

8 June 2012

Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
GPO Box 39 Sydney NSW 2000

**ROYAL REHABILITATION CENTRE SYDNEY SITE, 600 VICTORIA ROAD, RYDE
SECTION 75W MODIFICATION (MOD 2) OF THE MINISTER'S APPROVAL FOR
TORRENS TITLE SUBDIVISION (MAJOR PROJECT NO. 07_0100)**

Dear Sir/Madam

This application is made on behalf of Peloton Development Management (**Peloton**), who acts as development manager for the Royal Rehabilitation Centre Sydney (**RRCS**). The application seeks to modify the subdivision approval for Major Project No. 07_0100 (**Subdivision Approval**) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (**EPA Act**).

This letter identifies the relevant aspects of the Subdivision Approval and describes the proposed modification to this approval.

It is accompanied by Section 75W forms, the applicable fee and the following attachments:

- **Attachment 1** Approved plan of subdivision of Lots 3 & 6 DP 1129793, date of survey 1 April 2010, by Andrew P. Mason (**Approved Subdivision Plan**)
- **Attachment 2** Proposed plan of subdivision, date of survey 29 March 2012, by Andrew P. Mason (**Modified Subdivision Plan**).

1.0 THE SUBDIVISION APPROVAL

Major Project Number	07_0100
On land comprising	Lot 1010 DP 836975, Lots 102 DP 826426 and Lot D DP 415046
Local Government Area	City of Ryde
For the carrying out of	Torrens title subdivision to create seven superlots, associated rights of carriageway and service easements

Date of Subdivision Approval 12 August 2008
granted by Minister for
Planning

Approved Modification MP 07_0100 Modification 1 (approved 5 July 2010) which rectified minor discrepancy between the Approved Subdivision Plan and the Zoning Map to the Major Development SEPP and approved concept plan.

2.0 PROPOSED MODIFICATION OF APPROVAL

Modification of the Approved Subdivision Plan

This application seeks to modify the Approved Subdivision Plan by dividing Lot 5 DP 112973 into the following two lots:

- **Proposed Lot 71** which has an area of 1.097ha, is generally rectangular shape and has a frontage to Morrison Road. Approved buildings on this proposed lot comprise part of the health facility, the general store/pharmacy and at grade car parking.
- **Proposed Lot 72** which has an area of 3.040ha, an irregular shape and an access handle to Charles Street. Approved buildings on this proposed lot comprise the main health facility, Weemala and community centre on the Recreation Circle.

The proposed subdivision plan also modifies the easements on the site as follows:

- “**A**” is a new easement for vehicles between Lots 71 & 72
- “**B**” is a new easement for services.

As Lots 71 and 72 were approved as one lot, the existing easements, “P” & “Q”, only burdened the original Lot 5. Without “A” & “B” the owner of Lot 71 and their visitors would not be legally entitled to drive over the proposed roadway in Lot 72 and visa versa.

Subdivision of Lot 5 into two lots is proposed to:

- Provide flexibility for RRCS’s future growth in preparation of Stage 4
- To secure adequate onsite power capacity. Preliminary negotiations with Ausgrid have revealed that the site may not have insufficient power capacity for Stage 4 of the project. By introducing a new lot/title, Ausgrid is likely to supplement the site’s power supply. Subdivision of approved Lot 5 will also obviate the need to provide a large (and unsightly) substation and instead enable provision of two small kiosks.

Modification of the Subdivision Approval

Application is made to make the following modifications to the Subdivision Approval (new words are shown in **red bold**):

1. Modify the description of the approved development as follows:

*Torrens title subdivision to create ~~seven~~ **eight** superlots, associated rights of carriageway and service easements*

2. Modify Condition A2 as set out below:

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans, documentation and recommendations made therein:

- *Royal Rehabilitation Centre Sydney (RRCS) Project Application – Subdivision Environmental Assessment Report prepared by Peloton Development Management Pty and Robinson Urban Planning Pty Ltd dated 18 October 2007 and letter titled 'Royal Rehabilitation Centre Sydney Site, 600 Victoria Road, Ryde, Amended Section 75W Modification of the Minister's Approval for Torrens Title Subdivision (Major Project No. 07_0100)' prepared by Robinson Urban Planning Pty Ltd, dated 7 June 2010 **and letter titled 'Royal Rehabilitation Centre Sydney Site, 600 Victoria Road, Ryde, Section 75W Modification (MOD 2) of the Minister's Approval for Torrens Title Subdivision (Major Project No. 07_0100)' prepared by Robinson Urban Planning Pty Ltd, dated 8 June 2012.***

3.0 CONSISTENCY WITH CONCEPT PLAN AND SUBDIVISION APPROVAL

The Modified Subdivision Plan does not alter the general layout or distribution of uses in the approved Concept Plan for RRCS (Major Project No. 05_0001 approved on 23 March 2006) which provides for the following development on the RRCS site:

1. A new, purpose built specialised rehabilitation and disability facility.
2. No more than 50 residential dwellings per hectare on land excluding the Health Facility.
3. Landscaped private and public open space (including the central parklands).
4. Associated services and infrastructure.
5. Land use distribution, building heights, densities, dwelling mix and types.

The Modified Subdivision Plan does not alter the general layout of the Subdivision Approval as it retains the key attributes of the Approved Subdivision Plan for the following reasons:

1. The approved number of lots increases by just one (seven approved, eight as proposed to be modified).
2. The approved easements and rights of carriageway do not materially change.
3. The modification affects one approved lot only and the remaining six lots are unchanged.

Given the above points, the proposed modification is consistent with the Approved Concept Plan and Project Application for the RRCS site.

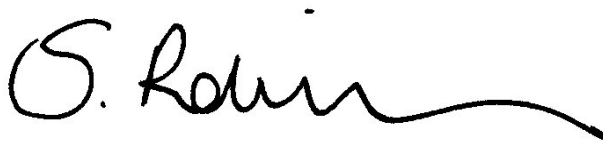
4.0 ASSESSMENT OF THE PROPOSED MODIFICATION

The proposed modification will not have any significant environmental effects and the modification does not alter the compliance of the approved project with:

- State Environmental Planning Policy (Major Development) 2005
- Approved Concept Plan (MP 05_0001)
- Section 94 Deed of Agreement between the RRCS and Ryde City Council

Please do not hesitate to contact the undersigned should the Department require any further information on the proposed modification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Robinson', with a long, sweeping horizontal line extending to the right.

Sandra Robinson
Director

Enc. See above

ATTACHMENT 1

Approved plan of subdivision of Lots 3 & 6 DP 1129793, date of survey 1 April 2010, by Andrew P. Mason
(Approved Subdivision Plan)

ATTACHMENT 2

Proposed plan of subdivision, date of survey 29 March 2012, by Andrew P. Mason
(**Modified Subdivision Plan**)