

# Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

Daniel Cavallo



A/Director

Government Land and Social Projects

Sydney 17 NOVEMBER YEAR 2010

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### SCHEDULE 1

Project Approval:

MP 08\_0054 granted by the Minister for Planning on date 16 December 2010

For the following:

Demolition on part of the site and construction of new Health Facility, new Weemala, community facilities and open space works.

Modification

MP 08\_0054 MOD 1 To modify the approved Civil Infrastructure Drawings to include the construction of 'Road 4' within the approved works.

## **SCHEDULE 2 CONDITIONS**

The above approval is modified as follows:

### **PART A – ADMINISTRATIVE CONDITIONS**

#### **Delete Condition A1 and replace with the following:**

##### **A1 Development Description**

Project Approval is granted for the construction of a new Health Facility on part of the site, comprising the following development:

- Demolition of part of the Coorabel facility and associated structures on part of the RRCS site;
- Health Facility Main Building containing rehabilitation care, professional suites and at least 60 ward beds;
- New Weemala high care residential facility and accommodation for 32 residents;
- Pharmacy/general store building;
- Recreation Circle comprising child care and community centre building, and multi use courts;
- Open space comprising Central Parklands and Wetlands;
- Landscaping; and
- Internal roads 1, 2,3,4,5 and 6, and car parking for 304 vehicles.

#### **Delete Condition A2 and replace with the following:**

##### **A2 Development in Accordance with Plans and Documentation**

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

Environmental Assessment Report for the New Health Facility for the Royal Rehabilitation Centre Sydney, Recreation Circle and Central Parkland volume 1 prepared by Robinson Urban Planning, including all Appendices, dated 16 April 2008 and amended by the supplementary report prepared by Robinson Urban Planning dated 23 September 2008 **and amended by the modification 1 report prepared by JBA Urban Planning Consultants dated 30 August 2010.**

**Architectural drawings prepared by Bates Smart**

Drawing No.	Revision	Name of Plan	Date
AR PA 001	01	Key Plan	14/04/08
AR PA 101	01	Location Plan	14/04/08
AR PA 102	01	Existing Site Plan	14/04/08
AR PA 103	02	Site Demolition Plan	14/04/08
AR PA 104	01	Tree Retention/Removal Plan	14/04/08
AR PA 105	03	Site Plan	01/09/08
AR PA 201	02	Lower Ground Floor Plan	14/04/08
AR PA 202	02	Ground Floor Plan	14/04/08
AR PA 203	02	First Floor Plan	14/04/08
AR PA 0204	02	Second Floor Plan	14/04/08
AR PA 205	02	Roof Plan	14/04/08
AR PA 206	02	Weemala Ground, First Floor and Roof Plans	14/04/08
AR PA 207	02	Recreation Circle Ground Floor Plan	14/04/08
AR PA 208	02	Recreation Circle First Floor Plan	14/04/08

AR PA 210	03	General Store Ground, First Floor and Roof Plans	01/09/08
AR PA 501	01	Elevation East Elevation North	14/04/08
AR PA 502	02	Elevation West Elevation South	01/09/08
AR PA 503	01	Weemala Elevations	14/04/08
AR PA 504	01	Recreation Circle Elevations and Sections	14/04/08
AR PA 506	00	Retail Unit Elevations	01/09/08
AR PA 601	02	Sections Sheet 1	14/04/08
AR PA 602	02	Site Sections Sheet 2	14/04/08
AR SD 603	02	Site Sections Sheet 3	14/04/08
AR PA 604	02	Weemala Sections	14/04/08

**Landscape drawings prepared by Turf Design**

-	A	Ground Floor Landscape Plan	11 April 2008
-	A	First Floor Landscape Plan	11 April 2008
-	A	Recreation Circle	11 April 2008
-	A	North-South section A-A	11 April 2008
-	A	Landscape Plan for Rd 6,2 north and Car park	11 April 2008
-	A	Landscape Plan for Road 3 south	11 April 2008
-	A	Landscape Plan for Rd 3 north, Road 1 & 2 south and Weemala Care Cottages	11 April 2008
-	A	Courtyard 1	11 April 2008
-	A	Courtyard 2	11 April 2008
-	A	Courtyard 3	11 April 2008
-	A	Courtyard 4	11 April 2008

-	A	Courtyard 5	11 April 2008
-	A	Courtyard 6	11 April 2008

#### Infrastructure/Environmental plans prepared by Meinhardt

IE03	D	Site Plan	26-08-10
IE06	C	Detail Civil Plan Sheet 1 of 4	26-08-10
IE07	C	Detail Civil Plan Sheet 2 of 4	26-08-10
IE08	C	Detail Civil Plan Sheet 3 of 4	26-08-10
IE09	C	Detail Civil Plan Sheet 4 of 4	26-08-10
IE12	C	Typical Road Sections	26-08-10
IE13	E	Longitudinal Sections Sheet 1 of 4	26-08-10
IE14	G	Longitudinal Sections Sheet 2 of 4	26-08-10
IE15	E	Longitudinal Sections Sheet 3 of 4	26-08-10
IE16	E	Longitudinal Sections Sheet 4 of 4	26-08-10

#### Detention Basin and Associated Stormwater Infrastructure prepared by Cardno

600110-D-000	D	Cover Sheet and Drawing Schedule	17/09/2008
600110-D-001	D	General Arrangement	17/09/2008
600110-D-002	D	Detail Plan - Sheet 1	15/09/2008
600110-D-003	D	Detail Plan - Sheet 2	17/09/2008
600110-D-005	D	Detention Basin Details & Sections	09/05/2008
600110-D-006	A	Wetland Details	04/06/2007
600110-D-011	B	Stormwater Quality Plan	15/04/2008
600110-D-016	B	Miscellaneous Details	16/04/2008

#### Landscape Plans prepared by Environmental Partnership

2588.CPW.01	3	Central Parkland and Wetland Overall Landscape Plan	April 2008
2588.CPW.02	3	Central Parkland and Wetland Site Analysis & Design Principles	April 2008
2588.CPW.03	3	Central Parkland and Wetland Tree Management Plan	April 2008
2588.CPW.04	3	Central Parkland Zone Landscape Plan	April 2008
2588.CPW.04b	3	Central Parkland Zone Landscaping Cross Sections	April 2008
2588.CPW.05	3	Wetland Zone Landscape Plan	April 2008
2588.CPW.06	3	Central Parkland and Wetland Materials	April 2008
2588.IS.01	3	RRCS Overall Interpretation Strategy	April 2008

#### Hydraulic Services Plans prepared by Harris Page and Associates

H-00	A	Title Sheet and Legend	December 2007
H-01	A	Site Plan Water, Gas, Sanitary & Stormwater Drainage	December 2007
H-02	A	Basement Level Area 1 of 4	December 2007
H-03	A	Basement Level Area 2 of 4	December 2007
H-04	A	Basement Level Area 3 of 4	December 2007
H-05	A	Basement Level Area 4 of 4	December 2007

H-06	A	Ground Floor Area 1 of 4	December 2007
H-07	A	Ground Floor Area 2 of 4	December 2007
H-08	A	Ground Floor Area 3 of 4	December 2007
H-09	A	Ground Floor Area 4 of 4	December 2007
H-10	A	Level 1 Area 1 of 4	December 2007
H-11	A	Level 1 Area 2 of 4	December 2007
H-12	A	Level 1 Area 3 of 4	December 2007
H-13	A	Level 1 Area 4 of 4	December 2007
H-14	A	Weemala Ground Floor Plan	December 2007
H-15	A	Weemala First Floor Plan	December 2007
H-16	A	Recreation Ground Floor Plan	December 2007
H-18	A	Sediment & Erosion Control Plan	December 2007

### **Insert Condition A9**

#### **A9 Roads**

Construction of the roads shall be in accordance with City of Ryde specifications.

#### **Note:**

Local widening of the road reserve is required to accommodate the future kiosk substations without impacting on footpaths, sight lines etc.

Conduits or tunnels for services shall be installed with the road works to avoid the road being opened for service, which would be done in the future with the residential building, particularly across the intersections.

### **Insert Condition A10**

#### **A10 Services**

Services are to be located according to the Streets Opening Agreement allocations.

### **Insert Condition A11**

#### **A11 Street Lighting and trees**

Street lighting is to be constructed at the same time as the street and to be operational prior to the road being open to public use.

Street tree species and locations are to be located so as to not interfere with the street lighting illumination.

### **Insert Condition A12**

#### **A12 Boundary and footpath levels**

Property boundary levels to be such to allow driveways without exceeding 3% footpath crossfall.

Footpaths (property to kerb) are to fall towards the road to keep surface flows out of private property.

### **Insert condition A13**

#### **A13 Roof water**

Roof water outlets in kerbs are to be provided at least one per regular frontage at construction.

### **PART B – PRIOR TO CONSTRUCTION CERTIFICATE**

#### **Delete B5 and replace with the following:**

#### **B5 Traffic, Access and Transport**

The following measures shall be implemented in the development. Details shall be provided to the Department of Planning prior to issue of the Construction Certificate to demonstrate compliance with the condition;

- (a) The proposed layout of car parks including loading bays, sight distance requirements, aisle widths, driveway widths, parking bay dimensions are to be in accordance with AS 2890.1-2004 and AS 2890.2-2002 for loading areas;
- (b) Any proposed columns in the basement parking levels are not to interfere with traffic flow, parked cars or pedestrian sight distances;
- (c) All on street parking is to be designed in accordance with AS 2890.5-1993. The parking space directly adjoining the pedestrian crossing on Road 3 should be deleted to prevent reverse parking movements occurring on the pedestrian crossing;
- (d) The car parking entry/exit points need to be clearly delineated through line marking and signage to ensure smooth, safe traffic flow;
- (e) Pedestrian crossing and travel paths are to be clearly signposted and marked on the road. Pedestrian crossings are to be provided with pram ramps and all pram ramps onsite are to have corresponding pram ramps on the opposite side of the road. **Street lighting is to match the locations of the Pedestrian Crossing Locations;**
- (f) The loading dock is to provide adequate room to accommodate the turning paths of the largest vehicle to service the site. Provide details of road safety implications of larger service vehicles reversing into the loading dock in the vicinity of the 2 car park entry/exit points located opposite each other. Restricting the delivery times to outside peak hours for larger vehicles and Medium Rigid Vehicles should be considered;

- (g) All vehicles are to be wholly contained onsite before being required to stop;
- (h) The posted speed around the Recreation Circle shall be a maximum of 40km/hour
- (i) The area 2 metres behind the 90 degree angle parking spaces around the Recreation Circle are to be in line marked to be separate from the traffic lanes.

#### **Insert Condition B6**

##### **B6 Traffic Management Access and Parking Plan**

A Traffic Management Access and Parking Plan is required to deal with the staged construction of the roads as well as final signs, line-markings and parking controls.

The TMAP shall be prepared in consultation with Council and provided to the Department of Planning for approval prior to the issue of the Construction Certificate.

#### **Insert Condition B7**

##### **B7 New Intersection**

The intersection of Road 4 and Road 5 is to be redesigned in consultation with Council.

The section of Road 5 and Road 4 (previously numbered as Road 4) and Road 5 (to Victoria Road) should be designed as the through route, with Road 4 (as now designated) being brought in square. It should not be a continuous arc.

Details shall be provided to the Department of Planning for approval prior to issue of the Construction Certificate.

#### **Insert Condition B8**

##### **B8 Design of Road 4/5**

Detailed plans for Road 4 and Road 5 are to be prepared in consultation with Council that include pavement structure, path alignments at the intersection, kerb ramps to match the TMAP, drainage pit locations to not interfere with likely driveways, low point treatments and major flow paths over the roads (which are to be demonstrated as safe)

The revised plans are to be provided to the Department of Planning for approval prior to the issue of the Construction Certificate.