

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.



Gabrielle Kibble AO
MEMBER OF THE COMMISSION

Sydney

12 November 2012

SCHEDULE 1

Project Approval:

MP08_0054 granted by the then Minister for Planning on 16 December 2008 (as modified by MOD1, MOD 2, MOD 3 and MOD 4)

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 5: The modification request includes:

- reconfiguration of the Recreation Circle
- revised Child Care / Community Centre Building
- introduction of roundabout, boom gates, removable bollards, pedestrian crossing and a pick-up zone
- revised landscaping of Recreation Circle, health facility and car park areas

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

PART A – ADMINISTRATIVE CONDITIONS

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; as
- **Amended by 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	3	Key Plan	2/07/2012
AR-PA-1-01	3	Location Plan	2/07/2012
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	5	Site Plan	24/07/2012
AR-PA-1-05.1	2	Site Plan - Intermediate	08/11/2012
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	4	Weemala Ground Floor, First Floor and Roof Plans	2/07/2012
AR-PA-2-07	4	Recreation Circle Ground Floor Plan	2/07/2012
AR-PA-2-08	4	Recreation Circle First Floor Plan	24/07/2012

AR-PA-2-10	03	General Store Ground, First Floor and Roof Plans	01/09/08
AR-PA-5-01	4	Elevation East Elevation North	09/07/12
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	2	Recreation Circle Elevations and Sections	2/07/2012
AR-PA-5-05	5	Site Elevations	2/07/2012
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
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 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:			
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	H	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
MIE072	H	Typical Sections- Sheet 2	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
MIE083	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 – Sheet 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 – Sheet 1 – 6	13/04/12
MIE 600	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
MIE121 - MIE26	01	Road Long Sections - Sheets 1 -6	01/08/12
MIE600	02	Lines Marking & Signage Plan	01/08/12
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

Insert new condition A15

A15 Capacity of Child Care Centre

This approval does not approve the capacity of the child care centre (number of children accommodated in the facility), which is to be the subject of a separate future development application for the fit-out and operation of the child care centre. This separate future development application must also address any requirements of the Deed of Agreement between the proponent and council.

Insert new condition A16

A16 Turning Arrangements on Road 3

Prior to the commencement of stage 4 of the development, the proponent shall prepare a plan outlining the vehicle turning arrangements in stage 4 of the development to allow general traffic to turn around after entering Road 3 from Morrison Road before meeting the boom gate on Road 3. The plan shall be submitted for the approval of the Director-General prior to the commencement of stage 4 of the development.
