

ENVIRONMENTAL ASSESSEMENT REPORT
SECTION 75W APPLICATION FOR MODIFICATION (MOD 5)
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 (MOD 5)

Prepared on behalf of
Royal Rehabilitation Centre Sydney

22 AUGUST 2012

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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* (**EPA 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 (**PA**) 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 relate to the Recreation Circle and are made to refine the design to meet the needs of the RRCS and the future child care centre operator. The modifications comprise the following:

1. Rearrangement of the Recreation Circle layout including the following modifications:
 - a) Reconfiguration of the Community Centre building including:
 - An additional storey increasing the gross floor area on the Recreation Circle (from 540m² approved to 980m² proposed)
 - Metal roof (the roof will not be trafficable)
 - Integration of the lift overrun into the new Level 1 and metal roof
 - Enlargement of the childcare centre (from 50 places to 60 places to allow for commercial flexibility and viability)
 - Location of the community centre and RRCS support on the new Level 1
 - Repositioning of the building footprint to increase the size of the child care centre playground to meet child care guidelines (500m² required and proposed)
 - Rearrangement of the internal layout of the Level 1 fitout being the community hall and RRCS ancillary space (the childcare fitout will be the subject of a development application to Ryde Council as required by the conditions of the approval).
 - b) Deletion of the winding ramp/stairs to the south-west of the Community Centre building (which was not accessible) and replacement with a grassed bank for RRCS staff to use at lunchtime. The stair link adjoining the community centre is to be retained.
 - c) Relocation/collocation of the multi-use ball courts, gardens and mobility skills area to a position closer to the RRCS health facility

2. Traffic calming and management proposals to improve pedestrian comfort and safety including:
 - a) A new pedestrian zone on part of Road 2A (between the RRCS hospital and the Recreation Circle) including a new roundabout at the intersection of Roads 3 and 2A and boom gates (x2) on Road 3 and removable bollards at either end of the pedestrian zone (that can be removed to provide ambulance/emergency vehicle access)
 - b) A weather protected pick-up zone for taxis and ambulances, adjoining Weemala Building 2, including a roof cover over the existing pergola structure and new pedestrian crossing from Weemala to the Recreation Circle.
3. Additional landscape plans showing the modified landscape design for the Recreation Circle and the Stage 3 landscape design for the main health facility and car parks.

The proposed design changes are generally in accordance with the approved Concept Plan for the site (MP No. 05_0001, dated 23 March 2006).

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

- | | |
|------------------------|---|
| Separate Volume | <ul style="list-style-type: none"> - Modified Architectural Plans, by Suters Architects Pty Ltd (Suters) which cloud the proposed modifications (see Table 2 later) - Additional Landscape Plan, including Stage 3 landscape Design and Recreation Circle landscape design, by Turf (see Table 2 later) - Additional Civil Plans, by Meinhardt (see Table 2 later) |
| Appendix A | Traffic Advice, 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

Approved modifications to the PA **MOD 1** approved on 17 November 2010. Modifications included new Civil Infrastructure Drawings to include the construction of Road 4 within the approved works. MOD 1 related to works associated with residential components of the approved Concept Plan.

MOD 2 approved on 1 August 2011 and including:

- Modifications to the main Health Facility by:
 - Altering the internal uses of each level
 - Amending the exterior elevations and roof plans.
- Amended staging of works
- Increased car parking from 304 to 305 spaces
- Amended Statement of Commitments (staging).

MOD 3 approved on 10 October 2011 and including the following changes to the residential areas:

- Reduction in carriageway width of internal Road 4 and Road 5
- Reduction in width of approved shared bicycle pathway to internal Road 5.

MOD 4 approved on 16 August 2012 and including:

- Modified road widths (Roads 1, 3, 6 and 2a) and new one way system (Road 2a)
- Refinements to the Main Health Facility elevations and lower ground floor plan
- Minor change to road conditions

3.0 PROPOSED MODIFICATIONS

The proposed modifications comprise:

1. Rearrangement of the Recreation Circle layout including the following modifications:
 - a) Reconfiguration of the Community Centre building including:
 - An additional storey increasing the gross floor area on the Recreation Circle (from 540m² approved to 980m² proposed)
 - Metal roof (the roof will not be trafficable)
 - Integration of the lift overrun into the new Level 1 and metal roof
 - Enlargement of the childcare centre (from 50 places to 60 places to allow for commercial flexibility and viability)
 - Location of the community centre and RRCS support on the new Level 1
 - Repositioning of the building footprint to increase the size of the child care centre playground to meet child care guidelines (500m² required and proposed)
 - Rearrangement of the internal layout of the Level 1 fitout being the community hall and RRCS ancillary space (the childcare fitout will be the subject of a development application to Ryde Council as required by the conditions of the approval).
 - b) Deletion of the winding ramp/stairs to the south-west of the Community Centre building (which was not accessible) and replacement with a grassed bank for RRCS staff to use at lunchtime. The stair link adjoining the community centre is to be retained.
 - c) Relocation/collocation of the multi-use ball courts, gardens and mobility skills area to a position closer to the RRCS health facility
2. Traffic calming and management proposals to improve pedestrian comfort and safety including:
 - a) A new pedestrian zone on part of Road 2A (between the RRCS hospital and the Recreation Circle) including a new roundabout at the intersection of Roads 3 and 2A and boom gates (x2) on Road 3 and removable bollards at either end of the pedestrian zone (that can be removed to provide ambulance/emergency vehicle access)
 - b) A weather protected pick-up zone for taxis and ambulances, adjoining Weemala Building 2, including a roof cover over the existing pergola structure and new pedestrian crossing from Weemala to the Recreation Circle.

3. Additional landscape plans showing the modified landscape design for the Recreation Circle and the Stage 3 landscape design for the main health facility and car parks.

Table 1 compares the key attributes of the approval and the proposed modification.



Figure 1 - Existing Weemala pergola to be covered to provide weather protection for resident pick-ups and drop-offs

Table 1 - Consistency of MOD 5 with the approved Project Application

Facility	Project Application	Proposed MOD 5
Total GFA (on Lot 5 DP 112973)	16,480 m ²	16,920m ²
Recreational Circle site area	2.17ha	No change
Recreation Circle GFA/FSR	540m ² 0.025:1	980m ² 0.045:1
Community building height	1 storey	2 storeys
Community centre	251m ² 100 people seated	203m ² 100 people seated
Child care centre	236m ² 50 places (40 of which will be available to the community and 10 reserved for RRCS staff as required by the Section 94 deed of agreement)	478m ² 60 places (40 of which will be available to the community and 10 reserved for RRCS staff as required by the Section 94 deed of agreement)
Landscaped area	11,388m ²	No change
Multi-purpose courts	2	No change
Car spaces	54 spaces on the perimeter of the Recreation Circle	No change
Tree retention on Recreation Circle	39 trees retained	No change

3.1 Modifications to the approved plans

A list of the modified Architectural Plans and additional Landscape and Civil Plans follows in **Table 2**.

Table 2 – Summary of modified architectural, landscape and civil plans

Drawing number and title	Author	Rev	Proposed amendments
Modified architectural plans			
AR-PA-0-01 – Site Plan	Suters	3	Modified to reflect Section 75W scheme
AR-PA-1-01 – Location Plan	Suters	3	Modified to reflect Section 75W scheme
AR-PA-1-05 – Site Plan	Suters	5	Modified to reflect Section 75W scheme
AR-PA-2-06 – Weemala Ground Floor, First Floor & Roof Plans	Suters	4	New drop off area, roundabout, boom gate, new pedestrian crossing
AR-PA-2-07 – Recreation Circle Ground Floor Plan	Suters	4	Child care centre on ground floor, footprint relocated. Larger playground, ramp/stair deleted New drop off area, roundabout, boom gate, new pedestrian crossing
AR-PA-2-08 – Recreation Circle First Floor Plan	Suters	4	Community Hall and RRCS support on First Floor, reconfiguration of multi-purpose courts, gardens and mobility skills area New drop off area, roundabout, boom gate, new pedestrian crossing
AR-PA-5-04 – Recreation Circle Elevations and Section	Suters	2	New community halls design
AR-PA-5-05 – Site Elevations	Suters	5	New community halls design
Additional landscape plans (Stage 3)			
CC-2 Ground Floor Landscape Plan	Turf	D	Modified to reflect Section 75W scheme and to show Stage 3 landscape scheme
CC-6 Landscape Plan for Road 3, North Car Park and Streetscape	Turf	D	Modified to show Stage 3 landscape scheme
CC-7 Landscape Plan for Car Park & Road 3 Streetscape	Turf	D	Modified to show Stage 3 landscape scheme
CC-8 Landscape Plan for Road 3	Turf	C	Modified to reflect Section 75W scheme and to show Stage 3 landscape scheme
CC-9 Landscape Plan for Rd 6 & 2	Turf	D	Modified to reflect Section 75W scheme and to show Stage 3 landscape scheme
CC –10 Courtyard 1 North	Turf	D	Modified to show Stage 3 landscape scheme
CC-11 Courtyard 1 South	Turf	D	Modified to show Stage 3 landscape scheme
CC-12 Courtyard 2 & 3	Turf	D	Modified to show Stage 3 landscape scheme
CC-13 Recreation Circle Landscape Plan	Turf	B	Modified to reflect Section 75W scheme
CC-14 Mobility Skills Area Detail Plan	Turf	A	Modified to reflect Section 75W scheme
CC-15 Recreation Circle Planting Design - Tree canopy	Turf	A	Modified to reflect Section 75W preferred planting
CC-16 Recreation Circle Planting Design - Understorey	Turf	A	Modified to reflect Section 75W preferred planting

Drawing number and title	Author	Rev	Proposed amendments
Additional civil plans			
MIE000 - COVER SHEET, INDEX & LEGEND	Meinhardt	01	Modified to reflect Section 75W scheme
MIE 100 - DETAIL CIVIL KEY PLAN	Meinhardt	01	Modified to reflect Section 75W scheme
MIE101 - DETAIL CIVIL PLAN - SHEET 1	Meinhardt	01	Modified to reflect Section 75W scheme
MIE102 - DETAIL CIVIL PLAN - SHEET 2	Meinhardt	02	Modified to reflect Section 75W scheme
MIE103 - DETAIL CIVIL PLAN - SHEET 3	Meinhardt	02	Modified to reflect Section 75W scheme
MIE104 - DETAIL CIVIL PLAN - SHEET 4	Meinhardt	01	Modified to reflect Section 75W scheme
MIE105 - DETAIL CIVIL PLAN - SHEET 5	Meinhardt	01	Modified to reflect Section 75W scheme
MIE110 - SITE SECTIONS	Meinhardt	01	Modified to reflect Section 75W scheme
MIE120 - TYPICAL ROAD SECTIONS	Meinhardt	02	Modified to reflect Section 75W scheme
MIE121 - ROAD LONG SECTIONS - SHEET 1	Meinhardt	01	Modified to reflect Section 75W scheme
MIE122 - ROAD LONG SECTIONS - SHEET 2	Meinhardt	01	Modified to reflect Section 75W scheme
MIE123 - ROAD LONG SECTIONS - SHEET 3	Meinhardt	02	Modified to reflect Section 75W scheme
MIE124 - ROAD LONG SECTIONS - SHEET 4	Meinhardt	01	Modified to reflect Section 75W scheme
MIE125 - ROAD LONG SECTIONS - SHEET 5	Meinhardt	01	Modified to reflect Section 75W scheme
MIE126 - ROAD LONG SECTIONS - SHEET 6	Meinhardt	01	Modified to reflect Section 75W scheme
MIE600 - LINES MARKING & SIGNAGE PLAN	Meinhardt	02	Modified to reflect Section 75W scheme

3.2 Modifications to the conditions of consent

Application is made to modify Condition A2 in the approval as set out below (new words are shown in red and deleted words in ~~strikethrough~~):

3.2.1 Modify 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
- 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; as
- Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 22 August 2012.

Architectural drawings prepared by Bates Smart and Suturs Architects			
Drawing No.	Revision	Name of Plan	Date
AR-PA-0-01	2 3	Key Plan	2/07/2012 18/03/2011
AR-PA-1-01	2 3	Location Plan	2/07/2012 18/03/2011
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 5	Site Plan	24/07/2012 3/5/12
AR-PA-2-01	4	Lower Ground Floor Plan	3/5/12
AR-PA-2-02	3	Ground Floor Plan	18/03/2011
AR-PA-2-03	3	First Floor Plan	18/03/2011
AR-PA-2-04	3	Second Floor Plan	18/03/2011
AR-PA-2-05	3	Roof Plan	18/03/2011
AR-PA-2-06	3 4	Weemala Plans	2/07/2012 18/03/2011

AR-PA-2-07	3 4	Rec Circle Ground Floor Plan	2/07/2012	18/03/2011
AR-PA-2-08	3 4	Rec Circle First Floor Plan	24/07/2012	18/03/2011
AR-PA-2-10	3	General Store Floor Plans		01/09/08
AR-PA-5-01	3	Elevation East, North		3/5/12
AR-PA-5-02	3	Elevation West, South		3/5/12
AR-PA-5-03	1	Weemala Elevations		14/04/08
AR-PA-5-04	4 2	Rec Circle Elevations/Sections	2/07/2012	14/04/08
AR-PA-5-05	4 5	Site Elevations	2/07/2012	3/5/12
AR-PA-5-06	0	Retail Unit Elevations		01/09/08
AR-PA-6-01	3	Site Sections Sheet 1		18/03/2011
AR-PA-6-02	3	Site Sections Sheet 2		18/03/2011
AR-PA-6-03	3	Site Sections Sheet 3		18/03/2011
AR-PA-6-04	2	Weemala Sections		14/04/08
Landscape drawings prepared by Turf Design				
-	A	Ground Floor Landscape Plan		11/4/2008
-	A	First Floor Landscape Plan		11/4/2008
-	A	Recreation Circle		11/4/2008
-	A	North-South section A-A		11/4/2008
-	A	Landscape Plan for Rd 6, north and Car park		11/4/2008
-	A	Landscape Plan for Rd 3 north, Road 1 & 2 south and Weemala Care Cottages		11/4/2008
-	A	Courtyard 1		11/4/2008
-	A	Courtyard 2		11/4/2008
-	A	Courtyard 3		11/4/2008
-	A	Courtyard 4		11/4/2008
-	A	Courtyard 5		11/4/2008
-	A	Courtyard 6		11/4/2008
As amended by the following plans prepared by Turf Design (including Stage 3 landscape plans)				
CC-2	D	Ground Floor Landscape Plan		9/08/2012
CC-6	D	Landscape Plan for Road 3, North Car Park and Streetscape		9/08/2012
CC-7	D	Landscape Plan for Car Park & Road 3 Streetscape		9/08/2012
CC-8	C	Landscape Plan for Road 3		9/08/2012
CC-9	D	Landscape Plan for Rd 6 & 2		9/08/2012
CC -10	D	Courtyard 1 North		9/08/2012
CC-11	D	Courtyard 1 South		9/08/2012
CC-12	D	Courtyard 2 & 3		9/08/2012
CC-13	B	Recreation Circle Landscape Plan		9/08/2012
CC-14	A	Mobility Skills Area Detail Plan		9/08/2012
CC-15	A	Recreation Circle Planting Design - Tree canopy		9/08/2012
CC-16	A	Recreation Circle Planting Design - Understorey		9/08/2012

Infrastructure/Environment plan prepared by Meinhardt			
IE03	D	CC-16 Recreation Circle Planting Design - Understorey	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:			
MIE000	H	Cover Sheet, Index & Legend	08-09-11
MIE010	G	General Notes	08-09-11
MIE020	H	General Arrangement Plan	08-09-11
MIE051	E	Erosion & Sediment Control Plan	08-09-11
MIE052	G	Erosion & Sediment Control Details	08-09-11
MIE061 - MIE062	H	Detail Civil Plan- Sheets 1 & 2	08-09-11
MIE071	G	Typical Sections- Sheet 1	08-09-11
MIE081	H	Road Long Section- Road No.5	08-09-11
MIE082	I	Road Long Sections - Road No.4	08-09-11
MIE082	D	Road Long & Cross Sections- Road No.8	08-09-11
MIE091	G	Road Cross Sections Road No. 5- Sheet 1	08-09-11
MIE092- MIE093	H	Road Cross Sections Road No. 5- Sheets 2 & 3	08-09-11
MIE094 - MIE095	G	Road Cross Sections Road No.4- Sheets 1 & 2	08-09-11
MIE151 - MIE152	D	Lines & Signs Plan-Sheets 1 & 2	08-09-11
As amended by the following plans prepared by Meinhardt:			
MIE000	00	Cover Sheet & Legend	13-04-12
MIE100	00	Detail Civil Key Plan	13-04-12
MIE101 – MIE105	00	Detail Civil Plan – Sheets 1 - 5	13-04-12
MIE110	00	Site Sections	13-04-12
MIE120	00	Typical Road Section	13-04-12
MIE121 - MIE126	00	Road Long Section – Sheets 1 –6	13-04-12
MIE600	00	Line Marking and Signage Plan	13-04-12
As amended by the following plans prepared by Meinhardt:			
MIE000	01	Cover Sheet, Index & Legend	01-08-12
MIE 100	01	Detail Civil Key Plan	01-08-12
MIE101-MIE105	01	Detail Civil Plan - Sheets 1-5	01-08-12
MIE110	01	Site Sections	01-08-12
MIE120	02	Typical Road Sections	01-08-12

<i>MIE121 - MIE26</i>	<i>01</i>	<i>Road Long Sections - Sheets 1 -6</i>	<i>01-08-12</i>
<i>MIE600</i>	<i>02</i>	<i>Lines Marking & Signage Plan</i>	<i>01-08-12</i>
<i>Detention Basin and Associated Stormwater Infrastructure prepared by Cardno</i>			
<i>no change</i>			
<i>Landscape Plans prepared by Environmental Partnership</i>			
<i>no change</i>			
<i>Hydraulic Services Plans prepared by Harris Page and Associates</i>			
<i>no change</i>			

4.0 ENVIRONMENTAL ASSESSMENT

4.1 Compliance with SEPP Major Projects, Schedule 3, Part 3 – RRCS

Table 3 considers the compliance of the proposed modifications (MOD 5) with the relevant provisions of SEPP Major Projects and shows that the modified project will comply. Notably the SEPP:

- Prescribes a two storey building height standard for the Recreation Circle and the modified two storey Community Building complies.
- Does not prescribe a floor space ratio standard for the Recreation Circle.

Table 3 - Compliance of MOD 5 with SEPP Major Projects, Schedule 3

Clause	SEPP Requirement for the RRCS site (Schedule 3)	Compliance of MOD 5
Division 3 - Provisions applying to development within RRCS site		
7 Land use zones	(1) Public Recreation Zone and Special Activities (RRCS) Zone (2) Consent authority must have regard to the zone objectives.	<i>Noted</i>
9 Public Recreation Zone	(1) Objectives of the Public Recreation Zone are: (a) to enable land to be used for open space or recreational purposes, (b) to provide a range of recreational settings and activities and compatible land uses, (c) to protect and enhance the natural environment for recreational purposes. (2) Permitted with consent: car parks; child care centres ; community facilities ; environmental protection works; kiosks; recreation areas ; recreation facilities (indoor) ; recreation facilities (outdoor) ; roads that are not classified roads; telecommunications facilities. (3) Except as otherwise provided, development is prohibited unless it is permitted by subclause (2).	✓ No change ✓ No change ✓ No change ✓ No change <i>Noted</i>
10 Special Activities (RRCS) Zone	(1) Objectives of the Special Activities (RRCS) Zone: (a) to encourage the development of land for the purpose of promoting community welfare by the service delivery of a State significant rehabilitation and research centre and delivery of an improved health service to northern Sydney and the State, (b) to provide for special land uses that are not provided for in other zones under this Policy, (c) to provide for sites with special natural characteristics that are not provided for in other zones under this Policy, (d) to facilitate development that is in keeping with the special characteristics of the RRCS site or its existing or intended special use. (2) Permitted with consent with: (a) a hospital , (b) the following purposes, if ancillary to hospital: car parks ; recreation areas; recreation facilities (indoor) ; recreational facilities (outdoor) ; roads that are not classified roads; telecommunication facilities. (3) Other development is prohibited.	✓ No change ✓ No change ✓ No change ✓ No change ✓ No change
11 Dev't controls (as relevant)	(1) Maximum building height Recreation Circle (Area A) - 2 storeys (2) Maximum floor space ratio Recreation Circle – no FSR standard	✓ 2 storeys <i>N/A</i>

4.2 Consistency with approved Concept Plan

Table 4 considers the consistency of the proposed modifications (MOD 5) with the approved Concept Plan (*Preferred Project Technical Audit*, dated 14 June 2005) and shows that the modified project is generally consistent. Notably:

- The Recreation Circle GFA and FSR of MOD 5 are well below that shown in the approved Concept Plan (3,056m²/0.98:1 shown on the approved Concept Plan and 980m²/0.045:1 proposed by MOD 5)
- MOD 5 proposes a height of two storeys on the Recreation Circle, consistent with the approved Concept Plan which also shows a height of two storeys
- The approved Concept Plan shows 11,309m² of landscaped open space and 11,388m² is proposed by MOD 5

However, the height of the Community Building shown in MOD 5 (Base RL 25.10 and Roof RL 35.5) is not consistent with the Concept Plan Drawing PP09/05 which shows the following RLs for the Recreation Circle site:

- Base RL 23
- Roof RL 33

This minor variation satisfies Conditions A2 and A6 of the Minister's Concept Plan Consent which state that future applications are to be **generally** consistent with the terms of the Minister's Concept Plan Consent. The roof of proposed Community Building reaches RL 35.5 (exceeding the Concept Plan Drawings by 3.5 metres). This departure is reasonable in the following circumstances:

1. The Base RL shown in the Concept Plan Drawings for the Community Centre site (RL 23) does not reflect the actual site levels which are up to 2.5 metres higher than that shown on the Concept Plan Drawings (as shown by the site survey, the Community Building has an actual base level of up to RL 25.10).
2. The Community Building as proposed to be modified by MOD 5 complies with the two storey height control shown on the Concept Plan Drawings (PP09/05).
3. The preferred Child Care Centre operator requires a tenancy that can accommodate 60 children, necessitating an increase in GFA. A redesign that provides for a two storey building provides this additional GFA whilst retaining the approved Community Centre footprint and landscaped area. A single storey building accommodating the needs of the preferred Child Care Centre operator would increase the building footprint and reduce the quantity of landscaped area.
4. The Recreation Circle is located well away from any adjoining residences (existing and future) therefore the additional height will not have any adverse amenity effects.

Table 4 - Consistency of MOD 5 with the Recreation Circle provisions of the approved Concept Plan

Recreation Circle	Concept Plan	Proposed MOD 5
GFA/ FSR	3,056m ²	✓ 980m ²
	0.98:1	✓ 0.045:1
Height	Base RL 25	x RL 25.10
	Roof RL 33	x RL 35..5
Number of storeys	2 storeys	✓ 2 storeys
Landscaped open space areas	11,309m ²	✓ 11,388m ²

4.3 Traffic, parking and pedestrian amenity

The proposed changes to traffic management and pedestrian arrangements on the site comprise:

- Closing the section of the Road 2a (between Roads 3 and 6) to general traffic to improve pedestrian connectivity between the Recreation Circle and the rehabilitation facilities
- Increase to the number of child places (from 50 to 60)
- Provision of a weather protected pick up zone for taxis and ambulances, adjoining Weemala Building 2
- A new pedestrian crossing from Weemala to the Recreation Circle.

The Traffic Advice by Colston Budd Hunt & Kafes (**Appendix A**) considers the traffic, parking and pedestrian effects of these modifications and summaries/concludes that:

In summary our review has found that there would be minimal traffic and parking effects of the traffic related modifications of the S75W application:

- *the closure of the one way section of Road 2a would have minimal traffic effects and improve pedestrian connectivity between the Recreation Circle and the main RRCS facilities;*
- *the increase from 50 to 60 places in the child care centre will have minimal traffic and parking effects;*
- *the provision of a covered set down/pick up area will improve access to Weemala and have minimal traffic effects; and*
- *the proposed pedestrian crossing on Road 2 (north of Road 3) will improve pedestrian access between Weemala and the Recreation Circle.*

4.4 Environmental effects

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

- Accessibility and pedestrian safety, comfort and convenience will be improved
- The Community Centre building footprint and landscaped area on the Recreation Circle will not change
- The number of on-site car parking spaces has been retained and the traffic generation of the project will not change
- The modifications to the approved internal road layout are minor, will not adversely affect traffic movements on the site and will assist with traffic calming (as detailed in the Traffic Advice to follow under separate cover)
- The two storey height is consistent with the Approved Concept Plan (MP 05_0001) and the minor variation to the specified RL height is minor and reasonable
- The modifications do not alter the compliance of the approved project with:
 - *State Environmental Planning Policy (Major Development) 2005*
 - 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

This Section 75W application (MOD 5) proposes a number of minor changes that respond to design development issues and user needs. As modified, the project is substantially the same as the approval and has comparable environmental impacts.

The Section 75W application (MOD 5) therefore has planning merit and is worthy of consent.