

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 effective from 1 October 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

Sydney

2012

SCHEDULE 1

Project Approval:

MP08_0054 granted by the then Minister for Planning on 16 December 2008 (as modified by MOD1, MOD 2 and MOD 3)

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:

MP08_0054 MOD 4: The modification request includes:

- modified road widths of roads 1, 3, 6 and 2a, including a new one way system for road 2a
- revised design of the façades of the health facility building and reconfiguration of the lower ground floor
- insertion of a new condition to ensure that the health facility roads are not subject to conditions applicable to the residential components of the approved concept plan.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

PART A – ADMINISTRATIVE CONDITIONS

1. Delete Condition A2 and replace with the following:

A2 Development in Accordance with Plans and Documentation

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

- Environmental Assessment Report for the New Health Facility for the Royal Rehabilitation Centre Sydney, Recreation Circle and Central Parkland Volume 1 prepared by Robinson Urban Planning, including all Appendices, dated 16 April 2008 and amended by the Supplementary report prepared by Robinson Urban Planning dated 23 September 2008;
- 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; as
- Amended by the Section 75W Modification prepared by JBA Planning dated 4 May 2011; as
- **Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 24 May 2012.**

Architectural drawings prepared by Bates Smart and Suturs Architects			
Drawing No.	Revision	Name of Plan	Date
AR-PA-0-01	2	Key Plan	18/03/11
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	4	Site Plan	03/05/12
AR-PA-2-01	4	Lower Ground Floor Plan	03/05/12
AR-PA-2-02	3	Ground Floor Plan	18/03/11
AR-PA-2-03	3	First Floor Plan	18/03/11
AR-PA-2-04	3	Second Floor Plan	18/03/11
AR-PA-2-05	3	Roof Plan	18/03/11
AR-PA-2-06	3	Weemala Ground Floor, First Floor and Roof Plans	18/03/11
AR-PA-2-07	3	Recreation Circle Ground Floor Plan	18/03/11
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	3	Elevation East Elevation North	03/05/12

AR-PA-5-02	3	Elevation West Elevation South	03/05/12
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	4	Site Elevations	03/05/12
AR-PA-5-06	00	Retail Unit Elevations	01/09/08
AR-PA-6-01	3	Sections - Sheet 1	18/03/11
AR-PA-6-02	3	Site Sections - Sheet 2	18/03/11
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
<u>As amended by the following plans prepared by Meinhardt:</u>			
<u>MIE000</u>	<u>H</u>	<u>Cover Sheet, Index & Legend</u>	<u>08-09-11</u>
<u>MIE010</u>	<u>G</u>	<u>General Notes</u>	<u>08-09-11</u>

<u>MIE020</u>	<u>H</u>	<u>General Arrangement Plan</u>	<u>08-09-11</u>
<u>MIE051</u>	<u>H</u>	<u>Erosion & Sediment Control Plan</u>	<u>08-09-11</u>
<u>MIE052</u>	<u>G</u>	<u>Erosion & Sediment Control Details</u>	<u>08-09-11</u>
<u>MIE061 - MIE062</u>	<u>H</u>	<u>Detail Civil Plan- Sheets 1 & 2</u>	<u>08-09-11</u>
<u>MIE071</u>	<u>G</u>	<u>Typical Sections- Sheet 1</u>	<u>08-09-11</u>
<u>MIE072</u>	<u>H</u>	<u>Typical Sections- Sheet 2</u>	<u>08-09-11</u>
<u>MIE081</u>	<u>H</u>	<u>Road Long Section- Road No. 5</u>	<u>08-09-11</u>
<u>MIE082</u>	<u>I</u>	<u>Road Long Sections – Road No. 4</u>	<u>08-09-11</u>
<u>MIE083</u>	<u>D</u>	<u>Road Long & Cross Sections- Road No. 8</u>	<u>08-09-11</u>
<u>MIE091</u>	<u>G</u>	<u>Road Cross Sections Road No. 5- Sheet 1</u>	<u>08-09-11</u>
<u>MIE092- MIE093</u>	<u>H</u>	<u>Road Cross Sections Road No. 5- Sheets 2 & 3</u>	<u>08-09-11</u>
<u>MIE094 – MIE095</u>	<u>G</u>	<u>Road Cross Sections Road No. 4- Sheets 1 & 2</u>	<u>08-09-11</u>
<u>MIE151 - MIE152</u>	<u>D</u>	<u>Lines & Signs Plan- Sheets 1 & 2</u>	<u>08-09-11</u>
As amended by the following plans prepared by Meinhardt:			
<u>MIE000</u>	<u>00</u>	<u>Cover Sheet & Legend</u>	<u>13/04/12</u>
<u>MIE100</u>	<u>00</u>	<u>Detail Civil Key Plan</u>	<u>13/04/12</u>
<u>MIE101 – MIE105</u>	<u>00</u>	<u>Detail Civil Plan – Sheet 1 – 5</u>	<u>13/04/12</u>
<u>MIE110</u>	<u>00</u>	<u>Site Sections</u>	<u>13/04/12</u>
<u>MIE120</u>	<u>00</u>	<u>Typical Road Section</u>	<u>13/04/12</u>
<u>MIE121 – MIE126</u>	<u>00</u>	<u>Road Long Section – Sheet 1 – 6</u>	<u>13/04/12</u>
<u>MIE 600</u>	<u>00</u>	<u>Line Marking and Signage Plan</u>	<u>13/04/12</u>
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

2. Insert new condition A14

A14 Exemption from certain conditions

Conditions A9, A10, A11, A12 and A13 do not apply to Roads 1, 2, 3, 6 and 2a.

3. Insert new condition B9

B9 Delineation of Public and Private Road Ownership

Appropriate street finish pattern treatments are to be incorporated at the interface of Road 2 and Road 5, and at the interface of Roads 3 and 6 with Morrison Road to enable users of road to delineate private roads associated with the Health Facility with public roads.
