Following your approval of the ROYAL REHAB Concept Plan on 23 March 2006 (Major Project No.05_0001), I am writing to update you on the status of the project and to request your approval to lodge a subdivision application for the site.

A subdivision plan was initially provided by ROYAL REHAB to the NSW Department of Planning on 7 May 2007. The attached Subdivision Plan is a revised version (final version) which has been updated to address to various issues raised by the NSW Department of Planning over the past two months.

1. STATUS OF THE ROYAL REHAB PROJECT

ROYAL REHAB would like to progress with the sale of the residential portions of the site. The details of the Subdivision Plan (see attached), are as follows:

1. Lots 1, 2, 3, 4 and 7 will be transferred to any new owner for residential development in accordance with the Concept Plan.
2. ROYAL REHAB will retain ownership of Lots 5 and 6 for development in accordance with the Concept Plan, for:
 - the new ROYAL REHAB Health Facility, buildings for the associated organisations, such as Wheelchair Sports and Technical Aid for the Disabled, and a building for the allied health care services;
 - the Recreational Circle, containing the childcare centre, the community meeting room and the multi-purpose sports courts and rehabilitation training tracks; and
 - the Central Open Space, which links into the surrounding community and contains the stormwater detention basin. The Central Open Space is to be dedicated to the City of Ryde.

The initial stage of development will require approval of the Torrens Title Subdivision Plan. There are no physical works on site included in the Subdivision Application.

2. IDENTIFICATION OF PART 3A PROJECT

In accordance with Clause 6 of **SEPP Major Projects 2005**, ROYAL REHAB requests you, as the Minister responsible, to form an opinion on whether the subdivision plan is a development of a kind that is described in Schedule 3 of the SEPP as projects to which Part 3A applies and is declared to be a project to which Part 3A of the EP&A Act 1979, as amended, applies.

ROYAL REHAB makes this request, based on the fact that the subdivision complies with Clause 5(2) of Schedule 3 of **SEPP Major Projects 2005, Part 3 Royal Rehabilitation Centre Sydney, Ryde**. Under this Clause, a Torrens Title subdivision is permitted as a Part 3A project and the Minister is the approval authority for such development.

3. ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR PART 3A PROJECTS

If, in your opinion, the subdivision is a project to which Part 3A applies, ROYAL REHAB requests the Director-General to prepare environmental assessment requirements under Section 75F of the EP&A Act 1979 and to notify the Proponent of his requirements.

In preparing the environmental assessment requirements, ROYAL REHAB requests the Director-General to take into account the Environmental Assessment Report that was submitted with the Concept Plan, and which covers issues that are relevant to the subdivision application.

4. CONCEPT PLAN CONDITIONS OF APPROVAL

The subdivision is generally consistent with the zoning of the site. The residential zones comprise Lot Nos. 1, 2, 3, 4 and 7. The public open space to be dedicated to the City of Ryde has been contained within a separate lot no. 6. The Recreational Circle has been included within the ROYAL REHAB Lot No.5, as this will be retained in ROYAL REHAB ownership in order to ensure a high standard of maintenance for the rehabilitation activities of people with a disability. Public access will be available at all times to this public open space in accordance with the Proponent's Statement of Commitments for the Concept Plan.

The Proponent recognizes that, prior to lodgement of the initial application, all pre-lodgement conditions in the approval of the ROYAL REHAB Concept Plan must have been complied with, to the satisfaction of the Department of Planning. A Schedule of Compliance with these conditions is attached.

ROYAL REHAB requests the Minister to exclude the subdivision application from the need to meet certain of the pre-lodgement conditions, as identified on this Schedule. Some conditions are not applicable to the subdivision application, as there are no physical works to be carried out on site.

ROYAL REHAB needs to progress with the sale of the residential portion of the land, as a matter of urgency in order to fund the development of the ROYAL REHAB health facility, the community facilities and the public open space. Any proposed sale will be contingent on the approval of the Torrens Title subdivision.

The viability of the project is entirely dependent on the sale of the residential portion of the site. Both ROYAL REHAB, and any potential purchaser will continue to be the Proponents under the Concept Plan approval and will be required to meet all pre-lodgement conditions of approval, prior to lodging further applications for development.

5. STAGING OF THE PROJECT

The Project's current timeline is as follows:

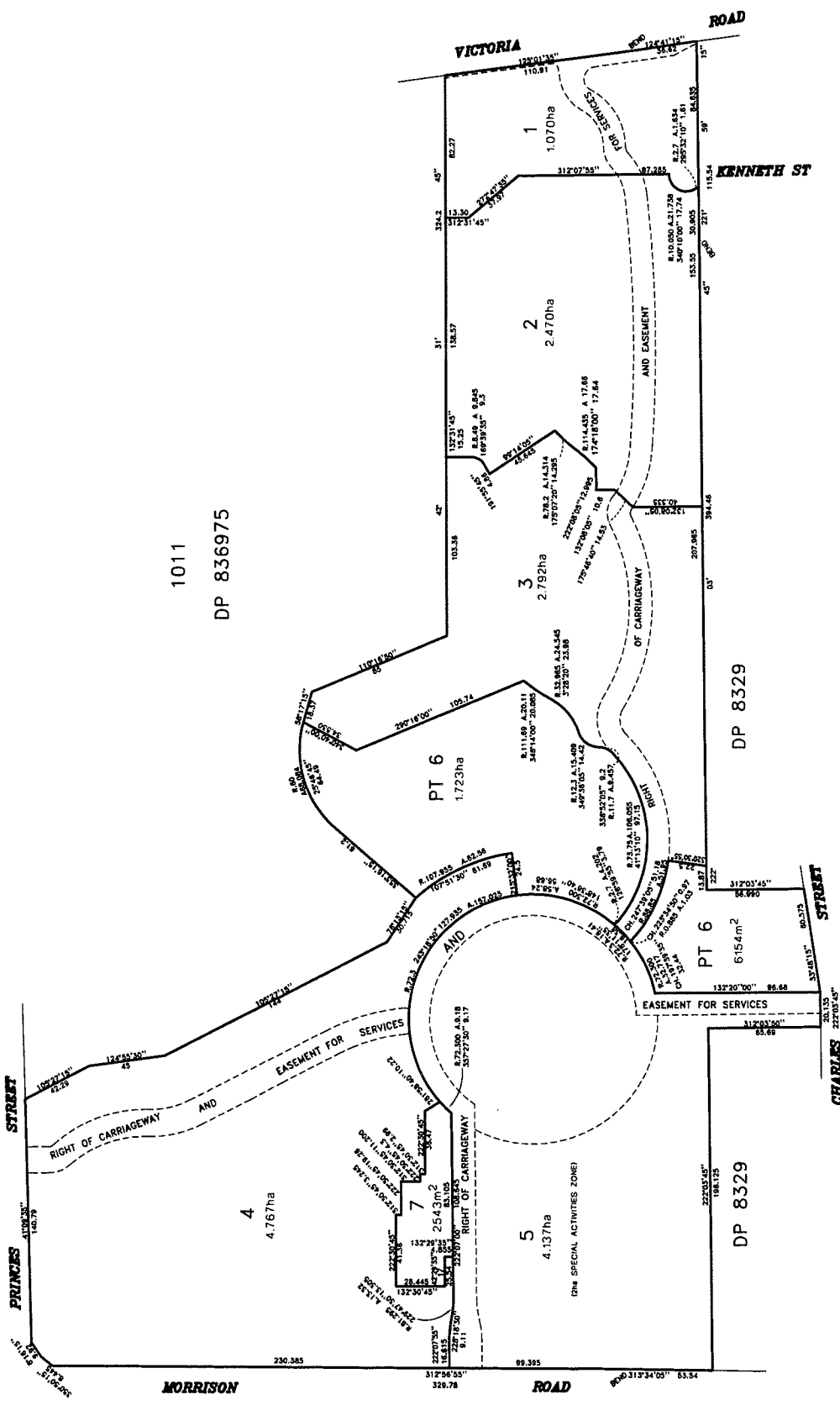
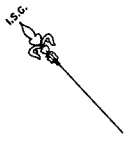
Subdivision application – Clause 6 request:	estimated 19 July 2007
Finalisation of all Subdivision Plan pre-lodgement conditions:	estimated 1 August 2007
Lodgement of Project application for Central Open Space, Recreational Circle, Associated Organizations and Allied Health Services:	estimated 1 September 2007
Subdivision approval:	estimated 1 September 2007
Finalisation of sale of land:	estimated 15 September 2007
Submission of Staging Plan for Residential Development:	estimated 15 September 2007
Lodgement of Project Application for Residential Development:	estimated September 2007
Lodgement of Project application for ROYAL REHAB Hospital:	estimated October 2007
Completion of construction of Central Open Space, including detention basin, and Recreational Circle	estimated 9 months from Project Application approval
Completion of Recreational Circle with Community Facilities	estimated 12 months from Project Application approval
Completion of Stage 1 Residential Development	estimated 30 months from Project Application approval
Completion of ROYAL REHAB health facility and building for associated organisations and allied health facilities	estimated 30 months from Project Application approval

We look forward to your consideration and determination on the matters contained in this letter.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'P. Williamson', with a stylized, cursive script.

Peter Williamson
Chief Executive Officer



1011

DP 836975

STAGE 1

PLAN OF PROPOSED SUBDIVISION OF LOT 1011 DP 836975 AND LOT 102 IN DP 826426 & LOT D DP 415046 BEING LAND AT RYDE IN THE L.G.A. OF RYDE

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Drawing Name: **DP 836975**
Drawing No: **52130-38**
Date: **6.7.2007**

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1. DIMENSIONS & AREAS ARE APPROXIMATE & SUBJECT TO FINAL SURVEY
2. LOT 6 TO BE PUBLIC OPEN SPACE