

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



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Sydney

1st August

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	<p>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.</p> <p>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).</p> <p>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.</p>	<p>On completion of the proposed development</p> <p>Prior to construction</p> <p>After completion of the proposed development</p>
5. Roads, Open space and drainage works	<p>The Central Parkland (23,384m²) 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.</p> <p>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.</p>	<p>On completion of the proposed development</p> <p>Prior to construction</p>
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