

**ENVIRONMENTAL ASSESSEMENT REPORT
SECTION 75W APPLICATION FOR MODIFICATION
SUBMITTED TO NSW DEPARTMENT OF PLANNING**

RRCS Health Facility, new Weemala, community facilities and open space works

600-640 Victoria Road (also known as 59 Charles Street), Ryde

MP 08_0054

Prepared on behalf of
Royal Rehabilitation Centre Sydney

MARCH 2011

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1	Revised Staging Strategy
2	Advice on parking, by Colston Budd Hunt & Kafes Pty Ltd

1.0 INTRODUCTION

This Environmental Assessment Report (**EAR**) has been prepared by Robinson Urban Planning Pty Ltd on behalf of the Royal Rehabilitation Centre Ryde (**RRCS**) (the land owner and proponent). It describes an application to modify the approval for Major Project No. 08_0054 (the **approval**) pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**).

The approval relates to the RRCS site at 600-640 Victoria Road (also known as 59 Charles Street), Ryde (the **site**). The approval granted consent to a project application for demolition on part of the site and construction of a new Health Facility, new Weemala, community facilities and open space works.

The modifications described in this EAR arise as the proponent has commissioned a Redevelopment Options Study (by Aurora Projects) which evaluated in detail the range of services to be provided in the Health Facility, the interrelationship of those services within the approved buildings and the staging of development to ensure that the RRCS services remain operational throughout the construction period.

None of the proposed design changes necessitate modification of the approved Concept Plan for the site (MP No. 05_0001, dated 23 March 2006).

This letter identifies the relevant aspects of the approval and describes the proposed modifications. It is accompanied by the following plans and information:

Separate Volume	Modified architectural plans, area schedule, photomontage and sample board; by Suters Architects Pty Ltd (Suters) which cloud the proposed modifications (see Table 2 later)
Attachment 1	Revised Staging Strategy
Attachment 2	Advice on parking, by Colston Budd Hunt & Kafes Pty Ltd

2.0 THE APPROVAL

Major Project Number	08_0054
On land comprising	600-640 Victoria Road (also known as 59 Charles Street), Ryde
Local Government Area	Ryde City Council
For the carrying out of	Demolition on part of the site and construction of a new Health Facility, new Weemala, community facilities and open space works
Date Approval (by Minister for Planning)	16 December 2008

3.0 PROPOSED MODIFICATIONS

The proposed modifications, shown on the architectural plans and photomontage prepared by Suturs (separate volume), comprise:

1. Minor changes to the building design of the main Health Facility building including modifications to the following:
 - a) Internal rearrangement of the Lower Ground Floor, Ground Floor, First Floor and Second Floor Plans
 - b) Revised elevations and roof planas shown in cloud on the architectural plans prepared by Suturs (separate volume).
2. Modified Staging Strategy (**Attachment 1**) (noting that Stage 1 – Weemala and Stage 2 – Detention Basis and Associated Parklands have commenced). The Modified Staging Strategy is also submitted to the Department of Planning (**DoP**) to satisfy the requirements of condition B1 of the approval.
3. Modified Statement of Commitments (Commitment No. 1 only)

Additional information on the modifications follows.

3.1 Modifications to the approved plans

Table 1 compares the principal numeric aspects of the approved and modified developments. A detailed list of the proposed modifications to the approved plans (by drawing) follows in **Table 2**.

Table 1 – Comparison of approval and Section 75W modification

	Approval	Section 75W modification	Change
GROSS FLOOR AREA			
Health Facility site			
– Main Health Facility Building	12,830	12,815	
– Weemala	1,940	1,940	
– General Store Pharmacy	1,170	1,170	
– Subtotal GFA (m ²)	15,940	15,925	(15m ²)
– Health facility FSR (site area 2ha)	0.797:1	0.796:1	
Recreation Circle			
– GFA	540	540	
– Recreation circle FSR (site area 2.137ha)	0.025:1	0.025:1	
Total GFA (m²)	16,480	16,465	(15m²)
HEALTH FACILITY BEDS			
– Ward beds (at least)	60 beds	60 beds	
– Weemala	32 residents	32 residents	
PARKING			
– New roads around the site	71	71	
– Off-street parking areas	233	234	
– Total car spaces	304	305	+1

Table 2 – Summary of proposed modifications by drawing number

Drawing number and title	Author	Rev	Proposed amendments
AR-PA-0-01 – Key Plan	Suters	2	Modified to reflect Section 75W scheme
AR-PA-1-01 – Location Plan	Suters	2	Modified to reflect Section 75W scheme
AR-PA-1-02 – Existing Site Plan	Bates Smart	1	-
AR-PA-1-03 – Site Demolition Plan	Bates Smart	2	-
AR-PA-1-04 – Tree retention/removal plan	Bates Smart	1	-
AR-PA-1-05 – Site Plan	Suters	3	Modified to reflect Section 75W scheme
AR-PA-2-01 – Lower Ground Floor Plan	Suters	3	Internal rearrangement to provide support area and hydrotherapy facility with drop off area accessed from Road 3. Deletion of one loading bay (two approve, one proposed)
AR-PA-2-02 – Ground Floor Plan	Suters	3	Internal rearrangement to provide 24 bed spinal, 16 bed brain injury units and therapy area
AR-PA-2-03 – First Floor Plan	Suters	3	Internal rearrangement to provide clinical, research and administration, therapy and 24 bed private injury unit
AR-PA-2-04 – Second Floor Plan	Suters	3	New plant area in the centre of the Main Health Facility Roof
AR-PA-2-05 – Roof Plan	Suters	3	New roof plan, with roof falling to perimeter
AR-PA-2-06 – Weemala Plans	Suters	3	Vehicle entry to Health Facility modified to match AR-PA-2-01
AR-PA-2-07 – Rec Circle Ground Floor Plan	Suters	3	Health Facility modified to match AR-PA-2-02
AR-PA-2-08 – Rec Circle First Floor Plan	Suters	3	Health Facility modified to match AR-PA-2-03
AR-PA-2-10 – General Store Floor Plans	Bates Smart	3	-
AR-PA-5-01 – Elevation East, North	Suters	2	Health Facility elevation modified
AR-PA-5-02 – Elevation West, South	Suters	2	Health Facility elevation modified
AR-PA-5-03 – Weemala Elevations	Bates Smart	1	-
AR-PA-5-04 – Rec Circle Elevations/Sections	Bates Smart	1	-
AR-PA-5-05 – Site Elevations	Suters	3	Health Facility elevation modified
AR-PA-5-06 – Retail Unit Elevations	Bates Smart	00	-
AR-PA-6-01 – Site Sections Sheet 1	Suters	3	Sections modified to match new plans
AR-PA-6-02 – Site Sections Sheet 2	Suters	3	Sections modified to match new plans
AR-PA-6-03 – Site Sections Sheet 3	Suters	3	Sections modified to match new plans
AR-PA-6-04 – Weemala Sections	Bates Smart	2	-

3.2 Modifications to the conditions of consent

Application is made to modify Condition A2 and Schedule 3 – Statement of Commitments in the approval as set out below (new words are shown in **red bold** and deleted words in ~~strike through~~):

CONDITION A2

Condition A2

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
- **Environmental Assessment for a Section 75W Modification dated March 2011 and prepared by Robinson Urban Planning**
- Architectural drawings prepared by Bates Smart **and Suters Architects**

Drawing No.	Author	Revision	Name of Plan	Date
AR-PA-0-01	Suters	01 2	Key Plan	18/03/2011 14/04/08
AR-PA-1-01	Suters	01 2	Location Plan	18/03/2011 14/04/08
AR-PA-1-02	Bates Smart	01	Existing Site Plan	14/04/08
AR-PA-1-03	Bates Smart	02	Site Demolition Plan	14/04/08
AR-PA-1-04	Bates Smart	01	Tree retention/removal plan	14/04/08
AR-PA-1-05	Suters	02 3	Site Plan	18/03/2011 01/09/08
AR-PA-2-01	Suters	02 3	Lower Ground Floor Plan	18/03/2011 14/04/08
AR-PA-2-02	Suters	02 3	Ground Floor Plan	18/03/2011 14/04/08
AR-PA-2-03	Suters	02 3	First Floor Plan	18/03/2011 14/04/08
AR-PA-2-04	Suters	02 3	Second Floor Plan	18/03/2011 14/04/08
AR-PA-2-05	Suters	02 3	Roof Plan	18/03/2011 14/04/08
AR-PA-2-06	Suters	02 3	Weemala Plans	18/03/2011 14/04/08
AR-PA-2-07	Suters	02 3	Rec Circle Ground Floor Plan	18/03/2011 14/04/08
AR-PA-2-08	Suters	02 3	Rec Circle First Floor Plan	18/03/2011 14/04/08
AR-PA-2-10	Bates Smart	03	General Store Floor Plans	01/09/08
AR-PA-5-01	Suters	01 2	Elevation East, North	18/03/2011 14/04/08

Drawing No.	Author	Revision	Name of Plan	Date
AR-PA-5-02	Suters	01 2	Elevation West, South	18/03/2011 01/09/08
AR-PA-5-03	Bates Smart	01	Weemala Elevations	14/04/08
AR-PA-5-04	Bates Smart	01	Rec Circle Elevations/Sections	14/04/08
AR-PA-5-05	Suters	3	Site Elevations	18/03/2011
AR-PA-5-06	Bates Smart	00	Retail Unit Elevations	01/09/08
AR-PA-6-01	Suters	02 3	Site Sections Sheet 1	18/03/2011 14/04/08
AR-PA-6-02	Suters	02 3	Site Sections Sheet 2	18/03/2011 14/04/08
AR-PA-6-03	Suters	02 3	Site Sections Sheet 3	18/03/2011 14/04/08
AR-PA-6-04	Bates Smart	02	Weemala Sections	14/04/08

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SCHEDULE 3 – STATEMENT OF COMMITMENTS

Table 3 - Amended Draft Statement of Commitments

Subject	Commitment	Timing
1. Health Facility	The new main Health Facility will be completed by 14 February 2014 within four years of registration of the proposed Subdivision Plan with NSW Land and Property Information. This commitment is subject to RRCS continuing to receive sufficient funding for its rehabilitation operations from the NSW government and insurance providers.	On going

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4.0 ENVIRONMENTAL ASSESSMENT

The proposed modifications will not appreciable alter the environmental effects of the approved project for the following reasons:

- The building envelope of the Health Facility will not change and the change in GFA (-15m²) is insignificant
- The architectural design has subtly changed, but the design quality of the Health Facility will not be diminished
- The number of on-site car parking spaces has been retained (304 spaces approved, 305 spaces proposed) and adequate parking will be provided at each stage of development (as detailed in the statement by Colston Budd Hunt and Kafes, **Attachment 2**)
- The traffic generation of the project will not change
- The approved internal road layout is not modified by this application
- The design of Weemala (under construction) and the General Store (being the only approved buildings that adjoin neighbouring sites) is not modified by this application
- The design of the detention basin and associated parklands (under construction) is not modified by this application
- The design of the Recreation Circle is not modified by this application
- 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)
 - Approved Superlot Subdivision Project Application (MP 07_0100)
 - Section 94 Deed of Agreement between the RRCS and Ryde City Council
- Like the approved project, the RRCS Health Facility will operate throughout the construction period

5.0 CONCLUSION

The Section 75W application for modification proposes a number of minor changes that respond to design development issues. As modified, the project is substantially the same as the approval and has comparable environmental impacts.

The Section 75W application therefore has planning merit and is worthy of consent.