

## **RRCS Health Facility, Section 75W application for modification (MP 08\_054, MOD 6)**

600-640 Victoria Road (also known as 59 Charles Street), Ryde

### **Section 75W application for modification MP08\_0054 (MOD 6)**

Environmental Assessment Report to

NSW Department of Planning and Infrastructure

Prepared on behalf of Royal Rehabilitation Centre Sydney

May 2013 | 0738

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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 Sydney (**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 changes described in this EAR constitute Modification Request No. 6 (**MOD 6**) and primarily relate to the General Store/Medical Centre (with frontage to Morrison Road), the adjoining car park and Recreation Circle. The modifications comprise the following:

### 1. Car parking

- (a) Construction of an additional parking level above the approved at grade parking area between the General Store/Medical Centre and Weemala. The lowest parking level (for staff) will be excavated and the upper parking level (providing accessible parking and parking for tenants and their visitors/patients) will align with the ground floor of the Professional Suites/General Store/Pharmacy Building
- (b) The parking area will accommodate 80 car spaces (compared with 46 approved in this area), increasing the total number of spaces on the Health Facility site by 34 spaces (338 spaces proposed compared with 304 approved)
- (c) Revised car park entry to Weemala drop-off

### 2. General Store/Medical Centre

- (a) Revised General Store/Medical Centre Building including:
  - 950mm increase in building height (RL 38.80 approved and RL 39.750)
  - 160m<sup>2</sup> reduction in gross floor area (**GFA**) (1,170m<sup>2</sup> approved and 1,010m<sup>2</sup> proposed)
  - Amended siting (including increased setback to eastern side boundary from 3785 mm approved to 6065mm proposed)
  - Building signage

### 3. Recreation Circle

- (a) Revised Rec Circle Building first floor internal planning amended
- (b) Rec Circle Building elevations amended
- (c) BBQ/shade structure and arbours added

### 4. Tree removal

- (a) Removal of one eucalypt, adjoining the General Store/Medical Centre

### 5. Signage

- (a) Illuminated RRCS signage to Morrison Road notes added (two x 4m high business identification signs)
- (b) RRCS Building (North Entry) Signage added
- (c) RRCS Building (Hydrotherapy) Signage added
- (d) Rec Circle/Community Hall Building Signage added

### 6. Revised staging strategy

- (a) Introduction of Stage 3A comprising the General Store/Medical Centre Building and decked parking structure (a revised Staging Strategy in enclosed as **Appendix A**).

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:

<b>Separate Volume</b>	<ul style="list-style-type: none"><li>- Modified Architectural Plans and new Signage Plan, by Suters Architects Pty Ltd (<b>Suters</b>) which cloud the proposed modifications (see <b>Table 2</b> later)</li><li>- Sun Shading Diagrams (Sheets 1-3) , by Suters</li><li>- Modified Civil Plans, by Meinhardt (see <b>Table 2</b> later)</li></ul>
<b>Appendix A</b>	Revised Staging Strategy
<b>Appendix B</b>	Advice on traffic and parking, by Colston Budd Hunt & Kafes Pty Ltd
<b>Appendix C</b>	Car Park Noise Impact Assessment, by Acoustic Logic

## 2.0 The Approval

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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	16 December 2008
Approved modifications to the PA	<p><b>MOD 1</b> 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.</p> <p><b>MOD 2</b> approved on 1 August 2011 and including:</p> <ul style="list-style-type: none"><li>• Modifications to the main Health Facility by:</li><li>• Altering the internal uses of each level</li><li>• Amending the exterior elevations and roof plans</li><li>• Amended staging of works</li><li>• Increased car parking from 304 to 305 spaces</li><li>• Amended Statement of Commitments (staging).</li></ul> <p><b>MOD 3</b> approved on 10 October 2011 and including the following changes to the residential areas:</p> <ul style="list-style-type: none"><li>• Reduction in carriageway width of internal Road 4 and Road 5</li><li>• Reduction in width of approved shared bicycle pathway to internal Road 5.</li></ul> <p><b>MOD 4</b> approved on 16 August 2012 and including:</p> <ul style="list-style-type: none"><li>• Modified road widths (Roads 1, 3, 6 and 2a) and new one way system (Road 2a)</li><li>• Refinements to the Main Health Facility elevations and lower ground floor plan</li><li>• Minor change to road conditions</li></ul> <p><b>MOD 5</b> approved on 12 November 2012 and including:</p> <ul style="list-style-type: none"><li>• Reconfiguration of the Recreation Circle</li><li>• Revised Child Care / Community Centre Building</li><li>• Introduction of roundabout, boom gates, removable bollards, pedestrian crossing and a pick-up zone</li><li>• Revised landscaping of Recreation Circle, health facility and car park areas</li></ul>

### 3.0 Proposed Modifications

The proposed modifications comprise:

#### 1. Car parking

- (a) Construction of an additional parking level above the approved at grade parking area between the General Store/Medical Centre and Weemala. The lowest parking level (for staff) will be excavated and the upper parking level (providing accessible parking and parking for tenants and their visitors/patients) will align with the ground floor of the Professional Suites/General Store/Pharmacy Building
- (b) The parking area will accommodate 80 car spaces (compared with 46 approved in this area), increasing the total number of spaces on the Health Facility site to 338 spaces (compared with 304 approved)
- (c) Revised car park entry to Weemala drop-off

#### 2. General Store/Medical Centre

- (a) Revised General Store/Medical Centre Building including:
  - 950mm increase in building height (RL 38.80 approved and RL 39.750)
  - 160m<sup>2</sup> reduction in GFA (1,170m<sup>2</sup> approved and 1,010m<sup>2</sup> proposed)
  - Amended siting (including increased setback to eastern side boundary from 3785 mm approved to 6065mm proposed)

#### 3. Recreation Circle

- (a) Revised Rec Circle Building first floor internal planning amended
- (b) Rec Circle Building elevations amended
- (c) BBQ/shade structure and arbours added

#### 4. Tree removal

- (a) Removal of one eucalypt, adjoining the General Store/Medical Centre

#### 5. Signage

- (a) Illuminated RRCS signage to Morrison Road notes added (two x 4m high business identification signs)
- (b) RRCS Building (North Entry) Signage added
- (c) RRCS Building (Hydrotherapy) Signage added
- (d) Rec Circle/Community Hall Building Signage added

#### 6. Revised staging strategy

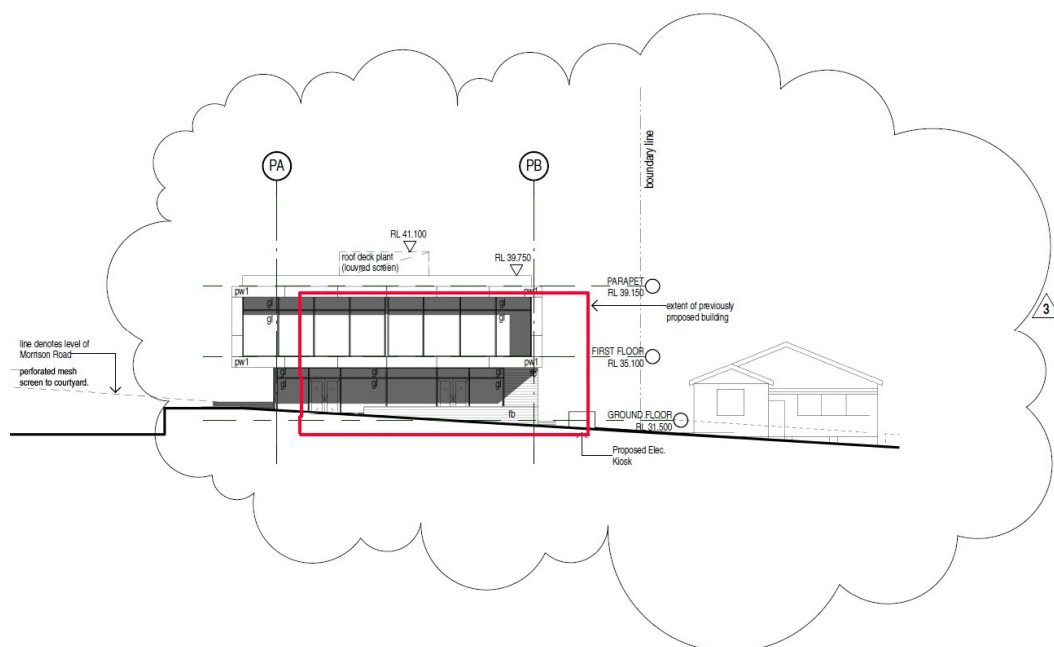
- (a) Introduction of Stage 3A comprising the General Store/Medical Centre Building and decked parking structure (a revised Staging Strategy is enclosed as **Appendix A**).

**Table 1** compares the original PA Approval, the most recent approved modification (MOD 5) and proposed MOD 6.

**Figure 1** compares the proposed General Store/Medical Centre building envelope with the approved PA envelope.

**Table 1 – Consistency of MOD 6 with the PA (originally approved & modified)**

Facility	PA Original Approval	PA Approved MOD 5	Proposed MOD 6
<b>Total site (Lot 5 DP 112973)</b>			
GFA	16,480m <sup>2</sup>	16,920m <sup>2</sup>	16,760m <sup>2</sup>
Car parking	304	No change	338
Landscaped area	11,388m <sup>2</sup>	No change	No change
Tree retention	Tree retention plan	No change	One additional tree to be removed (refer to drawing AR-PA-01-04_2 )
<b>General Store/Medical Centre</b>			
GFA	1,170m <sup>2</sup>	No change	1,010m <sup>2</sup>
Building height (storeys)	2 storeys	No change	No change
Building height (RL)	RL 38.80	No change	RL 39.750 to the roof RL 41.1 to the top of plant
Building height (in metres)			<b>General Store</b> <9.5m to parapet Up to 9.9m the roof 10.9m to plant <b>Car park deck</b> Up to 5.2m
Car parking	37 visitor spaces	No change	38 visitor spaces at RL31.45 47 staff spaces at RL 26.300
<b>Recreation Circle</b>			
GFA	540m <sup>2</sup>	980m <sup>2</sup>	No change
Building height (storeys)	1 storey	2 storeys	No change
Building height (RL)	RL 29.3 RL 30.05 to lift shaft	RL 35.5	No change
Community centre GFA	251m <sup>2</sup> 100 people seated	203m <sup>2</sup> 100 people seated	No change
Child care GFA	236m <sup>2</sup>	478m <sup>2</sup>	No change



**Figure 1** – General Store/Medical Centre building envelope comparison (Approved PA and MOD 6) (approved envelope shown in red)

### 3.1 Modifications to the approved plans

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

**Table 2 – Summary of modified architectural and civil plans**

Drawing number and title	Author	Rev	Proposed amendments
<b>Modified Architectural Plans</b>			
AR-PA-0-01 – Site Plan	Suters	4	<ul style="list-style-type: none"> <li>See AR-PA-1-05.1</li> </ul>
AR-PA-1-04 – Tree Retention/Removal Plan	Suters	2	<ul style="list-style-type: none"> <li>Removal of existing 'Eucalypt' tree noted</li> </ul>
AR-PA-1-01 – Location Plan	Suters	4	<ul style="list-style-type: none"> <li>See AR-PA-1-05.1</li> </ul>
AR-PA-1-05.1 – Site Plan Intermediate	Suters	2	<ul style="list-style-type: none"> <li>Revised General Store/Medical Centre Building and two storey car park added</li> <li>Illuminated RRCS signage to Morrison Rd notes added</li> <li>RRCS Building (North Entry) Signage added</li> <li>RRCS Building (Hydrotherapy) Signage added</li> <li>Rec Circle/Community Hall Building Signage added</li> <li>Rec Circle Arbour &amp; BBQ Shade Structures added</li> </ul>
AR-PA-1-05 – Site Plan	Suters	6	<ul style="list-style-type: none"> <li>See AR-PA-1-05.1</li> </ul>
AR-PA-2-06 – Weemala Ground Floor, First Floor & Roof Plans	Suters	5	<ul style="list-style-type: none"> <li>Revised car park entry to Weemala drop-off &amp; General Store/Medical Centre Car Park amended</li> </ul>
AR-PA-2-08 – Recreation Circle First Floor Plan	Suters	5	<ul style="list-style-type: none"> <li>Revised Rec Circle Building first floor internal planning</li> <li>Rec Circle Arbour &amp; BBQ Shade Structures added</li> <li>Rec Circle/Community Hall Building Signage added</li> </ul>
AR-PA-2-10 – General Store/Medical Centre Lower Ground, Ground, First Floor and Roof Plans	Suters	3	<ul style="list-style-type: none"> <li>Revised General Store/Medical Centre Building and two storey car park added</li> </ul>
AR-PA-5-02 – General Store/Medical Centre West and South Elevations	Suters	3	<ul style="list-style-type: none"> <li>Revised General Store/Medical Centre Building South Elevation (Morrison Road) amended</li> </ul>
AR-PA-5-04 – Recreation Circle Elevations and Section	Suters	3	<ul style="list-style-type: none"> <li>Revised Recreation Circle Building elevations amended</li> <li>Rec Circle Arbour &amp; BBQ Shade Structures added</li> </ul>
AR-PA-5-05 – Site Elevations	Suters	6	<ul style="list-style-type: none"> <li>Rec Circle Building Elevations amended</li> </ul>
AR-PA-5-06 – General Store/Medical Centre Elevations	Suters	1	<ul style="list-style-type: none"> <li>General Store/Medical Centre Building and two storey car park elevations added</li> </ul>
AR-PA-7-01-External Signage Plan	Suters	1	<ul style="list-style-type: none"> <li>External signage plan</li> </ul>
<b>Additional Civil Plans</b>			
MIE107 - Detail Civil Plan – Professional Suits Building and Carpark – Lower Floor	Meinhardt	00	<ul style="list-style-type: none"> <li>Modified to reflect Section 75W scheme</li> </ul>
MIE108 - Detail Civil Plan – Professional Suits Building and Carpark – Ground Level	Meinhardt	00	<ul style="list-style-type: none"> <li>Modified to reflect Section 75W scheme</li> </ul>

### 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 ~~strike through~~):

#### 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; as*
- *Amended by the Section 75W Modification prepared by Robinson Urban Planning dated 15 May 2013.*

<b>Architectural drawings prepared by Bates Smart and Suturs Architects</b>				
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>	
AR-PA-0-01	<del>3</del> 4	Key Plan	<del>2/07/2012</del>	19.04.13
AR-PA-1-01	<del>3</del> 4	Location Plan	<del>2/07/2012</del>	19.04.13
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	<del>01</del> 2	Tree retention/removal plan	<del>14/04/08</del>	27.03.13
AR-PA-1-05.1	2	Site Plan Intermediate	<del>19/04/13</del>	19.04.13
AR-PA-1-05	<del>5</del> 6	Site Plan	<del>24/07/2012</del>	19.04.13
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	4 5	Weemala Plans	<del>2/07/2012</del>	19.04.13
AR-PA-2-07	4	Rec Circle Ground Floor Plan	2/07/2012	
AR-PA-2-08	4 5	Rec Circle First Floor Plan	<del>24/07/2012</del>	19.04.13
AR-PA-2-10	<del>3</del> 4	General Store Floor Plans	<del>01/09/08</del>	19.04.13
AR-PA-5-01	3	Elevation East, North	3/5/12	

AR-PA-5-02	<del>3</del> 4	Elevation West, South	3/5/12	19.04.13
AR-PA-5-03	1	Weemala Elevations	14/04/08	
AR-PA-5-04	<del>2</del> 3	Rec Circle Elevations/Sections	<del>2/07/2012</del>	19.04.13
AR-PA-5-05	<del>5</del> 6	Site Elevations	<del>2/07/2012</del>	19.04.13
AR-PA-5-06	<del>0</del> 1	Retail Unit Elevations	<del>01/09/08</del>	19.04.13
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	
AR-PA-7-01	1	External signage plan	19/04/13	
<b>Landscape drawings prepared by Turf Design</b>				
-	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	
<b>As amended by the following plans prepared by Turf Design (including Stage 3 landscape plans)</b>				
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	

<b>Infrastructure/Environment plan prepared by Meinhardt</b>				
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	
<b>As amended by the following plans prepared by Meinhardt:</b>				
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	
<b>As amended by the following plans prepared by Meinhardt:</b>				
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	
<b>As amended by the following plans prepared by Meinhardt:</b>				
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	
<b>As amended by the following plans prepared by Meinhardt:</b>				
MIE007	00	MIE107 - DETAIL CIVIL PLAN – PROFESSIONAL SUITS BUILDING AND CARPARK – LOWER FLOOR	10-05-13	
MIE 108	00	MIE108 - DETAIL CIVIL PLAN – PROFESSIONAL SUITS BUILDING AND CARPARK – GROUND LEVEL	10-05-13	
<b>Detention Basin and Associated Stormwater Infrastructure prepared by Cardno</b>				
no change				
<b>Landscape Plans prepared by Environmental Partnership</b>				
no change				
<b>Hydraulic Services Plans prepared by Harris Page and Associates</b>				
no change				

## 4.0 Environmental Assessment

The key environmental issues to be considered in the assessment of MOD 6 are likely to be:

- Compliance with Ryde Local Environmental Plan 2010 (**Ryde LEP 2010**) and Draft Ryde Local Environmental Plan 2012 (**Draft Ryde LEP 2012**)
- Compliance with Concept Plan approval MP 05\_0001
- Car parking, traffic and access
- Potential residential amenity impacts from proposed decked parking structure and revised General Store/Medical Centre building envelope (such as shadows, privacy and noise)
- Compatibility of the proposed signage
- Tree removal

Each of these issues is addressed below.

### 4.1 Compliance with Ryde LEP 2010 and Draft Ryde LEP 2012

**Table 3** considers the compliance of the proposed modifications (MOD 6) with the relevant provisions of Ryde LEP 2010 and shows that the modified project generally complies with the LEP. The only exception is a non-compliance with the 9.5m building height standard as a section of the proposed General Store/Medical Centre plant room has a height of 10.9m. Most of the main roof ridge complies, but there is a small section that reaches 9.9m. This compliance of the General Store/Medical Centre is illustrated on AR-PA-5-06.

The minor non-compliance with the 9.5m height standard is reasonable as:

- The plant room is inset from the building edges, minimising its visual impact when viewed from the street, internal roads and adjoining properties
- The plant room and non-complying portion of the building does not cause any adverse shadow, view or privacy impacts
- The parapet to the General Store/Medical Centre (and therefore the street edge and side boundary elements) comply with the height standard
- The approved design for the General Store/Medical Centre was conceptual only and did not provide a plant room. MOD 6 resolves and refines the building design and shows that roof top plant is required
- The Medical Centre/General Store as proposed to be modified by MOD 6 complies with the two storey height control shown on the approved Concept Plan Drawings (PP09/05).

Draft Ryde LEP 2012 has been exhibited and adopted by Council. It does not alter the provisions set out in **Table 3**.

**Table 3 – Compliance of MOD 6 with Ryde LEP 2010**

Clause	SEPP Requirement for the RRCS site (Schedule 3)	Compliance of MOD 6
2.3 Zone objectives and Land Use Table	<p>SP1 Special Activities – Royal Rehabilitation Centre Sydney Zone (Land Zoning Map – Sheet LZN_006)</p> <p><b>Zone SP1 Special Activities</b></p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To provide for special land uses that are not provided for in other zones.</li> <li>To provide for sites with special natural characteristics that are not provided for in other zones.</li> <li>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</li> </ul> <p>2 Permitted without consent</p> <p>Nil</p> <p>3 Permitted with consent</p> <p>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Recreational facilities (indoors); Recreational facilities (outdoors)</p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>	<p>✓</p> <p>No change to approved PA, permitted with consent and consistent with zone objectives</p>
4.3 Height of Buildings	9.5m (for the Recreation Circle and land occupied by the General Store/Medical Centre) (Floor Space Ratio Map - Sheet FSR_006)	<p><b>General Store</b></p> <p>✓ &lt;9.5m to parapet</p> <p>x up to 9.9m the roof</p> <p>x 10.9m to plant</p> <p><b>Car park deck</b></p> <p>✓ 5.2m</p>
4.4 FSR	1.2:1 (Height of Buildings Map - Sheet HOB_006)	✓ 0.83:1

#### 4.2 Consistency with approved Concept Plan

**Table 4** considers the consistency of the proposed modifications (MOD 6) with the approved Concept Plan MP 05\_0001 (*Preferred Project Technical Audit*, dated 14 June 2005) and shows that the modified project is generally consistent. However, like the approved PA, the base and building RL for the Medical Centre/General Store differs from that shown on the Approved Concept Plan (PP09/05 which shows a base at RL 30 and building at RL 33.5).

Compared with the currently approved plans, MOD 6 increases the building height by 950mm to the roof (and the proposed the plant rises 1350mm above the roof). 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 as:

- The Base RL shown in the approved Concept Plan Drawings for the Medical Centre/General Store site (RL 30) does not reflect the actual site levels
- The proposed height is appropriate, as explained at Section 4.1 of this EAR.

**Table 4 – Consistency of MOD 6 with the provisions of the approved Concept Plan (MP 05\_0001) relevant to the land adjoining Charles Street residential**

Land adjoining Charles Street Residential	Approved Concept Plan	Proposed MOD 6
Land use	Retail	✓ Retail/health
GFA/ FSR – Main Health Facility	25,000m <sup>2</sup> 1.2:1	✓ 16,760m <sup>2</sup> ✓ 0.83:1
Height – Adjoining Charles St Residential	<b>South</b> Base RL 30 Top RL 33.5  <b>Mid</b> Base RL 28 Top RL 35	x RL 31 x <b>Parapet</b> RL 39.150 <b>Roof</b> RL 39.75 <b>Plant</b> RL 41.1  x RL 26.3 x see above
Number of storeys	2 storeys	✓ 2 storeys

#### 4.3 Traffic, parking and pedestrian amenity

Colston Budd Hunt and Kafes has prepared a Review of Traffic and Parking Effects assessing MOD 6 (**Appendix B**) which concludes that:

- Access and internal layout will be designed to comply with the requirements of AS2890.1-2004
- The S75W will not result in a change in traffic effects compared to the approved RRCS development.

#### 4.4 Environmental effects

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

- **Overshadowing** - The shadow studies by Suters (separate volume) show that proposed MOD 6 has a shadow impact generally consistent with the approved PA. In midwinter, however, there is a minor change to the shadow impacts to the following properties at 3pm:
  - 225 Morrison Road – The shape of the shadow cast by the General Store/Medical Centre building onto this adjoining property differs, but the area of the shadow cast is generally consistent. In any event, this property is used as professional consulting rooms and is in Zone B1- Neighbourhood Centre. It is not sensitive to the impacts of overshadowing.
  - 73 and 75 Charles Street – There is a small additional shadow cast onto these residential properties by the proposed parking deck. Most of this additional shadow will fall onto existing shadows cast by the rear boundary fence. Additionally, the affected areas are covered by dense vegetation which would also cast a shadow.
- **Privacy** - There will be no unreasonable overlooking from the proposed upper level parking deck towards the adjoining dwellings in Charles Street as the parking deck is 2000mm to 5200mm above ground level (which is roughly one storey at its highest point). The relationship between the proposed parking deck and adjoining Charles Street house is illustrated on AR-PA-5-06 (showing the section at the highest point of the parking deck). The section shows that setbacks and existing trees will limit opportunities for overlooking.
- **Noise** - The Acoustic Report by Acoustic Logic (**Appendix C**) considers potential noise impacts from activities in the decked parking structure. It concludes that noise impacts will fully comply with the requirements of NSW EPA Industrial Noise Policy.

#### 4.5 Signage

MOD 6 includes building identification and directional signage (see External Signage Plan AR-PA-7-01). All of the signage relates to the RRCS use.

#### 4.6 Tree removal

The Arborist for the original Project Application, Urban Forestry Australia, has advised that the eucalypt to the west of the Medical Centre/General Store cannot be retained (with or without MOD 6). An amended Tree Retention/Removal Plan (AR-PA-01-04) accompanies this submission.

## 5.0 Conclusion

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This Section 75W application (MOD 6) proposes a number of 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 6) therefore has planning merit and is worthy of consent.

## Appendix A

### Revised Staging Strategy

## Appendix B

Review of Traffic and Parking Effects, by Colston Budd Hunt & Kafes Pty Ltd

## Appendix C

Car Park Noise Impact Assessment, by Acoustic Logic