

DEPARTMENT OF PLANNING

Development Assessment

SUBJECT: ROYAL REHABILITATION CENTRES SYDNEY – Amendment to Project Approval MP 08_054 (MOD 1)

PURPOSE

To determine a modification request for the Royal Rehabilitation Centre Sydney (RRCS).

BACKGROUND

On 23 March 2006 Concept Approval was granted for the redevelopment of the RRCS site (MP 05_0001). The Concept plan granted approval for a new purpose built specialised rehabilitation and disability facility, no more than 50 residential dwellings per hectare on land excluding the health facility, landscaped public and private open space and associated services and infrastructure.

On 16 December 2008 Project approval was granted for a new Health Facility, new Weemala, community facilities and open space and road works (MP 08_0054).

Frasers Putney Pty Ltd is the Proponent.

PROPOSED MODIFICATION

On 1 September 2010, the Proponent submitted a request for a modification to Project Approval MP 08_054 under section 75W of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). The proposal subject to this modification relates to a minor change to the layout of the approved civil drawings by including 'Road 4' within the approved works.

It is therefore proposed to modify the approved Civil Infrastructure Drawings to include the construction of 'Road 4' within the approved works. Road 4 is an approved Concept Plan road which connects from the recreation circle and travels along the south portion of the central pond and detention basin area then continues north along the eastern boundary of the detention basin. Road 4 is also being renamed to be called 'Road 4' and 'Road 5'.

The approved Project Application designated this road as 'future road'. However it is now intended that the road design for Road 4 (now Road 4 and Road 5) should be built as part of the central detention works which also amends the alignment of the road slightly; as such a modification of approval is required.

The reason for this requested modification is that it has become clear that the co-ordinated delivery of civil infrastructure on the site requires the Road 4 & 5 works to be completed at the same time as the detention pond works. Some of the relocated infrastructure from the detention pond will be required to be located within Road 4 & 5 which is also required as part of a co-ordinated drainage system.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation; the modification was made available on the Department's website.

The modification request was referred to City of Ryde Council on 9 September 2010. City of Ryde Council responded in writing on 27 September 2010 stating that they were generally satisfied that the proposed modification will have a negligible impact on the performance of the detention basin as well as recommending conditions of approval.

DELEGATED AUTHORITY

On 25 January 2010, the Minister delegated his powers and functions under section 75W of the EP&A Act to Directors in the Major Projects Assessment Division in cases where there are less than 10 public submissions (not including submissions from public authorities) in the nature of objections in respect of the modification request. As no public submissions were received, the A/Director may determine the modification request under delegated authority.

KEY ISSUES

The modification request seeks a minor change to the approved drawings to allow for the construction of Road 4 (now road 4 and Road 5) at the same time as the detention pond works and allow for the co-ordinated delivery of civil infrastructure on the site. The Departments recommendation to approve the modification subject to conditions will allow this to take place.

RECOMMENDATION

It is RECOMMENDED that the Director:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (Tag A).
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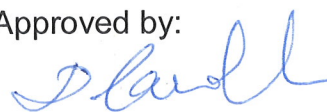
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