



- 1 SEP 2010

METROPOLITAN PROJECTS
RECEIVED

NSW GOVERNMENT

Department of Planning



Request to modify a major project

Date duly made: ____/____/____

Modification No. _____

1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ABN

FRASERS PUTNEY PTY LTD

31141477750

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

THOMAS

Family name

CHAN

Position

SENIOR DEVELOPMENT DIRECTOR

STREET ADDRESS

Unit/street no.

611

Street name

KENT STREET

Suburb or town

SYDNEY

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

02 8823 8800

Fax

02 8823 8801

Mobile

0416 888 025

Email

thomas.chan@frasersproperty.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

600-640

Street or property name

VICTORIA ROAD

Suburb, town or locality

RYDE

Postcode

2112

Local government area(s)

RYDE

State Electorate(s)

RYDE

REAL PROPERTY DESCRIPTION

Lot 8 & Lot 9 DP 1129793

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached: ☐

MAP: A map of the site and locality should also be submitted with this request.

4. Details of the original major project or concept plan

Briefly describe what the original approval allows

Construction of a new health facility,
community facilities and open space works

What was the original project
application no.?

MP 08-C054

What was the date of the
approval?

16/12/2008

What was the original
application fee?

—

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

5. Describe the modification you propose to make to the approval

Describe the proposed modification

INCLUSION OF ROAD 4 WITHIN APPROVED
INFRASTRUCTURE WORKS FOR PROJECT
APPROVAL

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

\$1,300,000.00

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE)

6

Operational jobs (FTE)

6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

LOTS 3, 5, 6, 7 DP 1129793

Signature



Name

STEPHEN LOWNDES

Date

17/8/2010

Land

Signature

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

☒ Yes

☐ No

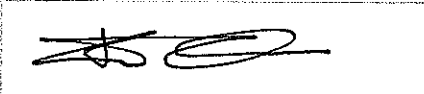
Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature



Name

THOMAS CRONIN

Date

19 AUG 2010

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
- b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
- c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
- d) an application for development consent under Part 4 (or for the modification of a development consent), or
- e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application, but does not include:
 - f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

| Disclosure statement details | | | | |
|---|---|---|---|---------------------------|
| Name of person making this disclosure | Planning application reference (e.g. DA number, planning application title or reference, property address or other description) | | | |
| | MP 08 - 0054 | | | |
| Your interest in the planning application (circle relevant option below) | | | | |
| You are the APPLICANT | <input checked="" type="radio"/> YES / NO | OR | You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO | |
| Reportable political donations made by person making this declaration or by other relevant persons | | | | |
| <p>* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</p> <p>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</p> | | | | |
| Name of donor (or ABN if an entity) | Donor's residential address or entity's registered address or other official office of the donor | Name of party or person for whose benefit the donation was made | Date donation made | Amount/ value of donation |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Please list all reportable political donations—additional space is provided overleaf if required. | | | | |
| By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing. | | | | |
| Signature(s) and Date | | | | |
| Name(s) | | | | |

PAUL WILLIAM BARBER — DIRECTOR, FRASERS PUTNEY Pty Ltd.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

| Disclosure statement details Name of person making this disclosure <u>STEPHEN LOWMEYER</u> | | Planning application reference (e.g. DA number, planning application title or reference, property address or other description) <u>MP08-0054 LOT 3567 DP 1129793</u> | | |
|--|--|---|--------------------|---------------------------|
| Your interest in the planning application (circle relevant option below) You are the APPLICANT <input checked="" type="radio"/> YES / NO <input type="radio"/> OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION <input checked="" type="radio"/> YES / NO <input type="radio"/> | | | | |
| Reportable political donations made by person making this declaration or by other relevant persons <small>* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). * If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application. OR * If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</small> | | | | |
| Name of donor (or ABN if an entity) | Donor's residential address or entity's registered address or other official office of the donor | Name of party or person for whose benefit the donation was made | Date donation made | Amount/ value of donation |
| <div style="text-align: center;">Please list all reportable political donations—additional space is provided overleaf if required.</div> | | | | |
| By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing. Signature(s) and Date <u>Stephen Lowmeyer</u> 17/June Name(s) <u>STEPHEN LOWMEYER</u> | | | | |

Political Donations Disclosure Statement to Minister or the Director-General

1

30 August 2010

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Mr Michael Woodland (Director – Metropolitan Projects)

Dear Sir

**MODIFICATION TO MAJOR PROJECT 08-0054
ROYAL REHABILITATION CENTRE SYDNEY – NEW HEALTH FACILITY AND
ASSOCIATED WORKS**

We refer to the abovementioned Project Application for demolition on part of the site and construction of a new Health Facility: new Weemala, community facilities and open space works.

On behalf of Frasers Putney Pty Ltd, we write to request the Minister (or his delegate) modify the Project Approval 08-0054 under Section 75W of the *Environmental Planning and Assessment Act 1979* as described below. The modification relates to a minor change to the layout of the approved civil drawings by including 'Road 4' within the boundaries of the approved works. Amended drawings are included at **Attachment A**.

In accordance with Section 245k of the *Environmental Planning and Assessment Regulation 2000*, please find enclosed the fee of \$750 for the assessment of the request.

The changes sought to the Project Approval are as follows:

Proposal

It is proposed to modify the approved Civil Infrastructure Drawings to include the construction of "Road 4". 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. The location of the Project Application to be modified is shown in **Figure 1**.

The approved Project Application designated this road as 'future road' and did not seek approval for the physical works of this road. The location of the road is shown in the **Figures 2** and **Figure 3** below.

The road design for Road 4, to be built as part of the central detention works also amends the alignment of the road slightly by removing the roundabout previously shown.

It is noted that the works for Road 4 extend beyond the boundary of the Project Approval, being within Lot 9 DP1129793 (previously known as Lot 3). Section 75W allows the **modification of approval** which means changing the terms of a Minister's approval, which may

include incorporation of additional land into the terms of the approval. Road 4 is consistent with the location of a road within the overall approved Concept Plan for the site.

[The southern part of Road 4 has also been renamed Road 5 on the plans as shown in Figure 3. The northern extension is still known as Road 4 as shown in Figure 2.]

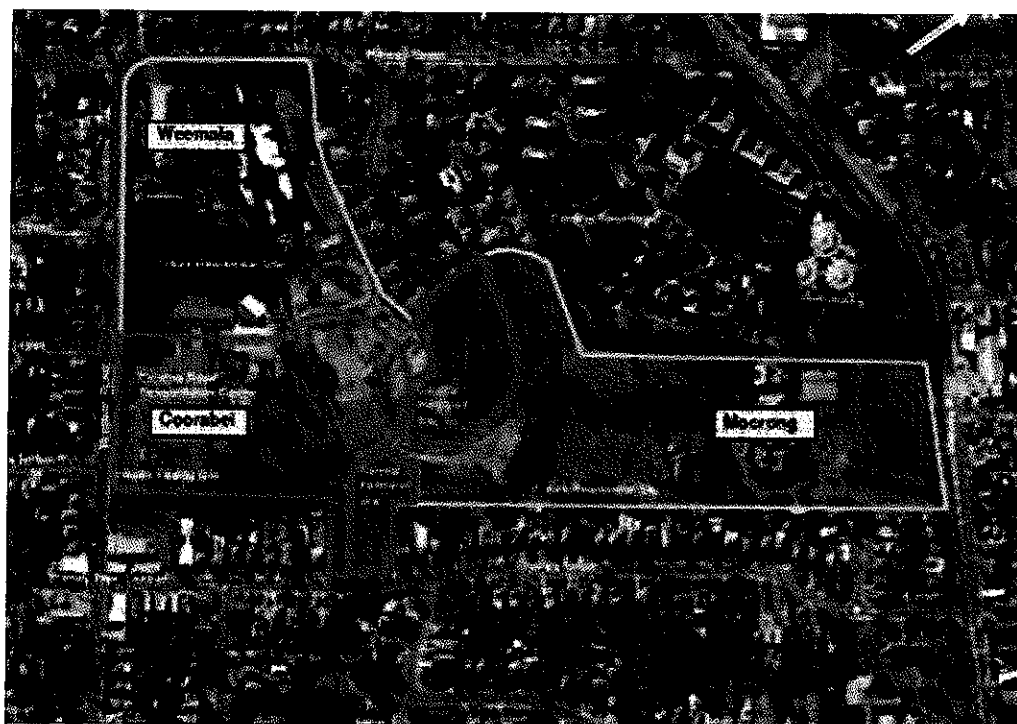


Figure 1 – Site of the approved Health Facility (red)
 (Source: Department of Planning, Assessment Report for MP08_0054)

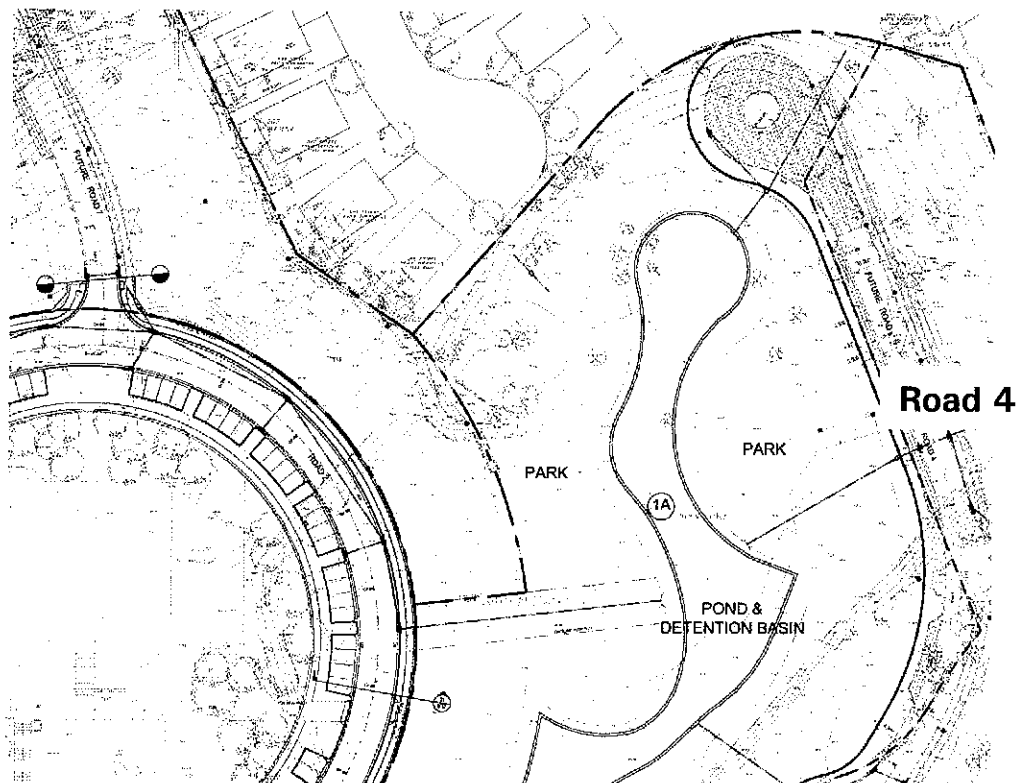


Figure 2 – Road 4 marked in the initial approved as “Future Road” (eastern side of detention basin)
(Source: Meinhardt)

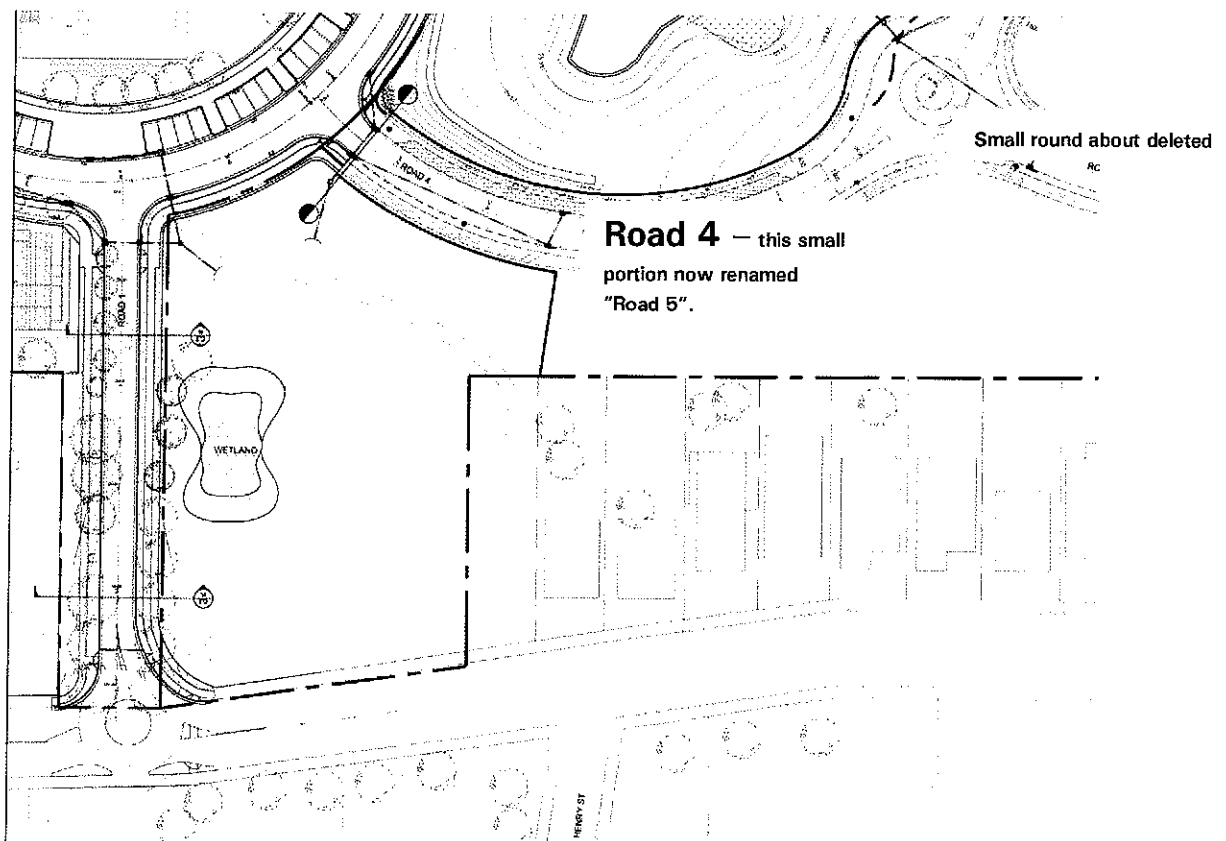


Figure 3 - Road 4 marked in the initial approved as "Future Road" (southern side of detention basin)
(Source: Meinhardt)

Justification

It has become clear since the granting of the initial consent for the Health Facility, recreation circle and central detention pond works, that the co-ordinated delivery of civil infrastructure on the site requires the Road 4 works to be completed at the same time as the detention pond works. The two key reasons for including the Road 4 civil works within the current application are:

- Some of the relocated infrastructure from the detention pond area will be required to be located within Road 4.
- Road 4 is required as part of a co-ordinated drainage system to manage a drainage flowpath occurring from the north east, which flows into the north western end of the detention basin.

It therefore required for the timely and orderly development of the infrastructure works that Road 4 is included in the Project Application approval

The road design for Road 4, to be built as part of the central detention works also amends the alignment of the road slightly by removing the roundabout previously shown. Frasers Putney Pty Ltd will apply for the physical works required for this junction to the residential component of the Concept Plan in future project applications.

The modification has no further environmental impacts that have not already been deemed suitable in the assessment of the initial application and can be managed through the conditions of approval. It simply seeks to instate a road envisaged within the Concept Plan within the approved works for the hospital, recreation circle and detention basin Project Approval. The approved Project Approval

conditions addressing Traffic and Access Design, Erosion and Sedimentation Control, Stormwater Collection, Dust Control and Hours of Work are considered suitable to mitigate any construction impacts from the additional road works.

The requirement to submit Works as Executed Plans (WAE) at the completion of works will provide a consolidated set of drawings for Council's information once all works are complete.

Amendment to Consent

It is proposed to amend the drawing references in Condition A2 of Schedule 2 as set out below. Words proposed to be deleted are shown in **bold strike through** and words to be inserted are shown in ***bold italics***.

| Infrastructure/Environmental plans prepared by Meinhardt | | |
|--|----------------|------------------------------------|
| E03 | C D | Site Plan |
| E06 | B C | Detail Civil Plan Sheet 1 of 4 |
| E07 | B C | Detail Civil Plan Sheet 2 of 4 |
| E08 | B C | Detail Civil Plan Sheet 3 of 4 |
| E09 | B C | Detail Civil Plan 4 of 4 |
| E12 | B C | Typical Road Section |
| E13 | C E | Longitudinal Sections Sheet 1 of 4 |
| E14 | E G | Longitudinal Sections Sheet 2 of 4 |
| E15 | D E | Longitudinal Sections Sheet 3 of 4 |
| E16 | D E | Longitudinal Sections Sheet 4 of 4 |

Conclusion

The project as proposed to be amended by this modification will be the same as the approved project, with only a minor addition of land within the boundaries of the Health Facility Project Approval by including "Road 4" and renaming its southern portion "Road 5". The general location of Road 4 on the site was approved in the main Concept Approval for the RRCS site.

We trust the above information provides sufficient detail for a prompt assessment of the modification. Should you have any queries about this matter, please do not hesitate to contact me on 02 9956 6962 or cswan@jbaplanning.com.au.

Yours faithfully



Clare Swan
Associate