

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, the Planning Assessment Commission approves the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.



MEMBER OF THE COMMISSION

Sydney

16 August 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
As amended by the following plans prepared by Meinhardt:			
<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.
