

## ROYAL REHABILITATION CENTRE SYDNEY

### REVISED STAGING STRATEGY – APRIL 2013

#### STAGE 1 & 2

Since the determination of project approval 08\_0054 Royal Rehabilitation Centre have commenced the first 2 stages of a multi staged delivery programme. The actual project staging has evolved considering the land lot transfers agreed in the sale contract with Frasers Property and ensuring the works are undertaken with minimal disruption to the operational environment of the Royal Rehabilitation Centre.

The stage 1 works consist of the construction of the new Weemala residence. This building has now been completed and is currently occupied in accordance with the project approval.

The 2<sup>nd</sup> stage of works covered under the approval 08\_0054 was the construction of the stormwater detention basin and associated parklands which were completed in early 2012.

#### STAGE 3

Stage 3 is currently under construction and will provide the Royal Rehabilitation Centre with a brand new state of the art rehabilitation centre and is on target to be operational by the end of 2013. The scope of Stage 3 was devised after extensive detailed consultation with the Royal Rehabilitation Centre management, user groups and recognizes the operational requirements of Royal Rehab.

Stage 3 construction works will deliver new inpatient ward areas and clinical administrative areas and will enable relocation of the current clients from the old Weemala building which specialises in Brain Injury (BIU) and Spinal Injury (SIU) rehabilitation. The new facility also includes a 24 bed private inpatient ward.

Stage 3 provides on grade car parking provisions to cater for 158 normal car park spaces and 14 disabled spaces to service the facility. Stage 4 will provide further permanent car park spaces under the finger buildings.

#### STAGE 3A (Current MOD Application)

Stage 3A will entail the earlier delivery by bringing forward the construction phase of the two storey building located in the south east corner of the site which is part of the original approval and was previously noted to be constructed as part of the stage 4 works. The (2) storey building is approved within the original approval and therefore this application addresses an amendment to the development staging (refer to amended staging plans) and now provides details of the proposed building location, façade, plant areas and proposed internal layouts for this building.

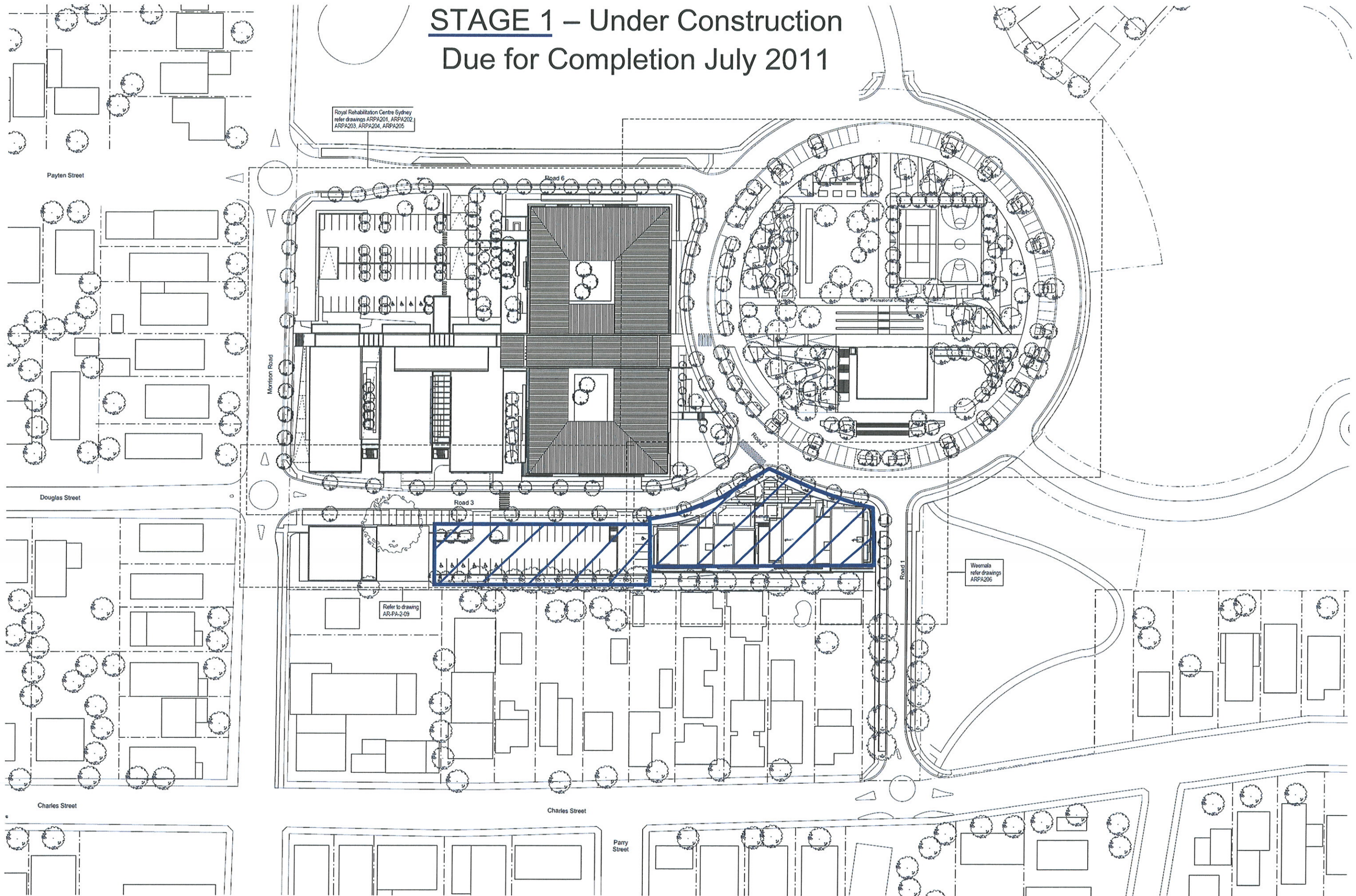
This modification submission addresses the additional car parking level being added to the car park area previously noted as an on grade carpark. Utilising the natural lie of the land the car park will be cut partly into the existing slope and will therefore not adversely impact on building heights, overshadowing and neighbours amenity to the east. The upper deck will be at the same level as the ground floor of the building allowing direct access to this facility. The upper deck is to be available for visitor and disabled parking and leasing arrangements for the tenants while the lower deck is to be available as staff parking for Royal Rehabilitation staff.

#### STAGE 4

Stage 4 will remain as previously documented with the exception of the south eastern building now being built as per stage 3A.



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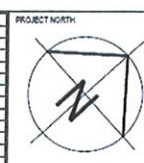


KEY PLAN  
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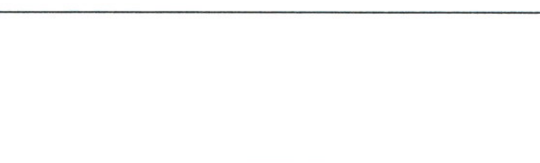
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NO.	DESCRIPTION	DATE	BY	CHECKED
1	Project Application/Re-issue	16.02.11	AD	BN
2	Project Application	16.04.09		
3	Client issue	04.02.09		



PROJECT NORTH

LEGEND



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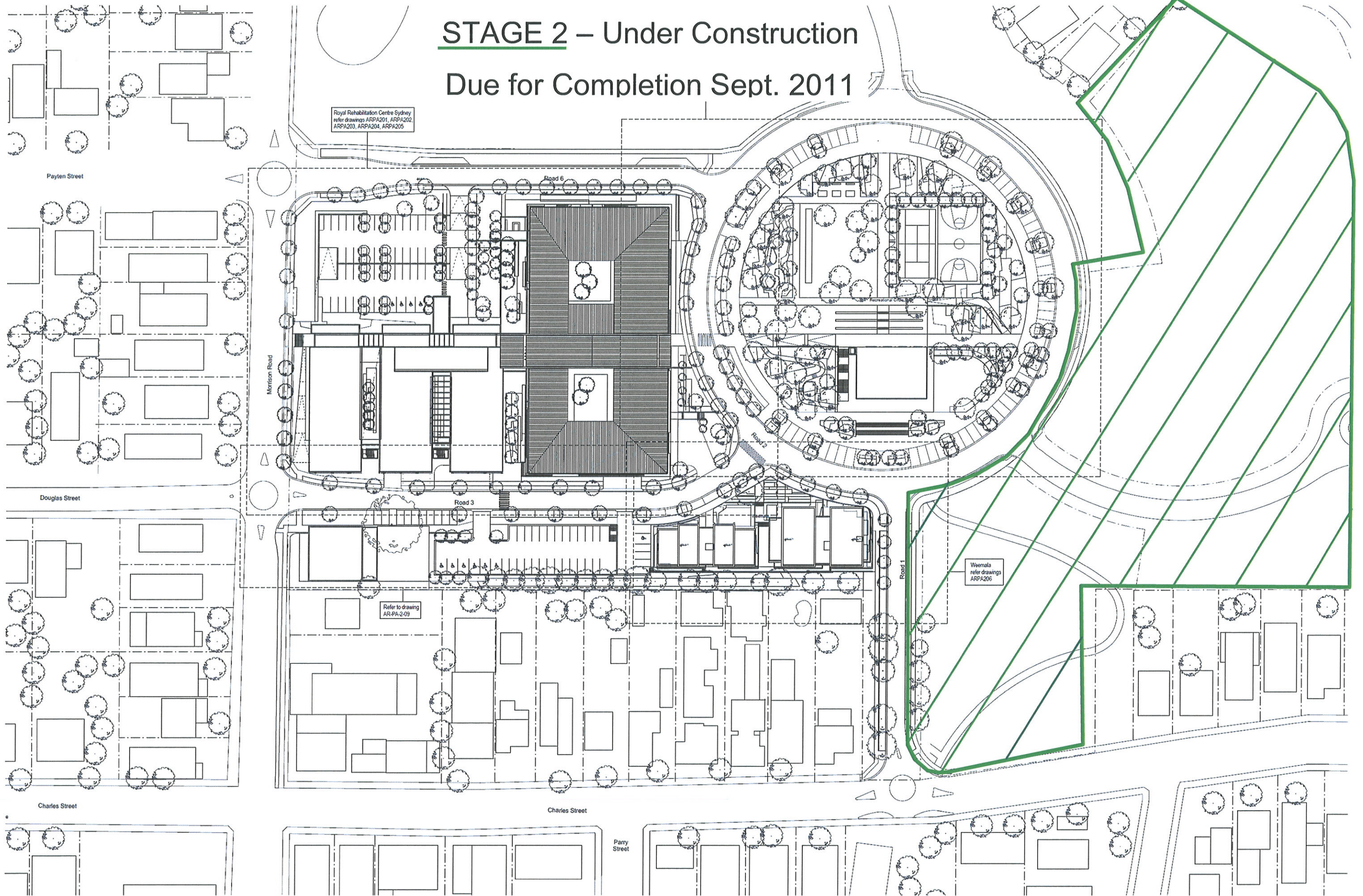
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Royal Rehabilitation Centre Sydney  
59 Charles Street, Ryde

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Issue KEY PLAN	Issue 2	



# STAGE 2 – Under Construction

Due for Completion Sept. 2011



1 KEY PLAN  
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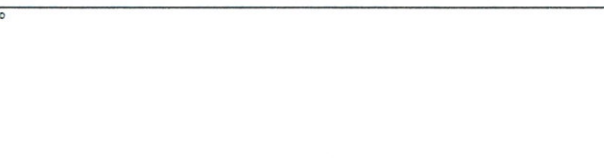
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Issue	Description	Date	CHK	APP
2	Project Application Re-issue	18.05.11	HC	NH
1	Project Application	14.04.09		
0	Client Issue	04.02.09		

PROJECT NORTH



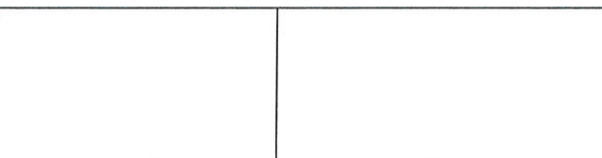
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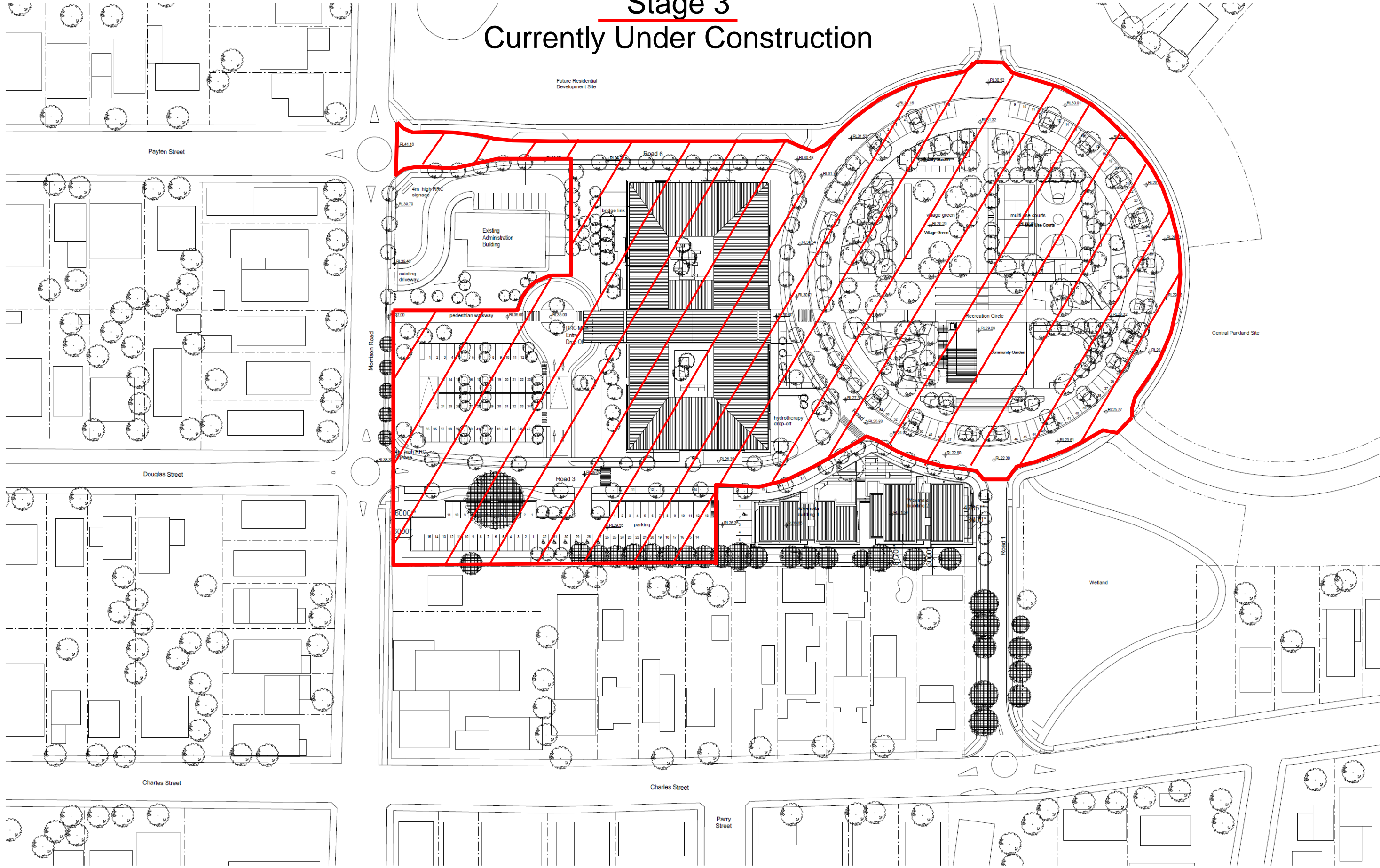
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Royal Rehabilitation Centre Sydney  
59 Charles Street, Ryde

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Project Number: 300029  
Drawing Number: AR-PA-0-01  
Sheet: 2



Stage 3  
Currently Under Construction



1 SITE PLAN  
1:500

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1	Project Application Re-issue	18.03.11	AS	10K
Issue	Description	Date	CHK	Auth

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- existing tree to be retained
- Approved Concept Plan Setback
- Planning Application Setback

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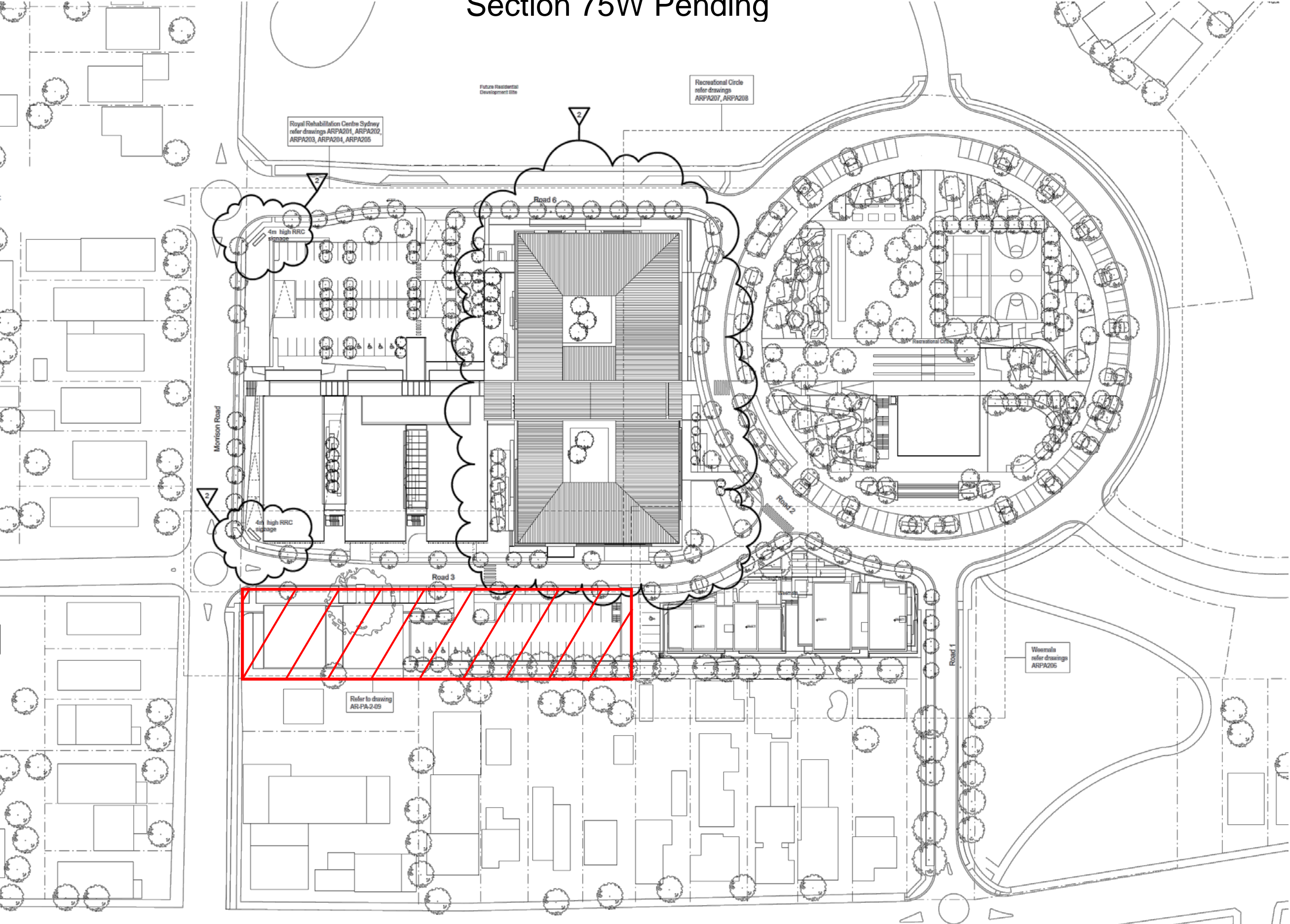
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PROJECT  
Royal Rehabilitation Centre Sydney  
59 Charles Street, Ryde

DRAWING  
SITE PLAN - INTERMEDIATE

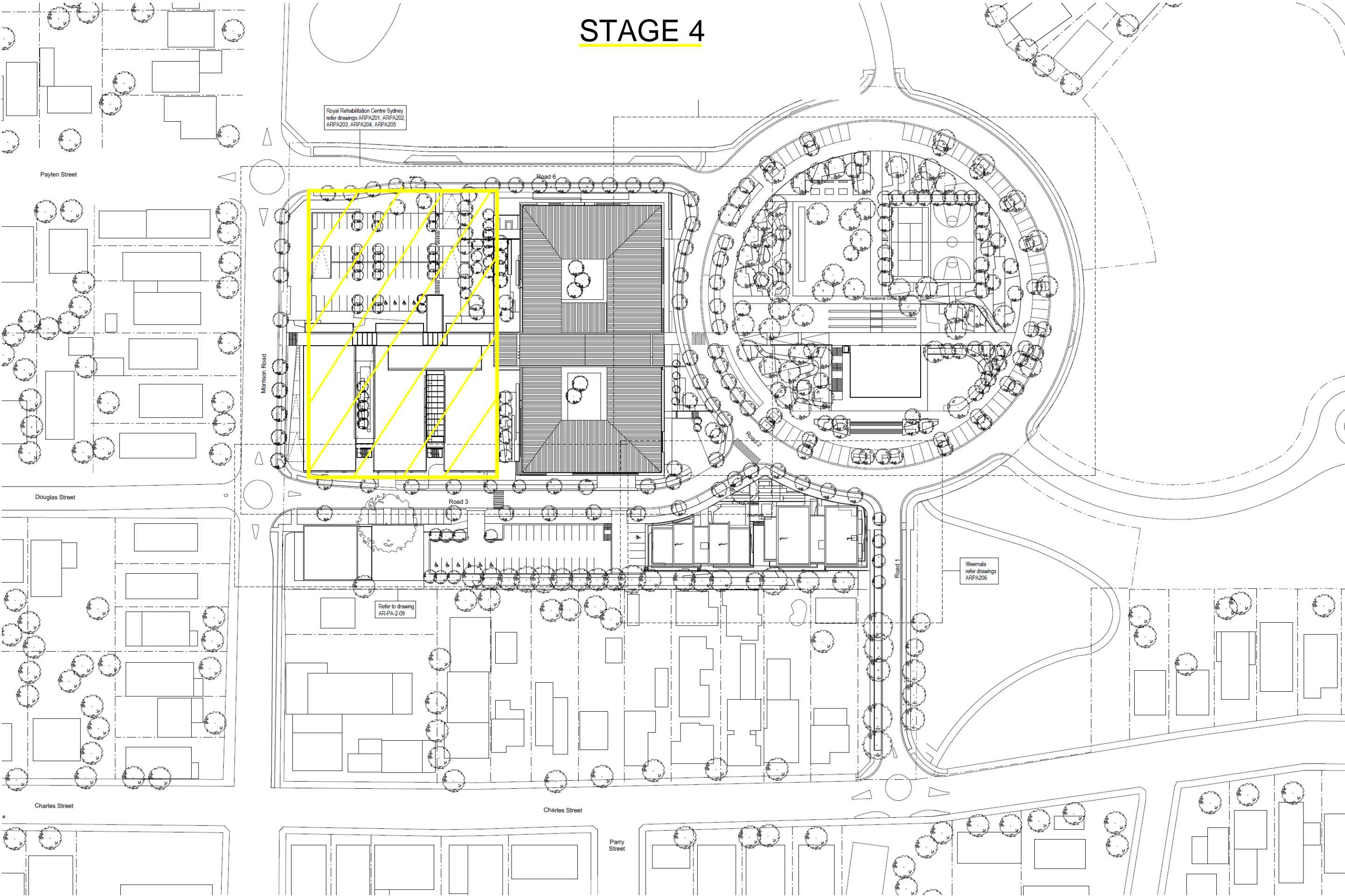
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Stage 3A  
Section 75W Pending





STAGE 4



KEY PLAN  
1:500

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Issue	Description	Date	CHK	Auth
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1	Project Application	14.04.09		
0	Client Issue	06.02.08		



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DRAWING

KEY PLAN

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