

MODIFICATION REQUEST:

***Royal Rehabilitation Centre Sydney
600-640 Victoria Road, Ryde***

***MP 08_0054 MOD 2 - Modification to the
design of the main Health Facility and
staging of works***



Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

July 2011

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EXECUTIVE SUMMARY

The purpose of this report is to determine a request by the Royal Rehabilitation Centre Sydney (RRCS) to modify the approved Project Application for a new rehabilitation Health Facility at the RRCS site, 600-640 Victoria Road, Ryde. The RRCS site is situated in the Ryde Local Government Area. The development area (6.475ha) is located on the western portion of the site with access off Morrison Road, Ryde.

The modification application was submitted by Royal Rehabilitation Centre Sydney and received by the Department on 24 March 2011 (additional information was received on 7 June 2011).

In summary, the proposal seeks approval to modify:

- the main Health Facility by altering the internal uses of each level and amending the exterior elevations (including materials) and roof plans;
- the staging of works to be carried out on site; and
- the Statement of Commitments to reflect the modified staging.

The proposed development remains consistent with the benefits outlined as part of the original approved Health Facility, being a modern rehabilitation centre along with high care residential facilities; additional open space; and community and infrastructure works for existing clients and the wider community.

The amendments to the building will be in-keeping with the contemporary nature of the overall redevelopment and will not impact neighbouring properties. Ryde City Council has raised no objections to the modification and no submissions from the public were received.

The Department recommends that the modification application be approved, subject to modified conditions.

The modification is referred to the Planning Assessment Commission (PAC) for determination, in accordance with the Minister's delegations of 28 May 2011 as the Proponent for the project has declared a reportable political donation within the last 2 years.

TABLE OF CONTENTS

1.	BACKGROUND	1
1.1	The Site	1
1.2	Previous Approvals	1
2.	PROPOSED MODIFICATION	4
3.	STATUTORY CONTEXT	4
3.1	Modification of the Minister's Approval	4
3.2	Environmental Assessment Requirements	4
3.3	Delegated Authority	4
4.	CONSULTATION AND SUBMISSIONS	4
5.	ASSESSMENT	5
6.	CONCLUSION	13
7.	RECOMMENDATION	13
APPENDIX A	CONCEPT PLAN APPROVAL MP 05_0001	
APPENDIX B	MODIFICATION REQUEST	
APPENDIX C	SUBMISSIONS	
APPENDIX D	RECOMMENDED MODIFYING INSTRUMENT	

1. BACKGROUND

1.1 The Site

The RRCS site is located at 600-640 Victoria Road, Ryde, situated in the Ryde Local Government Area. The development area (6.475ha) is located on the western portion of the site with access off Morrison Road, Ryde (**Figure 1**).



Figure 1: Site locality

1.2 Previous Approvals

On 23 March 2006, the then Minister for Planning approved a Concept Plan (MP 05_0001) (see **Appendix A**) for the redevelopment of the RRCS site including a new purpose built specialised rehabilitation and disability facility, not 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 12 August 2008 (as modified on 5 July 2010), the then Minister for Planning approved a Project Application (MP 07_0100) for Torrens title subdivision to create 7 superlots, associated rights of carriageway and service easements.

On 16 December 2008, the then Minister for Planning approved a Project Application (MP 08_0054 as illustrated at **Figure 2** and **3**) for:

- demolition of part of the Coorabel facility and associated structures on part of the RRCS site;
- a Health Facility Main Building containing rehabilitation care, professional suites and at least 60 ward beds;
- new Weemala high care residential facility with accommodation for 32 residents;
- pharmacy / general store building;
- recreation circle comprising a child care centre, community centre, and multi use courts;
- open space comprising Central Parklands and Wetlands;
- landscaping; and
- internal roads 1, 2, 3 and 6 and car parking for 304 vehicles.

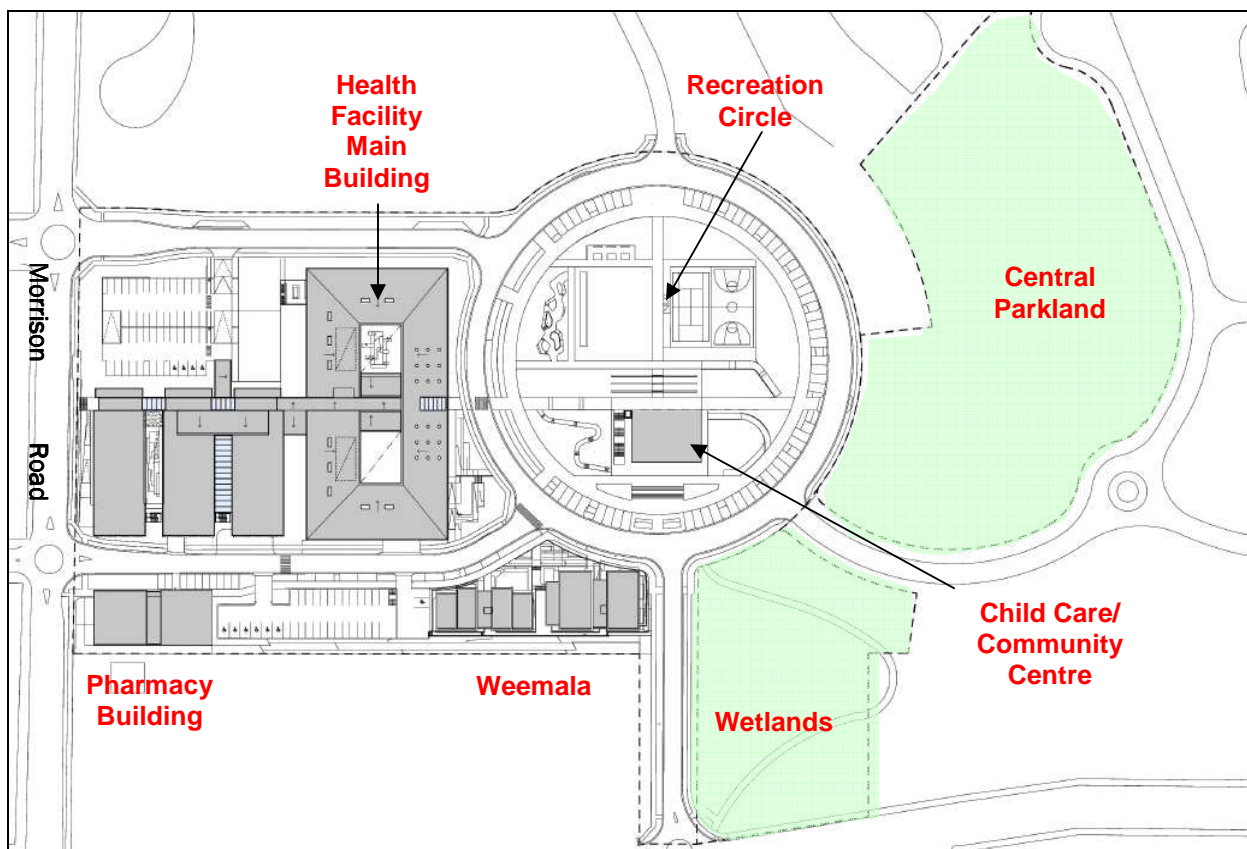


Figure 2: Approved layout of the Health Facility development (MP 08_0054)

On 17 November 2010, the Acting Director of Government Lands and Social Projects, as delegate of the then Minister for Planning, approved a Section 75W modification to the approved Project for the inclusion of 'Road 4' to be constructed at the same time as the detention pond works that would therefore enable the co-ordinated delivery of civil infrastructure on the site ('Road 4' was previously approved as a future road).

The Department is also currently considering a separate Section 75W modification (MP 08_0054 MOD 3) for the following amendments to the approved internal road network including:

- Reduction of the carriageway width of Road 4 from 7 metres to 6 metres;
- Reduction in the carriageway width of Road 5 from 7 metres to 6 metres; and
- Deletion of shared bicycle cycleway to Road 5.

Works in accordance with the approved Project are currently being undertaken on the site, including:

- Stage 1 works involving the construction of the new Weemala high care residential facility are currently under construction and are scheduled for completion by July 2011; and
- Stage 2 works involving the construction of the detention basin and associated parkland are due for completion by September 2011.

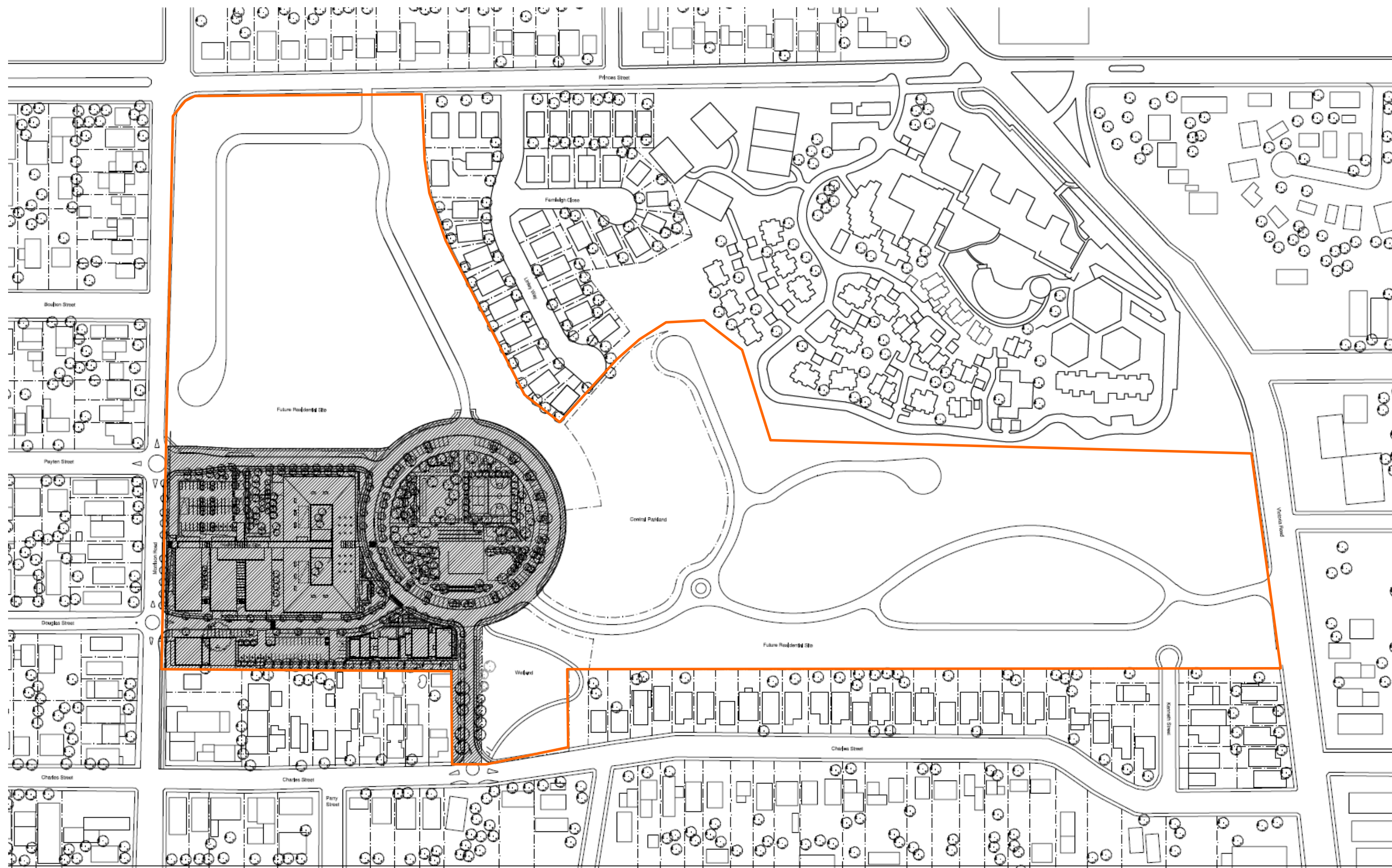


Figure 3: Extent of Health Facility development as located on the RRCS site (RRCS site indicated in red line)

2. PROPOSED MODIFICATION

The proposal seeks approval to modify:

- the main Health Facility by altering the internal uses of each level and amending the exterior elevations (including materials) and roof plans;
- the staging of works to be carried out on site;
- car parking from 304 spaces to 305 spaces; and
- the Statement of Commitments to reflect the modified staging.

Further details of the proposed modifications are provided in **Appendix B**.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

Under Section 75W (2) of the EP&A Act, the Minister's approval for a modification is not required if the project, as modified, will be consistent with the existing approval under this Part. In this instance, it was concluded that the proposed modification required a formal application to modify the approval.

3.2 Environmental Assessment Requirements

Section 75W (3) of the EP&A Act provides that the Director-General may notify the Proponent of environmental assessment requirements (DGRs) with respect to the proposed modification that the Proponent must comply with before the matter will be considered by the Minister.

In this instance, following an assessment of the modification request, it was not considered necessary to notify the Proponent of environmental assessment requirements pursuant to Section 75W (3) with respect to the proposed modification, as sufficient information was provided to the Department to consider the application.

3.3 Delegated Authority

On 28 May 2011, the Minister delegated his powers and functions under Section 75W of the EP&A Act to the Planning Assessment Commission where:

- the application is not for major infrastructure development and the proponent is not a public authority (other than a local authority); and
- a statement has been made disclosing a reportable political donation in relation to the project; and
- a statement has been made disclosing a reportable political donation in connection with any previous concept plan or project application.

The project meets the above criteria because the Section 75W includes a statement disclosing a reportable political donation in relation to the current modification project. The Planning Assessment Commission can therefore determine the modification request under delegated authority.

4. CONSULTATION AND SUBMISSIONS

In accordance with Section 75X (2) (f) of the EP&A Act, the Director-General is required to make the modification request publicly available. The modification request was made available on the Department's website and referred to Ryde City Council for comment. Due to the nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

Ryde City Council has raised no concerns with the proposed modifications.

5. ASSESSMENT

The Department considers the key issues for this modification to be external and internal design modifications, staging, and car parking.

Modified External Façade

The proposal includes amendments to the external façade of the building as compared in **Figure 4** and **5**. The external amendments are considered acceptable. The modified design incorporates modern architectural features that will complement the other new buildings to be built on the site (including the adjacent Weemala high care residential facility and the community buildings) and surrounding development. The modified design will not diminish the design quality of the proposal and is therefore supported.



Figure 4: Approved external façade (south-eastern corner) of Health Facility Main Building



Figure 5: External façade of Health Facility Main Building as contained in the Section 75W EA

External Modifications

Compared to the approved building heights, the modified design is marginally higher, however the building still remains within the approved Concept Plan building envelopes as shown in **Figure 6** and **7**. The maximum RL to the top of the lift over-run of the proposed design is RL 43.6, while the approved design was RL43.55 along the Morrison Road frontage. This compares with the approved Concept Plan height limit of RL 51.0.

Compared to the approved Project, the modified design provides a gross floor area of 16,465m², a reduction of 15m² (approved Project provided a GFA of 16,480m²). A breakdown of the GFA is provided below:

	Approved GFA	Proposed GFA	Comparison
Health Facility site			
• Main Health Facility building	12,830m ²	12,815m ²	-15m ²
• Weemala	1,940m ²	1,940m ²	-
• General Store Pharmacy	1,170m ²	1,170m ²	-
Recreation Circle	540m ²	540m ²	-
Total GFA	16,480m²	16,465m²	-15m²

The Department is satisfied that this application is generally consistent with the approved project. The modified design changes are minor and will not impact upon the use or overall bulk and scale of the building as intended during the original approval.

Furthermore, as the proposed building amendments are to the main Health Facility only, no additional impacts are expected upon neighbouring properties to the east or to the south opposite Morrison Road.

Internal Modifications

The modification includes amendments to the approved ground and first floor layouts through modifying the uses of each level (**Figure 8** and **9** illustrates the approved and proposed layout of the ground floor level and **Figure 10** and **11** illustrates the approved and proposed Level 1 plan).

The Proponent indicates that the internal modifications are proposed following an evaluation of the services to be provided in the Health Facility; the interrelationship of those services within the approved buildings; and the staging of development to ensure the RRCS services remain operational throughout the construction period.

The modified internal design maintains the number of health facility beds approved by the original Project. 60 ward beds are maintained and are distributed as follows:

- 16 brain injury unit beds;
- 20 spinal injury unit beds; and
- 24 beds to accommodate private patients.

The Department considers that the internal modifications will improve the functionality of the proposal and assist in the staging of the works and is therefore supported. Demolition of the existing facility and construction of the new Health Facility is to be staged, with wings of both buildings to be demolished and constructed in a way to ensure the RRCS is able to continue to operate during the course of the construction.

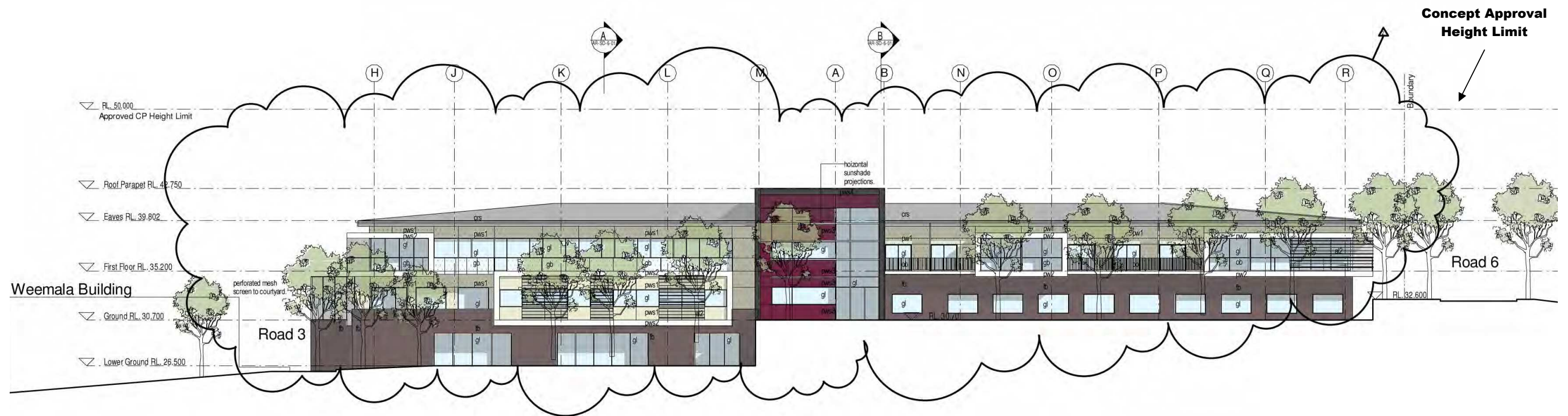


Figure 6: Proposed north elevation illustrating building height is below approved Concept Plan requirement as contained in the Section 75W EA

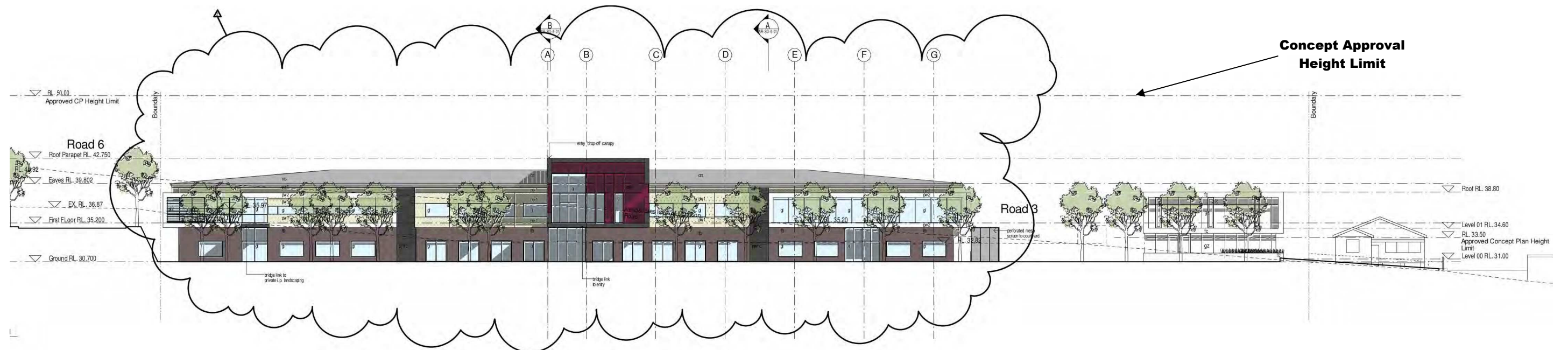


Figure 7: Proposed south elevation illustrating building height is below approved Concept Plan requirement as contained in the Section 75W EA

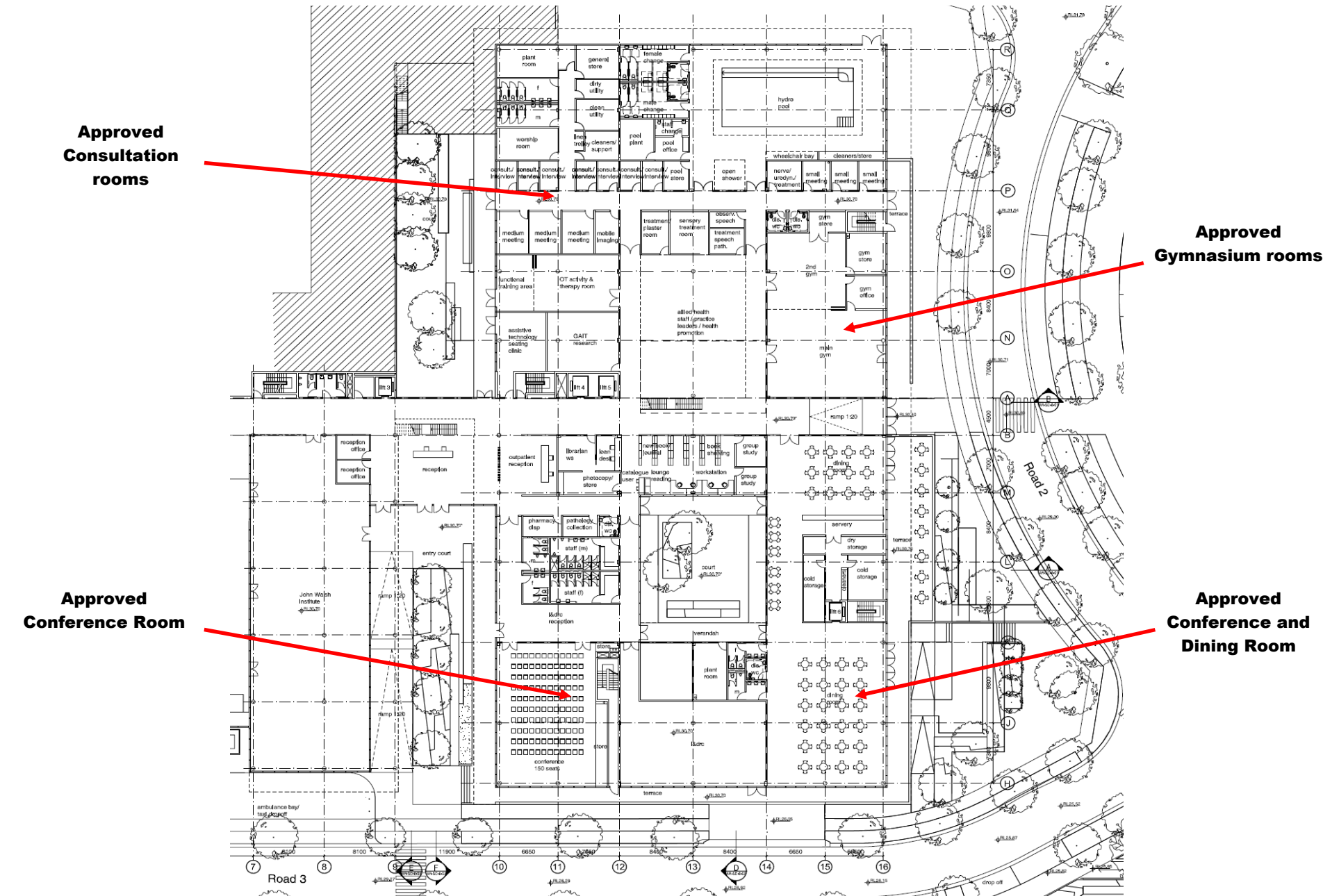


Figure 8: Approved Ground Floor Plan of Health Facility Main Building



Figure 9: Modified Ground Floor Plan of Health Facility Main Building as contained in the Section 75W EA

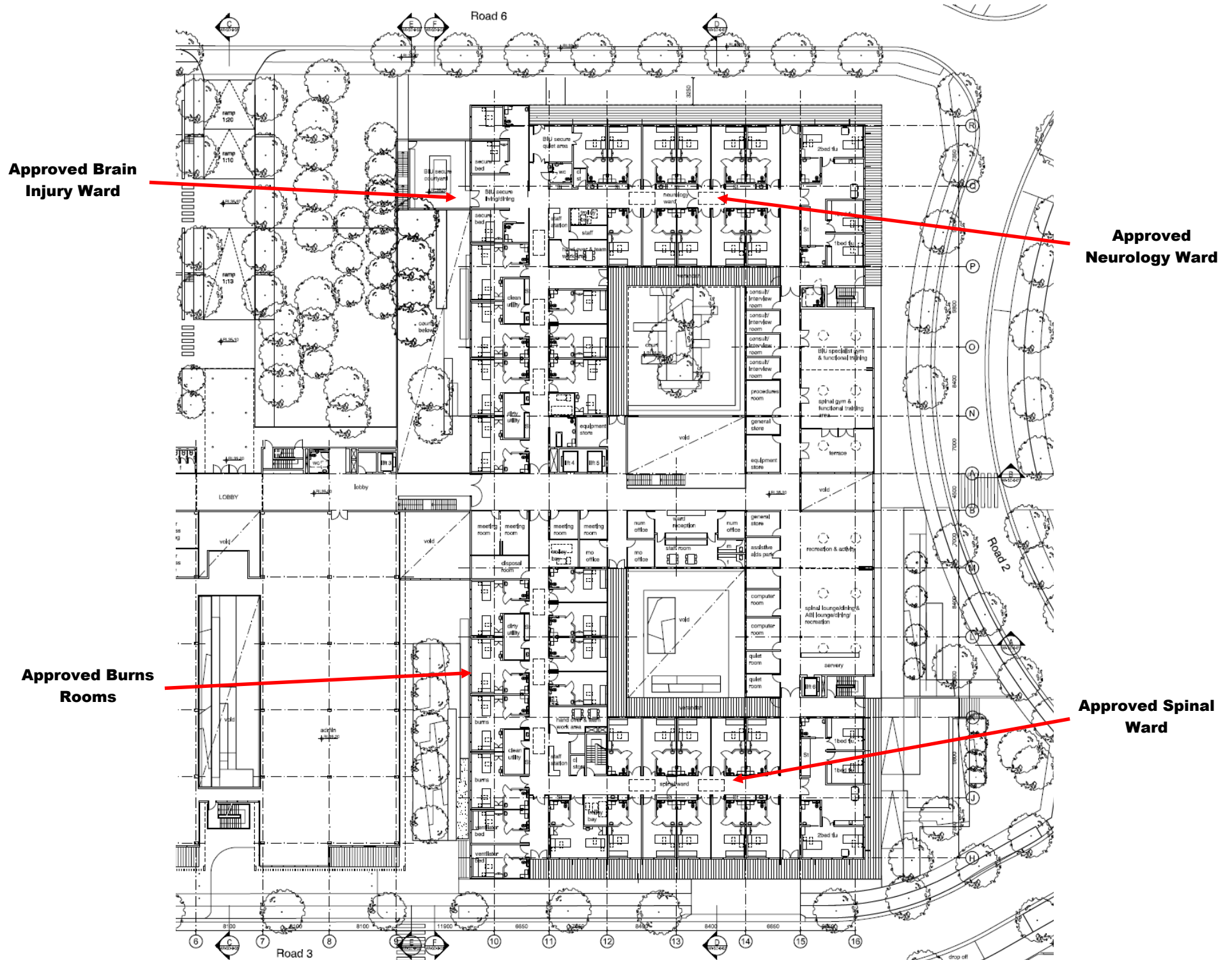


Figure 10: Approved Level 1 floor plan of Health Facility Main Building

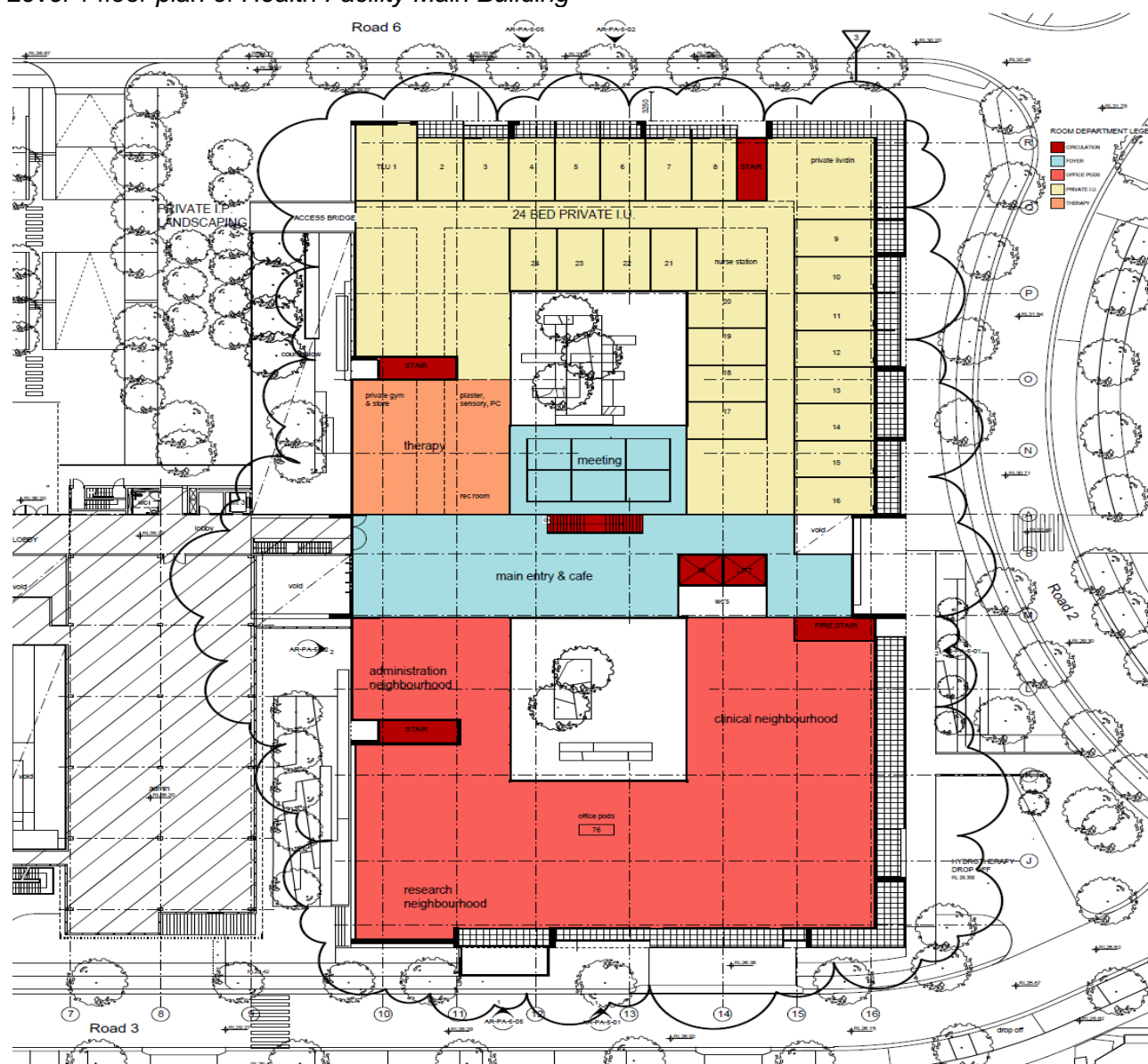


Figure 11: Modified Level 1 floor plan of Health Facility Main Building as contained in the Section 75W EA

Modified Statement of Commitment

The modification proposes to extend the timing for the completion of the new Health Facility building that was originally committed to be completed within four years of registration of the Subdivision Plan (approved by MP 07_0100) with NSW Land and Property Information (registration occurred on 7 November 2008). Approved layout of the subdivision is shown at **Figure 12**.

The amended Commitment now proposes to complete the Health Facility building by 14 February 2014 instead of 7 November 2012 (i.e. within four years of registration of the Subdivision Plan).

The revised timing is based on an obligation between the RRCS and Frasers Property who have purchased Lots 1-4, 6 and 7 (Lot 5 is to be retained by the RRCS) which intends to develop the site in accordance with the approved Concept Plan for a range of residential buildings. Frasers Property has already taken possession of Lots 1, 2, 3 and 6, with Lot 4 (containing the existing Weemala and Village buildings) and Lot 7 (containing a wing of the existing Coorabel facility) is proposed to be settled on 14 February 2014. RRCS are required to provide vacant possession and complete the Health Facility on or before this date.

The Proponent advises that the existing health care facility (Weemala) currently located on Lot 4 will house RRCS operations for the duration of the construction period. A decanting exercise will be undertaken following completion of the new Health Facility to enable vacant possession to occur.

The modified timeframe is considered to provide certainty for completion of the project and is supported. An amended condition is included within **Appendix D**.

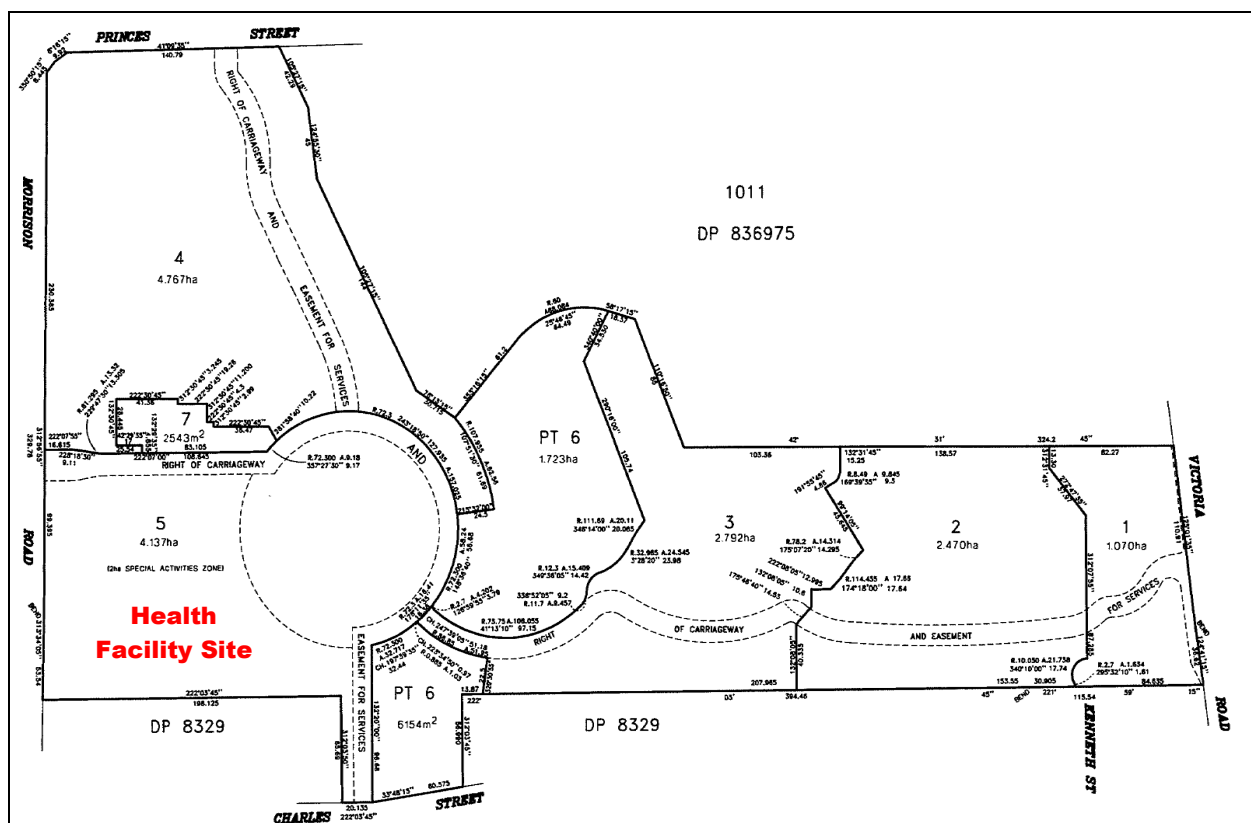


Figure 12: Subdivision plan approved under MP 07_0100

Staging of works

The Concept Plan approval required the development of the site to be staged to ensure ongoing health care was provided to residents during the construction works.

During the assessment of the original Project Application, two options were provided for the staging of the Health Facility. The two options both staged the demolition of the existing facilities and construction of the new facility, including temporarily relocating staff off site or in temporary facilities. The Department considered that both of the options were satisfactory, however Condition of approval B1 was included requiring the final staging strategy to be submitted to and approved by the Department, prior to the issue of a Construction Certificate.

A Statement of Commitment was also included in the original Project Application stating that *"the development will be staged to enable the RRCS to continue to provide a fully functioning rehabilitation and disability service, throughout the development period"*.

The Proponent seeks approval of the final proposed staging strategy as part of this S75W modification request in order to satisfy the requirements of Condition B1.

Following consultation with the RRCS management and user groups, the Proponent has developed a strategy for the completion of the development on the site (refer to **Figure 13**). Stages 1 and 2 have already commenced and are detailed below:

- Stage 1 - the construction of the new Weemala residence is currently under construction and is scheduled for completion by July 2011; and
- Stage 2 - the construction of the detention basin and associated parklands is due for completion by September 2011.

Stage 3 will include the construction of the new Health Facility building and the recreational circle (the multi-use courts; village green; community centre and child care centre). Other works in the Stage include at grade car parking for the future Stage 4; construction of the at grade car park on the corner of Morrison Road and Road 3 and the construction of roads 1, 2, 3 and 6.

Stage 4 will include the demolition of the existing kitchen and services facilities, which will allow the construction of the western and central fingers blocks that will house the new administration functions and university polyclinic. Other works include the construction of the general store and pharmacy on the south-eastern corner of Morrison Road and Road 3.

The proposed staging will result in the new Weemala high care residential facility being constructed within the first stage of the development and necessary stormwater detention works are to be completed shortly afterwards as part of Stage 2. The construction of the new Health Facility and the provision of new road infrastructure and at-grade parking in Stage 3 will allow for the relocation of occupants from the existing Brain Injury Unit, Spinal Wards and existing Weemala facility, to occur after completion. The final stage will result in the construction of the administration areas, general store and pharmacy, as well as the basement parking.

The staging of the approved works, as proposed, will see the site developed in a logical and co-ordinated manner. Essential health care facilities and infrastructure will be completed first, allowing the occupation of the new facility at the earliest opportunity. The continued operation of the existing Weemala facility until after the completion of both the new Weemala high care facility and the Health Facility (Main Building) will ensure that on-going healthcare is provided to residents during construction of the new buildings.

The detail provided is considered to satisfy the requirements of Condition B1. It is therefore recommended that Condition B1 be amended in accordance with the details submitted, as part of the modification application.

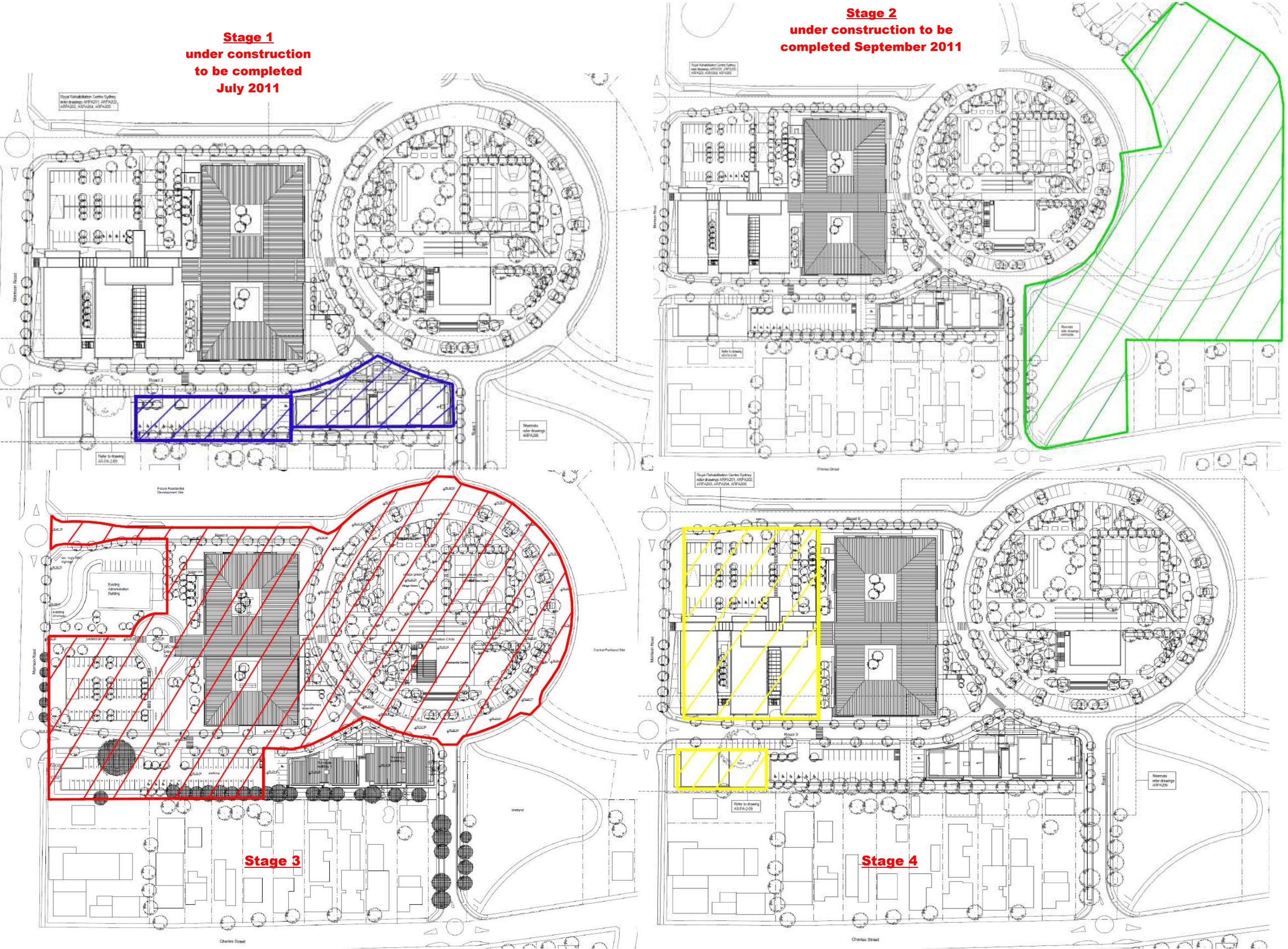


Figure 13: Extent of staging works as contained in the Section 75W EA

Car Parking

The proposed modification seeks to increase on-site car parking by one space bringing the total to 305 spaces. The addition of 1 car parking space is minor and will not impact upon traffic generation.

6. CONCLUSION

The proposed modifications are considered to be minor and result in an improvement to the overall design of the project. The project achieves the same objectives as assessed in the original approved project and does not alter the overall nature, need or justification of the approved project.

It is therefore recommended that the modifications be approved subject to the amended conditions.

7. RECOMMENDATION

On 28 May 2011, the Minister for Planning and Infrastructure delegated his powers and functions under Section 75W of the EP&A Act to the Planning Assessment Commission in cases where a statement has been made disclosing a reportable political donation in relation to the project.

The Proponent has provided a statement disclosing a reportable political donation with the current modification application.

It is recommended that the Planning Assessment Commission:

- (a) **Consider** the findings and recommendations of this report;
- (b) **Approve** the modification request under delegated authority, subject to conditions; and
- (c) **Sign** the attached Instrument of Modification for MP 08_0054 MOD 2.

Endorsed by

Anthony Witherdin
A/Director
Metropolitan & Regional Projects South

Daniel Keary
A / Executive Director
Major Projects Assessment

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance

APPENDIX B MODIFICATION REQUEST

See the Department's website at

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4657

APPENDIX C SUBMISSIONS

See the Department's website at
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4657

APPENDIX D RECOMMENDED MODIFYING INSTRUMENT

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 28 May 2011, I approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.

MEMBER OF THE COMMISSION MEMBER OF THE COMMISSION MEMBER OF THE COMMISSION

Sydney

2011

SCHEDULE 1

Project Approval:

MP 08_0054 granted by the former Minister for Planning on 16 December 2008

For the following:

Project Approval for a new Health Facility development at the Royal Rehabilitation Centre Sydney, 600-640 Victoria Road, Ryde (Lot 1010 in DP 836975) including:

- 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 with accommodation for 32 residents;
- pharmacy / general store building;
- recreation circle comprising a child care centre, community centre, 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.

Proposed Modification:

MP 08_0054 MOD 2: Modification includes:

- modifying the design of the main Health Facility by:
 - altering the internal uses of each level; and
 - amending the exterior elevations (including materials) and roof plans.
- amended staging of works to be carried out on site;
- increase car parking from 304 to 305 spaces; and
- amended Statement of Commitment to reflect the modified staging.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) Condition A2 is amended by inserting 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; **as** amended by the modification 1 report prepared by JBA Urban Planning Consultants dated 30 August 2010; **as amended by the Section 75W Modification prepared by Robinson Urban Planning dated March 2011.**

Architectural drawings prepared by Bates Smart and Suters Architects			
Drawing No.	Revision	Name of Plan	Date
AR-PA-001	01	Key Plan	14/04/08
AR-PA-0-01	2	Key Plan	18/03/11
AR-PA-101	01	Location Plan	14/04/08
AR-PA-1-01	2	Location Plan	18/03/11
AR-PA-1-02	01	Existing Site Plan	14/04/08
AR-PA-1-03	02	Site Demolition Plan	14/04/08
AR-PA-1-04	01	Tree Retention/Removal Plan	14/04/08
AR-PA-1-05	03	Site Plan	01/09/08
AR-PA-1-05	3	Site Plan	18/03/11
AR-PA-2-01	02	Lower Ground Floor Plan	14/04/08
AR-PA-2-01	3	Lower Ground Floor Plan	18/03/11
AR-PA-2-02	02	Ground Floor Plan	14/04/08
AR-PA-2-02	3	Ground Floor Plan	18/03/11
AR-PA-2-03	02	First Floor Plan	14/04/08
AR-PA-2-03	3	First Floor Plan	18/03/11
AR-PA-2-04	02	Second Floor Plan	14/04/08
AR-PA-2-04	3	Second Floor Plan	18/03/11
AR-PA-2-05	02	Roof Plan	14/04/08
AR-PA-2-05	3	Roof Plan	18/03/11
AR-PA-2-06	02	Weemala Ground, First Floor and Roof Plans	14/04/08
AR-PA-2-06	3	Weemala Ground Floor, First Floor and Roof Plans	18/03/11
AR-PA-2-07	02	Recreation Circle Ground Floor Plan	14/04/08
AR-PA-2-07	3	Recreation Circle Ground Floor Plan	18/03/11

AR-PA-2-08	02	Recreation Circle First Floor Plan	14/04/08
AR-PA-2-08	3	Recreation Circle First Floor Plan	18/03/11
AR-PA-2-10	03	General Store Ground, First Floor and Roof Plans	01/09/08
AR-PA-5-01	01	Elevation East Elevation North	14/04/08
AR-PA-5-01	2	Elevation East Elevation North	18/03/11
AR-PA-5-02	02	Elevation West Elevation South	01/09/08
AR-PA-5-02	2	Elevation West Elevation South	18/03/11
AR-PA-5-03	01	Weemala Elevations	14/04/08
AR-PA-5-04	01	Recreation Circle Elevations and Sections	14/04/08
AR-PA-5-05	3	Site Elevations	18/03/11
AR-PA-5-06	00	Retail Unit Elevations	01/09/08
AR-PA-6-01	02	Sections - Sheet 1	14/04/08
AR-PA-6-01	3	Sections - Sheet 1	18/03/11
AR-PA-6-02	02	Site Sections - Sheet 2	14/04/08
AR-PA-6-02	3	Site Sections - Sheet 2	18/03/11
AR-PA-6-03	02	Site Sections - Sheet 3	14/04/08
AR-PA-6-03	3	Site Sections - Sheet 3	18/03/11
AR-PA-6-04	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/Environment 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 Section	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

- b) Condition B1 is amended by inserting the following:

B1 Staging of the Development

~~Prior to the issue of a Construction Certificate, a final staging plan for the Health Facility is to be adopted. A copy of the plan is to be submitted to the Department for approval prior to issue of the Construction Certificate.~~

The development is to be staged in accordance with the details provided in the Section 75W Modification prepared by Robinson Urban Planning, dated March 2011.

- c) Statement of Commitment 1 is amended by inserting the following:

~~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.~~

SCHEDULE 3

**Project Application for New Health Facility
Royal Rehabilitation Centre Sydney
600-640 Victoria Road, Ryde**

Amended 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
2. Staging	The development will be staged to enable the RRCS to continue to provide a fully functioning rehabilitation and disability service, throughout the development period.	During demolition and construction
3. Child Care Centre	The child care centre provided in the Recreation Circle will be owned and managed by the RRCS and 40 spaces will be available to the public with preference given to high need groups as defined by the Department of Children's Services.	After completion of the proposed development
4. Meeting Room	The meeting room provided in the Recreation Circle will be available for 50% of its opening hours for community use. The facility will be booked through Ryde City Council. The fee for hiring the meeting room will be comparable to the fee structure for similar City of Ryde facilities as published in the City's Management Plan for the relevant year.	On completion of the proposed development
	The meeting room will be designed and constructed with a standard of finish that is acceptable to Ryde City Council (Shepherds Bay Community Centre will be used as a benchmark).	Prior to construction
	The meeting room lift and toilet will be open when the meeting room is open. For security reasons, they will be closed at other times. RRCS, as the owner of the facility, will be responsible for maintenance of the community centre lift and toilets.	After completion of the proposed development
5. Roads, Open space and drainage works	The Central Parkland (23,384m ²) will be dedicated to Ryde City Council on completion of the proposed works. It will contain the stormwater detention basin for the site and the 45.6 ha catchment.	On completion of the proposed development
	The proponent will consult Ryde City Council to prepare a detailed design for the all works to be dedicated to Council in particular the dedicated roads, open space and drainage works. During this design development process; hydraulic, civil and landscape design disciplines will be coordinated to ensure consistency and integrated design.	Prior to construction
6. Traffic calming measures	<p>Traffic calming works and roundabouts will be provided within Morrison Road, Charles Street and Princes Street as set out in the Section 94 Agreement comprising:</p> <ul style="list-style-type: none"> (a) Roundabouts at the intersections of Morrison Road with Princes Street, Payten Street and Douglas Street (the last two intersections will also provide access to the subject site) (b) Roundabout at the intersection of Charles Street and the site access (c) Traffic calming devices on Morrison Rd and Charles St at the approaches to Putney Shopping Centre (a total of four devices). These devices would involve some road narrowing and contrasting pavement to create an entry statement and slow traffic (d) Extension of line marking in Charles Street from Kenneth Street to Henry Street (e) Construction of a traffic calming device in Charles Street between Henry Street and Kenneth Street <p>The following elements are to be included in the design of the Road 2 which surrounds the Recreation Circle:</p> <ul style="list-style-type: none"> (f) The posted speed around the Recreation Circle is a maximum of 40 km/h. Due to the geometry of the road, two way traffic and interaction with cars entering and departing parking spaces, the 	Prior to completion of the proposed development

	<p>speed of vehicles is likely to be less;</p> <p>(g) Traffic flow around the recreational circle should be two way. Making the flow around the circle would only encourage vehicles to travel faster;</p> <p>(h) The area 2 metres behind the 90 degree angle parking spaces be line marked to be separate from the traffic lanes. This would allow for people to load/unload from the rear of the car separate to the traffic lane. It would also improve sight lines by moving the traffic lanes away from the parking bays.</p>	
7. Weemala residents	Existing residents of Weemala will have the choice of transition to other appropriate accommodation options or to remain on the RRCS site within the new Weemala facility. A copy of RRCS's accommodation commitment to Weemala Residents is included in the EAR, Appendix U .	On approval of this PA
8. Accessibility	Equitable access will be provided for people with disabilities with the Health Facility and Recreation Circle in accordance with the recommendations of the Access Report by Accessibility Solutions (EAR, Appendix O). Equitable access will also be maximised in the Central Parkland.	Prior to construction
9. Construction management	<p>The proponent will lodge a Construction Management Plan, including (but not limited to):</p> <ul style="list-style-type: none"> - Traffic management - Noise and vibration management - Dust control - Construction waste management - Erosion and sediment control - Flora and fauna management - Archival recording of heritage - Hazardous materials removal 	Prior to construction
10. Waste management	<p>Waste Management Plans will be prepared for the construction/demolition phase and the operational phase of development with the following objectives:</p> <ul style="list-style-type: none"> - To minimise the generation of waste. - To minimise waste entering the natural environment. - To optimise the on-site recycling or reuse of wastes. - To ensure that solid waste leaving the site is separated by recyclables. <p>Waste Management Plans will be prepared in accordance with:</p> <ul style="list-style-type: none"> - Regional Waste Boards NSW's Waste Planning Guide for Development Applications – Planning for less Waste. - Waste Management Guidelines for Health Care Facilities – August 1998 	<p>Phase 1 - Construction Prior to commencement of construction</p> <p>Phase 2 - Operation Prior to operation of the Health Facility</p>
11. Tree retention	Retained vegetation will be protected during construction, as recommended in the Arboricultural Assessments, by Urban Forestry Australia.	During construction
12. Archaeology	The recommendations of the Historical Archaeological Assessment, by Austral Archaeology Pty Ltd, will be implemented.	During construction
13. Heritage interpretation strategy	<p>Detailed design proposals interpreting the heritage of the site will be presented to the DoP.</p> <p>A heritage interpretation strategy prepared in accordance with DoP Heritage Branch guidelines, and detailed design proposals for the interpretation media (eg. Signs brochures, oral histories etc) be presented to the DoP and the City of Ryde's Heritage Advisory Committee for consideration prior to finalisation. The agreed interpretation plan is to be implemented and the agreed media to be realised.</p>	Prior to completion of construction
14. ESD	The list of Proposed ESD Initiatives prepared by Peloton will be implemented.	Prior to and during Construction
15. Services	The requirements of any service providers will be complied with (eg, Telstra, Energy Australia etc) in regard to the connection to, relocation and or adjustment of services affected by the proposed development.	Prior to Construction

16. Geotechnical	The recommendations of the Geotechnical Investigation, by Jeffery and Kataukas Pty Ltd, will be implemented.	During to Construction
17. Contamination	The PA site will be remediated, in accordance with the findings of the Contamination Study, by Jeffery and Kataukas Pty Ltd.	During to Construction
18. Utilities consultation	The requirements of any public authorities will be complied with (e.g. Telstra, Energy Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the proposed subdivision. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted prior to the issue of a Construction Certificate.	Prior to Construction
19. Utilities works	Service authorities will be consulted prior to the physical on-site works commencing to ascertain lead times and correct termination locations. All termination works will be completed in accordance with design engineers' specifications and instructions and will be undertaken by suitably licensed contractors. Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.	Prior to Construction
20. Traffic and transport	To encourage staff and clients to use non-car travel modes to access the site, a car parking strategy will be prepared considering a range of management initiatives including: <ul style="list-style-type: none"> – The use of car share schemes – Preparation of a Travel Access Guide (TAG) – Provision of bike storage and amenities – Flexible working arrangements which enable staff to avoid congested morning and afternoon peak periods 	Prior to completion of the proposed development