

22 October 2010

Mr Sam Haddad
Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Mr Michael Woodland (Director – Metropolitan Projects)

Dear Sir

PROPOSED PROJECT APPLICATION FOR RESIDENTIAL DEVELOPMENT, RRCS SITE, RYDE

This submission has been prepared by JBA Planning on behalf of Frasers Putney Pty Ltd, the proponent for the proposed residential development component at the RRCS site, Ryde. This correspondence supersedes JBA's previous correspondence regarding the site dated 1 September 2010.

The purpose of this submission is to request that the Minister:

1. Form the opinion under clause 6 and clause 13 of Schedule 1 of the Major Development SEPP that the proposal for residential development, public open space, new roads, stormwater and drainage improvements is a "major project" to which Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) applies. The proposal has a Capital Investment Value in excess of \$295 million (based on an estimate prepared by WT Partnership), and is well in excess of the \$100 million threshold for residential development under Clause 13 of Schedule 1. We have appended a Quantity Surveyors Summary Report to this letter (**Attachment A**).
2. Request that the Phase 1 project as described in this correspondence be treated as a part Project Application in the event that the Minister forms the clause 6 opinion and request that the Director-General of the Department of Planning issues the requirements for the preparation of an Environmental Assessment Report to accompany the Project Application for the development of approximately 126 dwellings within Phase 1.

1.0 PROJECT OUTLINE

1.1 Project Description – Overall Residential Component of the RRCS site

The proposed residential development on the RRCS site will include:

- Demolition of the existing RRCS buildings located on the intended residential components on the site, including:
 - The Weemala building, associated Annex and engineering services building;
 - Riding for the Disabled Association building;

- Moorong Spinal Unit building;
- ILC and remaining slab of the Linen Services buildings.
- Construction of residential development, in a variety of forms including apartments, townhouses and detached dwellings.
- Provision of public open space, landscaping (including tree removal) and site works (including roads).
- Extension/augmentation of the physical infrastructure/utilities as required.

The proposed residential Project Application is consistent with the RRCS zoning controls and development standards as drawn from Ryde LEP 2010 and is generally consistent with the structure of the approved Concept Plan as demonstrated in the plans at **Attachment B**, in particular is:

- Complies with the heights set out in the SEPP maximum building height map, now translated into Ryde LEP 2010.
- Complies with the densities set out in the SEPP floor space ratio map, now translated into Ryde LEP 2010.
- Complies with the uses set out in the SEPP zones map now translated into Ryde LEP 2010.
- Generally follows the approved road hierarchy and structure.
- Seeks a mix of detached houses, terraces and apartments.
- Improves vegetation retention on the site from that in the approved Concept Plan; and
- Maintains and improves open space and site connections through the site.

1.1 Phase 1 Component

Details of the first Phase of the residential component of the RRCS site prepared by Cox Richardson Architects are provided at **Attachment C**.

The adjusted layout for the Phase 1 Project Application is not significantly changed from that approved in the Concept Plan. With regards to building height, density, use, street hierarchy, and relationship to adjoining places, the plan is consistent with the approved plans that were part of the approval and the SEPP maps, now generally translated into Ryde LEP 2010.

The proposed residential Phase 1 Project Application is consistent with the RRCS zoning controls and development standards as drawn from Ryde LEP 2010 and is generally consistent with the structure of the approved Concept Plan as follows:

- Complies with the heights set out in the SEPP maximum building height map, now translated into Ryde LEP 2010.
- Complies with the densities set out in the SEPP floor space ratio map, now translated into Ryde LEP 2010.
- Complies with the uses set out in the SEPP zones map now translated into Ryde LEP 2010.
- Complies with the street widths proposed in the approved scheme.
- Is structured around a spine road in a similar way to the approved scheme.
- Proposes similar building types – houses, semi's, terraces, and low rise apartments. Phase 1 Project Approval will be sought for approximately 126 dwellings with approximately 16,000m² of GFA. This includes 83 apartments, 30 townhouses and 13 detached dwellings on Lot 3 of the recent subdivision of the RRCS site and no alteration to the overall yield of 791 dwellings across the site is proposed. The approved number of dwellings in this area of the site was 143 dwellings with approximately 18,000m² of GFA.

- Makes no changes to the entry road from Charles Street, the circular entry road or large public park (central parkland/ detention pond).
- Better locates buildings along the contours to minimise site disturbance and cut and fill. This will also improve drainage and overland flow.

An additional item is that we request consent for one of the detached dwellings in Phase 1 to be used for a temporary use as a community consultation/information room and for later residential marketing/sales functions for the site.

Based on the above information we consider that the first Phase is generally consistent with the approved Concept Plan and represents the normal adjustments that may occur as a development proposal moves from a master planning exercise to the detailed design exercise. JBA considers that there is sufficient information in this correspondence for the Director General to issue DGRs for Phase 1.

As discussed in our meeting of 26 August 2010, Condition B1 (Development Control) of the Concept Plan approval contemplates the lodgement of revised plans to the Department's satisfaction without the need for a Concept Plan modification or new Concept Plan approval. We therefore seek to lodge the enclosed plans pursuant to this condition and seek the Department's agreement for Frasers Putney Pty Ltd to proceed to the preparation of the Phase 1 Project Application.

2.0 ENVIRONMENTAL ASSESSMENT ISSUES

The information below has been drawn from the range of matters identified as warranting further assessment and submission of documentation with subsequent Project Applications. It is designed to assist the Director-General in identifying the general requirements and key environmental issues to be addressed in the Environmental Assessment Report that will accompany the Project Application.

A range of specialist studies are being undertaken as part of the proposal. The key environmental considerations associated with the proposed Project Application for the Phase 1 residential development on the site (as drawn from the Concept Plan Conditions of Consent) are as follows:

- staging of development;
- transport, access and car parking;
- stormwater management and infrastructure;
- contamination;
- landscape design and public domain management;
- heritage interpretation;
- archaeological investigation;
- geotechnical investigation;
- compliance with BASIX;
- urban design and built form;
- demolition and construction management;
- waste; and
- infrastructure connections and augmentation.

The detailed requirements specified in the Conditions of Consent of the Concept Plan Instrument of Approval provide detailed guidance as to the necessary environmental assessment required to

support the current application. This correspondence provides further information on the project to allow the Director General to issue DGRs for Phase 1.

In conclusion, it is requested that the Minister forms the opinion that the proposed residential component of the development of the RRCS site and ancillary site works is a development of the kind described in Clause 13 of Schedule 1 of the Major Development SEPP and therefore, is a 'major project' to be determined under Part 3A of the EP&A Act. It is requested that the Director General issue the requirements for the preparation of an Environmental Assessment Report to accompany a Project Application for Phase 1 of the development for the project.

Should you have any queries about this matter, please do not hesitate to contact Clare Swan or Gordon Kirkby on 9956 6962 or Mr Thomas Chan of Frasers Putney Pty Ltd on 8823 8800.

Yours faithfully



Clare Swan
Associate

ATTACHMENT A
QUANTITY SURVEYOR'S CERTIFICATE

21 October 2010

Frasers Property Australia Pty Ltd
Level 11, 488 Kent Street
SYDNEY NSW 2000

ATTENTION: MR THOMAS CHAN

Dear Sir,

**RE: FRASERS PUTNEY RESIDENTIAL SUBDIVISION
ESTIMATE "CAPITAL INVESTMENT VALUE"**

In accordance with the clause 245(N) of the Environmental Planning and Assessment Regulation 2000, we have estimated the "capital investment value" of the above project, based on the current masterplan documentation. We confirm that the calculation is in accordance with information published by NSW department of Planning dated 10 May 2010.

The estimated "capital investment value" is \$295,815.000 excluding GST. This estimate "capital investment value" includes civil and infrastructure works together with 675 apartments and 116 terrace, semi detached and detached dwellings.

The above estimate "capital investment value" of the projects includes all costs necessary to estimate and operate the project, including the design and construction of infrastructure and fixed or mobile plant equipment (but excludes land cost and GST).

Should you require any further information please do not hesitate to contact us.

Yours faithfully
WT PARTNERSHIP

NICK DEEKS

**Quantity Surveyors
and Construction
Cost Consultants**

Level 24, Northpoint
100 Miller Street
North Sydney
New South Wales 2060
Australia

Locked Bag No. 2137
North Sydney NSW 2059

Tel 61 2 9929 7422
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Director

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N C Deeks BSc MRICS AAIQS MACostE
M A Tebbatt BAppSc (QS) AAIQS
P T Elphick BSc MRICS AAIQS
J S Osenton BSc Hons
P Bower AAIQS

Associate

M M Lee MRICS AAIQS ACIOB
L Ferlauto Build (CE) Hons
J Lum Build (CE) Hons AAIQS
D M Faugust BSc Hons MRICS
I R Menzies BCon Mgt Hons AAIQS MRICS
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S Hensley BCon Mgt Hons AAIQS
M W Ostapenko B.Build (CE) Hons
P Dally DipSurv MRICS

Offices in Australia

Adelaide - Brisbane - Canberra
Gold Coast - Hobart - Melbourne
Perth - Sydney

**WT Partnership International Ltd
Group Offices**

China - Estonia - Fiji - Greece
Hong Kong - Indonesia - Ireland
Italy - Macau - New Zealand
Singapore - Spain - Sweden
United Kingdom - Vietnam

**International Association
Brunei - MRBC Partnership**

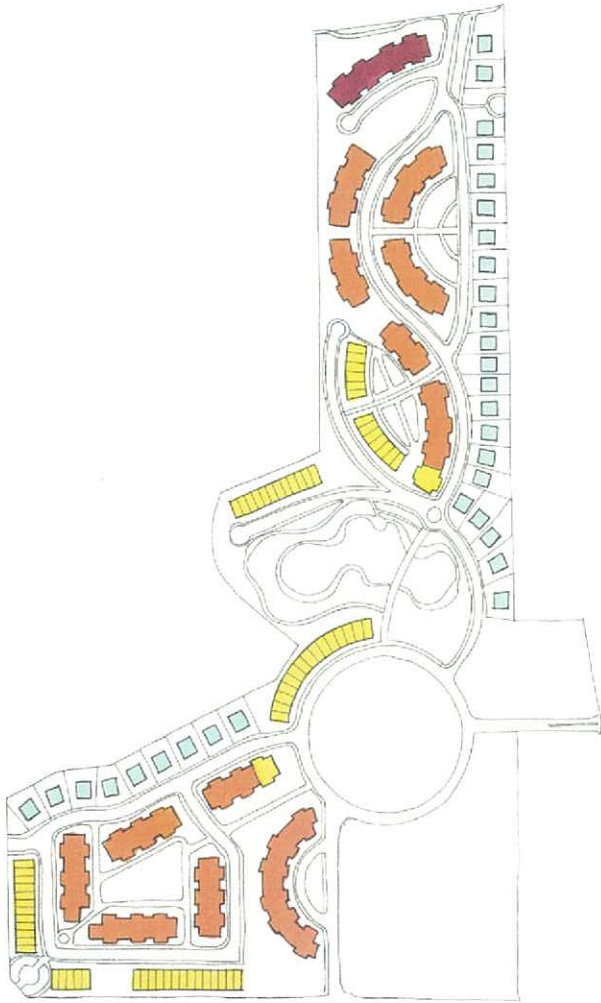
WT Partnership Aust Pty Ltd
Trading as WT Partnership
ACN 006 040 768
ABN 45 997 181 713



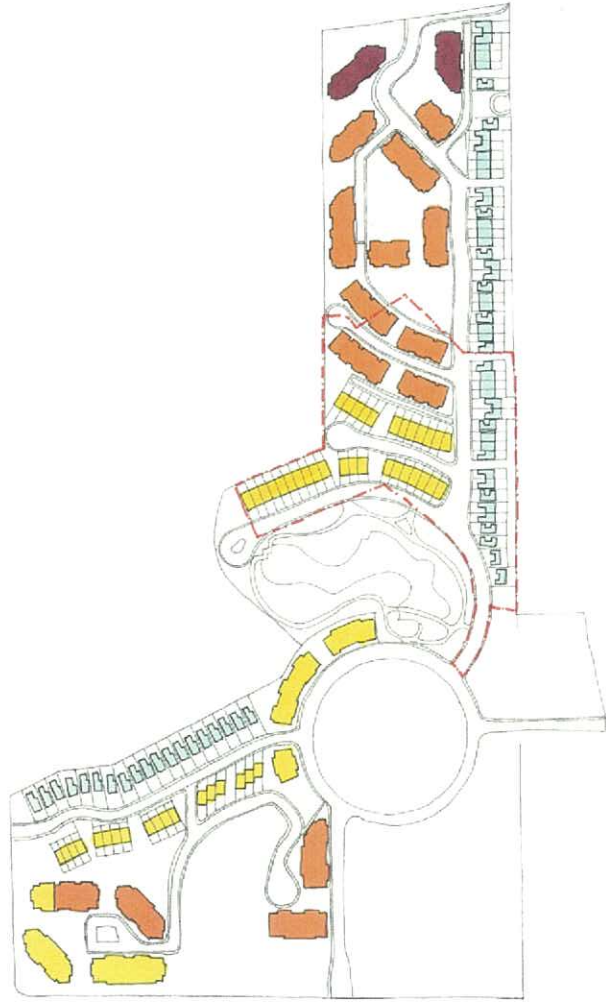
Fraser's Putney
CIV Estimate October 2010

Description	No	m ²	GFA m ²	Rate	Total (Rounded)
Demolition - Provisional Cost	1			2,500,000	2,500,000
Remediation - Provisional Cost	1			1,000,000	1,000,000
Site Preparation / Bulk earthworks	1			2,120,000	2,120,000
Terraces	65	150	9,750	1,920	18,720,000
Semi/Detached houses	51	167	8,517	1,900	16,182,000
External Works to Terraces and Houses					Included
Basement carparking	675	32	21,600	1,100	23,760,000
Apartments					
- 2bed	538	104	55,952	2,230	124,773,000
- 3bed	137	127	17,399	2,190	38,104,000
External works to Apartment	19			200,000	3,800,000
ESD Initiatives					Included
Recreation circle, park including pond and wetland area under separate DA					Excluded
Internal Roads and landscaped Areas					
- Roads & Footpaths				9,820,000	
- Landscaped Hardstand Areas				3,190,800	
- Landscaped Planted Areas & Trees				1,510,800	
- Landscaped Turfed Areas				797,700	
- Retaining Walls and Embellishments				3,815,000	19,134,000
External Services					
- Stormwater				900,000	
- Sewer				550,000	
- Water				600,000	
- Gas				300,000	
- Electrical				2,400,000	4,750,000
Long Service Levy & Planning (0.5%)				1,274,215	1,274,000
Total					256,117,000
Design Contingency (5%)				12,805,850	12,806,000
Professional Fees (10%)				26,892,285	26,892,000
Council Fees & Charges - (Agreed as Works in Kind and excluded from CIV calc)					Excluded
TOTAL					295,815,000

ATTACHMENT B
OVERALL RESIDENTIAL SCHEME

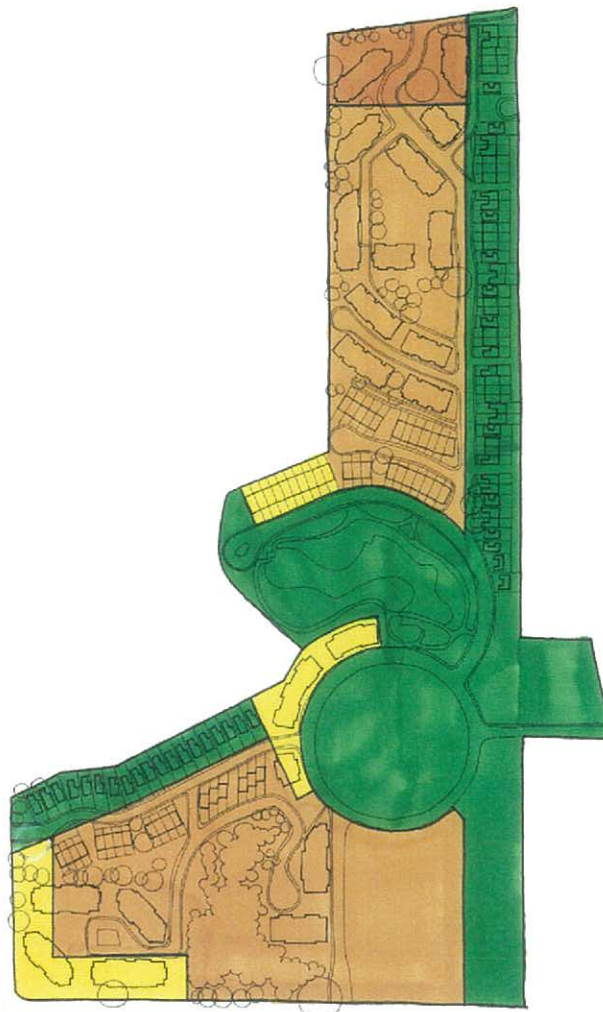
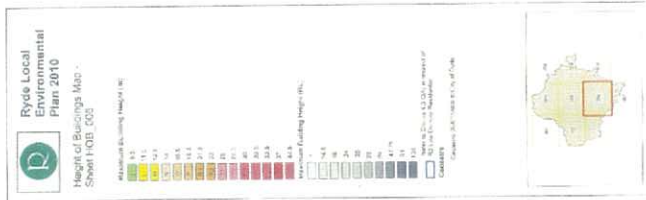
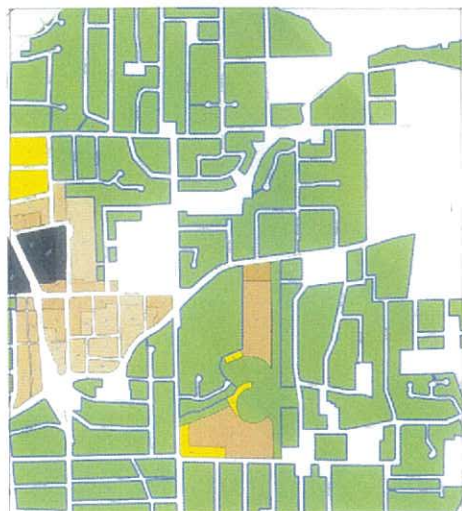


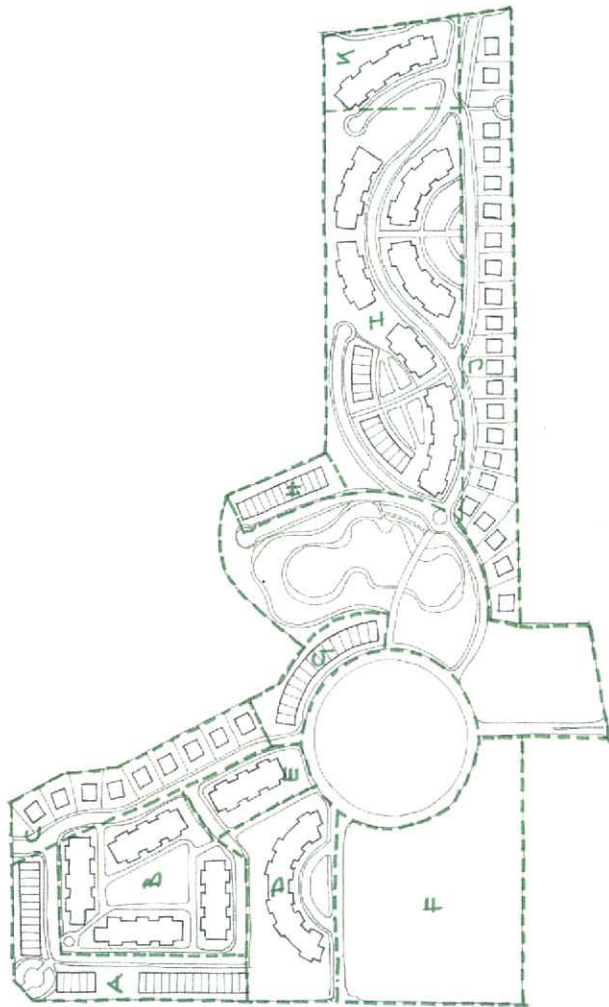
APPROVED SCHEME



PROPOSED SCHEME

2 STOREY	(up to 9.5m)
3 STOREY	(up to 11.5m)
4/5 STOREY	(up to 18.5m)
6 STOREY	(up to 21.5m)

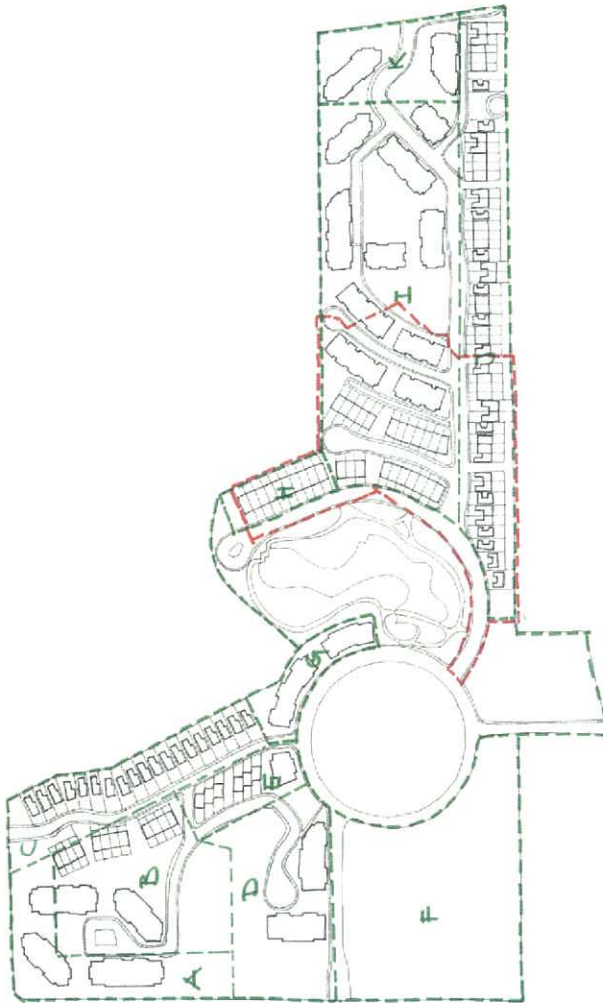




SITE	AREA	MAX. GFA	MAX. FSR	GFA	FSR	DW No.
A	8,665m ²	9,532m ²	1.1:1	4,650m ²	0.54:1	33
B	16,624m ²	53,197m ²	3.2:1	26,400m ²	1.6:1	204
C	8,937m ²	2,681m ²	0.3:1	1,800m ²	0.2:1	9
D	11,180m ²	39,130m ²	3.5:1	12,320m ²	1.1:1	82
E	3,872m ²	6,970m ²	1.8:1	5,280m ²	1.36:1	44
F	4,555m ²	2,960m ²	0.65:1	2,250m ²	0.5:1	15
G	2,576m ²	2,267m ²	0.88:1	1,800m ²	0.7:1	11
H	30,500m ²	88,450m ²	2.9:1	35,170m ²	1.15:1	312
I	21,000m ²	6,930m ²	0.33:1	4,400m ²	0.2:1	22
J	7,290m ²	25,515m ²	3.5:1	10,560m ²	1.45:1	59
TOTAL		237,632m²		104,630m²		791

APPROVED SCHEME

RYDE LEP 2010



SITE	AREA	MAX. GFA	MAX. FSR	GFA	FSR	DW No.
A	8,665m ²	9,532m ²	1.1:1	5,880m ²	0.67:1	49
B	16,624m ²	53,197m ²	3.2:1	12,000m ²	0.72:1	100
C	8,937m ²	2,681m ²	0.3:1	2,680m ²	0.3:1	19
D	11,180m ²	39,130m ²	3.5:1	11,520m ²	1.03:1	96
E	3,872m ²	6,970m ²	1.8:1	2,340m ²	0.6:1	18
F	4,555m ²	2,960m ²	0.65:1	2,960m ²	0.65:1	30
G	2,576m ²	2,267m ²	0.88:1	1,500m ²	0.58:1	10
H	30,500m ²	88,450m ²	2.9:1	38,940m ²	1.27:1	319
I	21,000m ²	6,930m ²	0.33:1	6,750m ²	0.32:1	45
J	7,290m ²	25,515m ²	3.5:1	12,600m ²	1.7:1	105
TOTAL		237,632m²		97,170m²		791

PROPOSED SCHEME

Royal Rehabilitation Centre Sydney (RRCs)

Floor Space Ratio Diagram

0 20 40 60 80 100 200m



0m 200m

0m 200m

0m 200m

0m 200m

0m 200m

0m 200m

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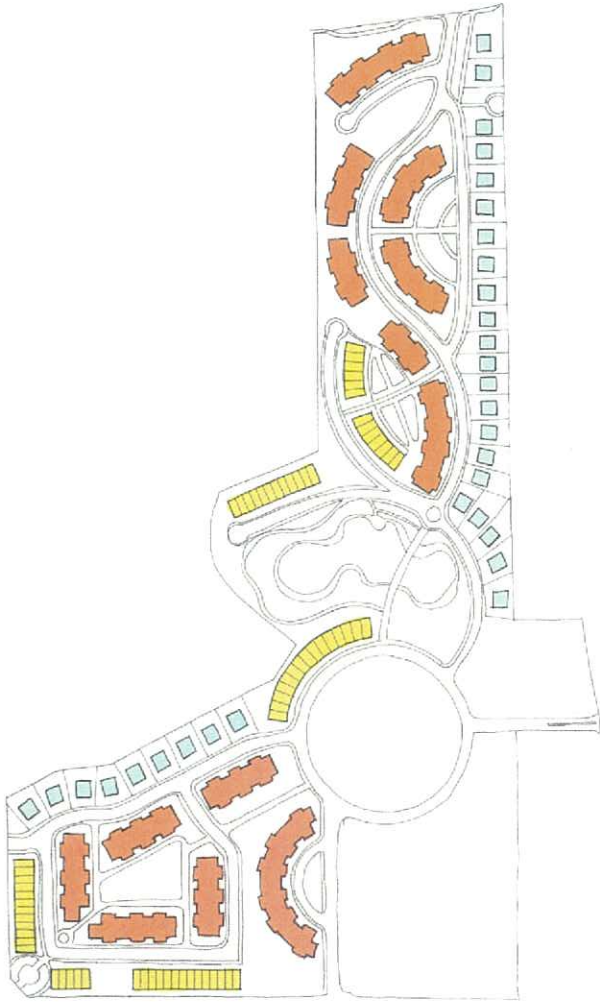
0m 200m

0m 200m

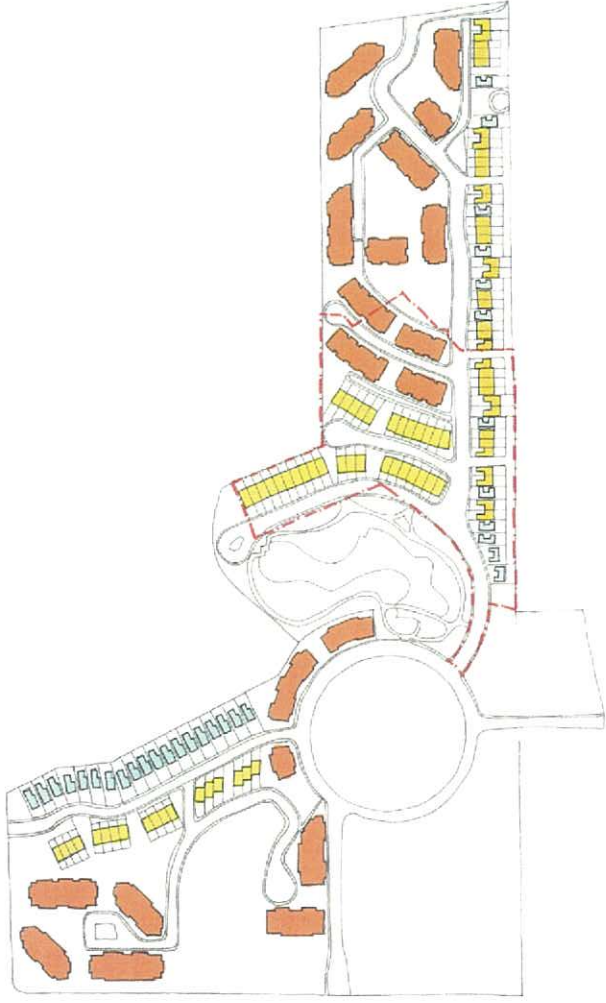
Cox Richardson
Level 2, 254 Queen Street, Sydney 2000 Australia
Tel: 02 9250 8559 Fax: 02 9254 5544
Email: sydney@cox.com.au

Architecture Planning Urban Design Interior Design Health Facility Design





APPROVED SCHEME



PROPOSED SCHEME

DETACHED
TERRACE
APARTMENT



APPROVED SCHEME



PROPOSED SCHEME

MINOR COLLECTOR ROAD

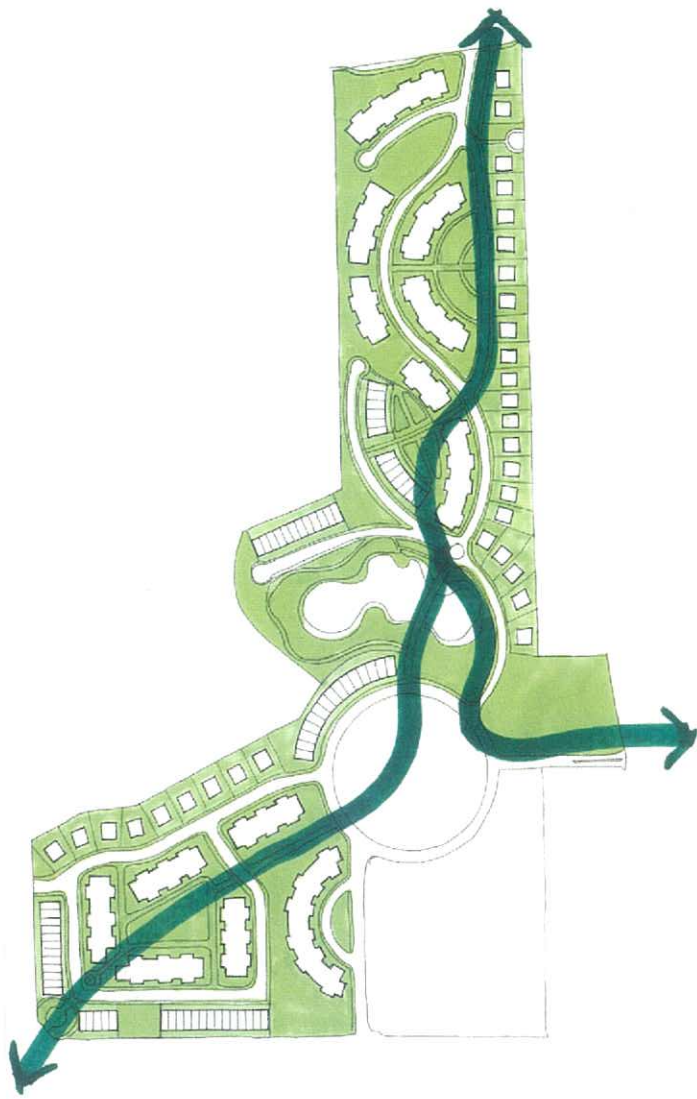
Road Structure Diagram

Date: October 2019

Royal Rehabilitation Centre Sydney (RRCS)

100-110 Macquarie Street, Sydney NSW 2000





APPROVED SCHEME



PROPOSED SCHEME





APPROVED SCHEME



PROPOSED SCHEME

TREES TO BE RETAINED

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Email: sydney@cox.com.au

Architecture Planning Urban Design Interior Design Health Facility Design



Royal Rehabilitation Centre Sydney (RRCS)

0 20 40 60 80 100 200m

0 20 40 60 80 100 200m

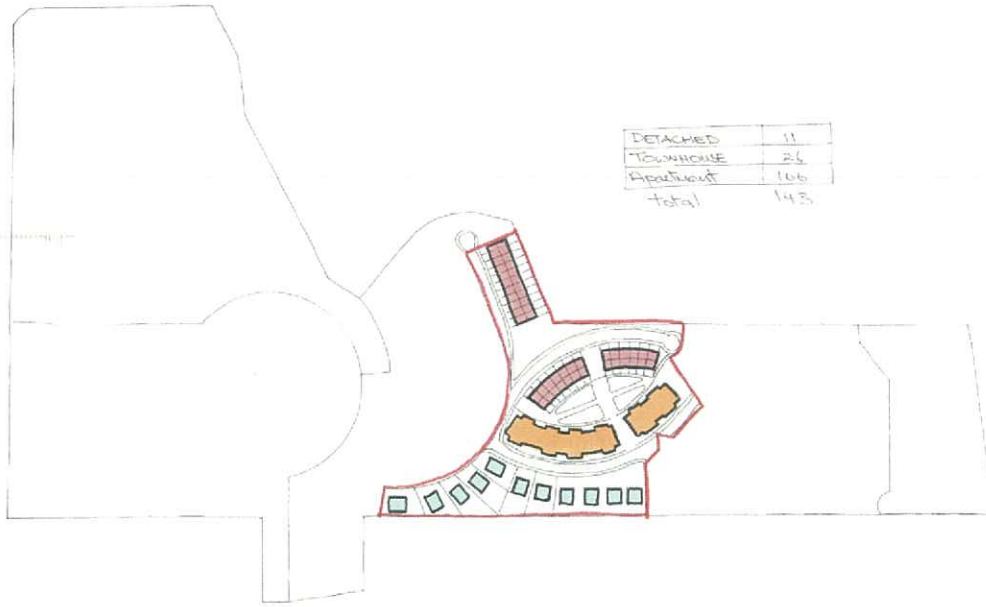
Vegetation Retention
Diagram

Date: October 2016



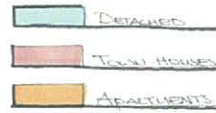
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ATTACHMENT C
PHASE 1 OF THE RESIDENTIAL SCHEME



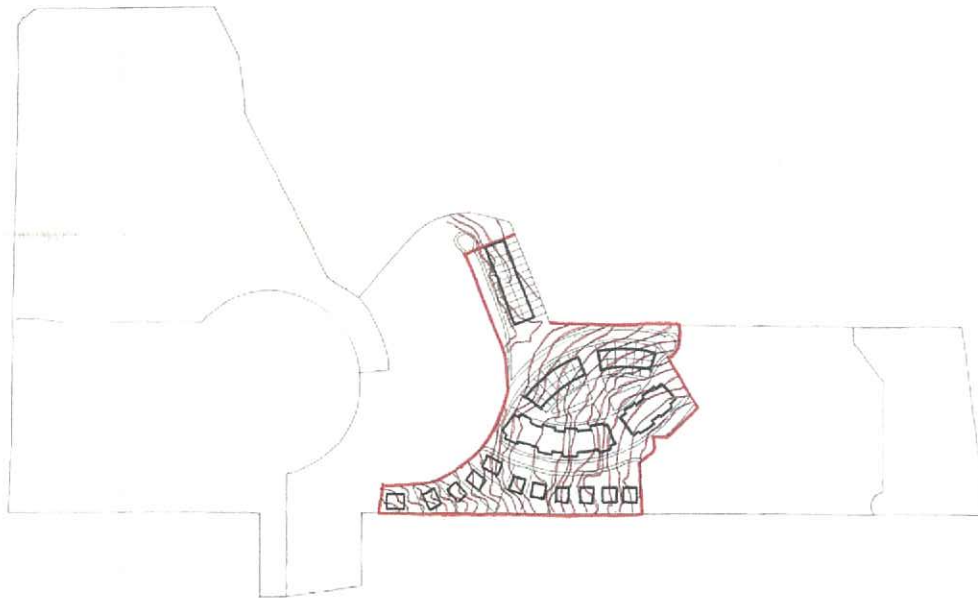
DETACHED	11
TOWNHOUSE	26
APARTMENT	106
total	143

Approved Scheme

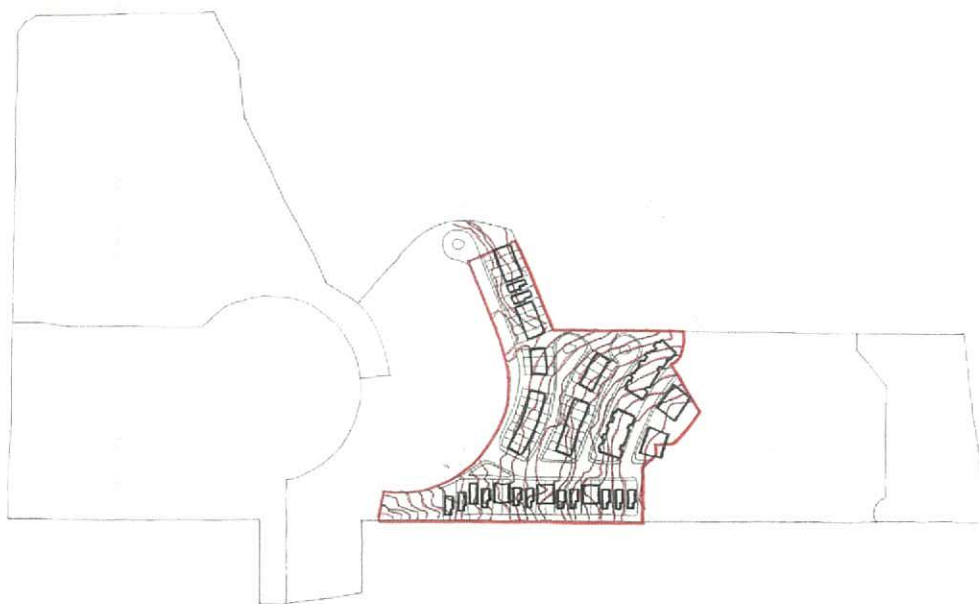


DETACHED	13
TOWN HOUSE	30
APARTMENT	83
TOTAL	126

Proposed Scheme



Approved Scheme



Proposed Scheme

Allowable Floor Space

SITE	SITE AREA	GFA	FSR
H	2,225	2574	0.88:1
I	13,203	38543	2.9:1
J	9,032	2280	0.33:1
Total	25,250m ²	44,100m ²	



Approved Scheme

Approved Floor Space

SITE	SITE AREA	GFA	FSR	N° DW
H	2,225	1800	0.6:1	11
I	13,203	40050	1.05:1	121
J	9,032	2000	0.2:1	11
Total	25,250m ²	17,850m ²		143



Proposed Scheme

Proposed Floor Space

SITE	SITE AREA	GFA	FSR	N° DW
H	2,225	1800	0.6:1	11
I	13,203	11855	0.83:1	98
J	9,032	2550	0.28:1	17
Total	25,250m ²	16,205m ²		126

Note: Dwelling areas based on the following assumptions
 - detached dwelling 185m²
 - townhouse dwelling 150m²
 - apartment 115m²

Area's are approx and may vary with design development

Cox Richardson
 Level 2, 254 Clarence Street, Sydney 2000 Australia
 Tel: 02 9247 8888 Fax: 02 9247 8888
 Email: info@coxrichardson.com.au

Floor Space Ratio Diagram

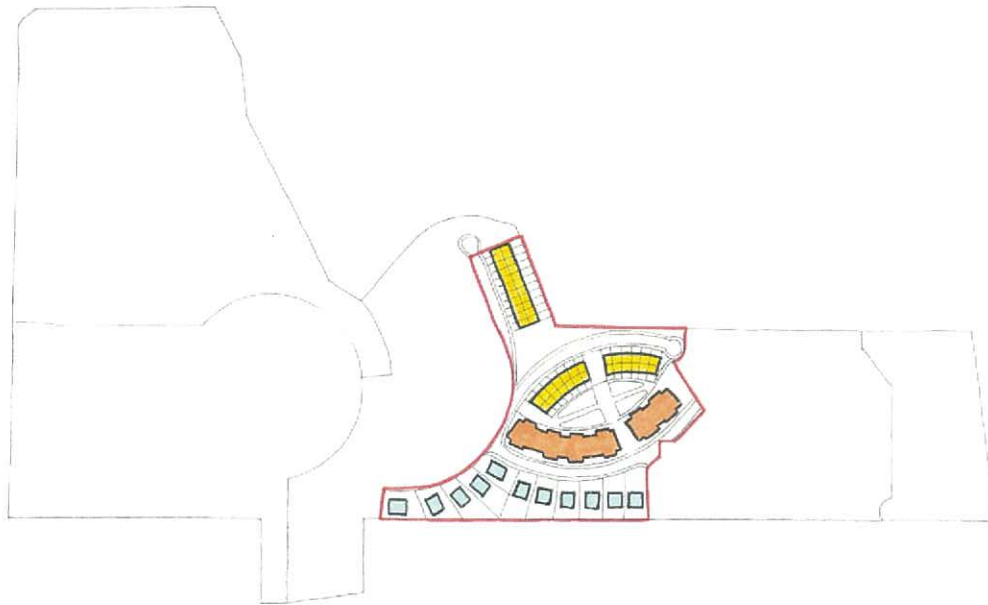
COX

0 20 40 60 80 100

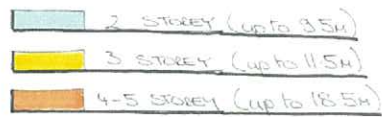
2011

Aug 2010

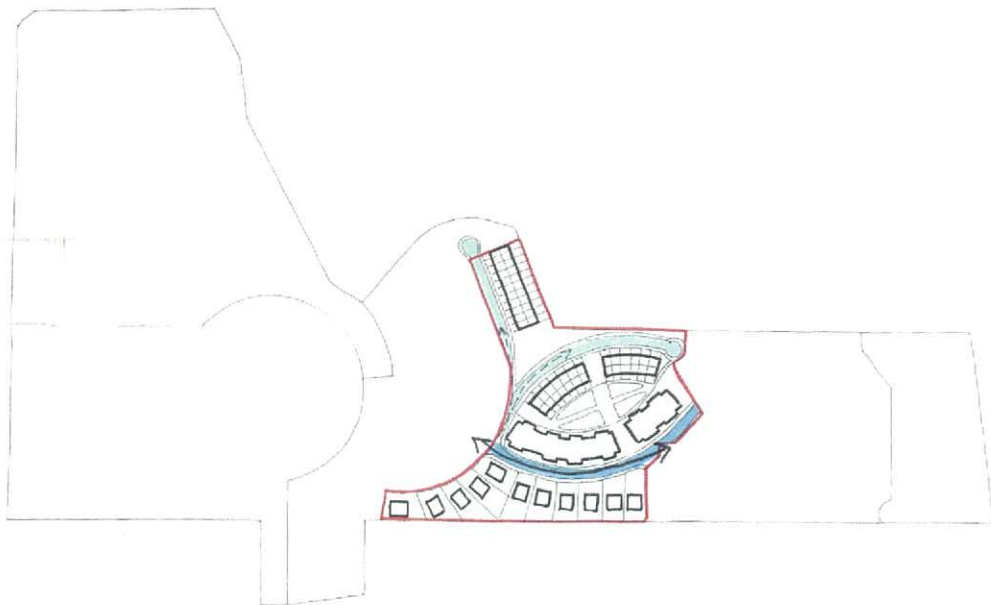




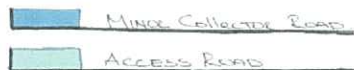
Approved Scheme



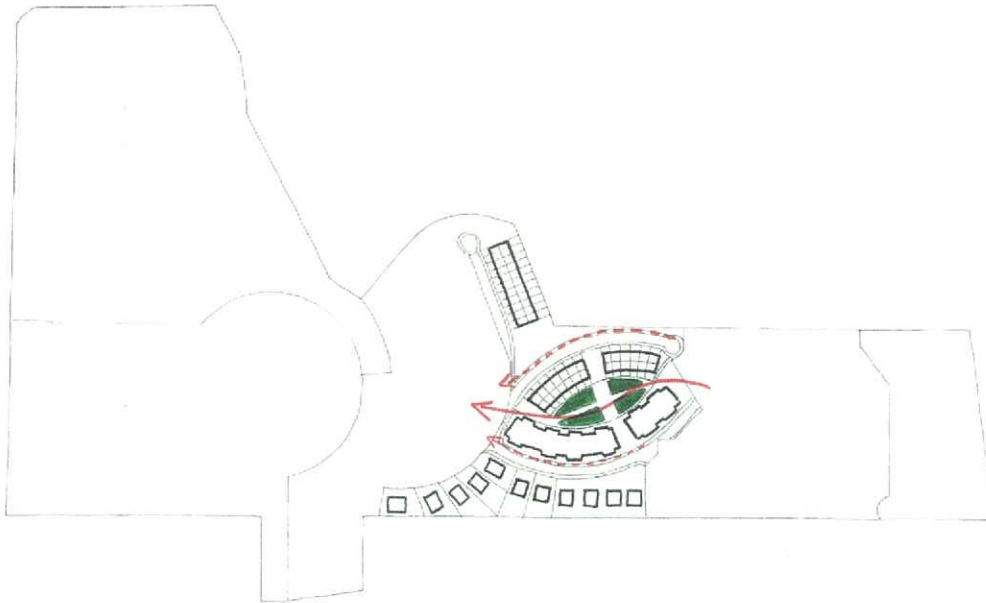
Proposed Scheme



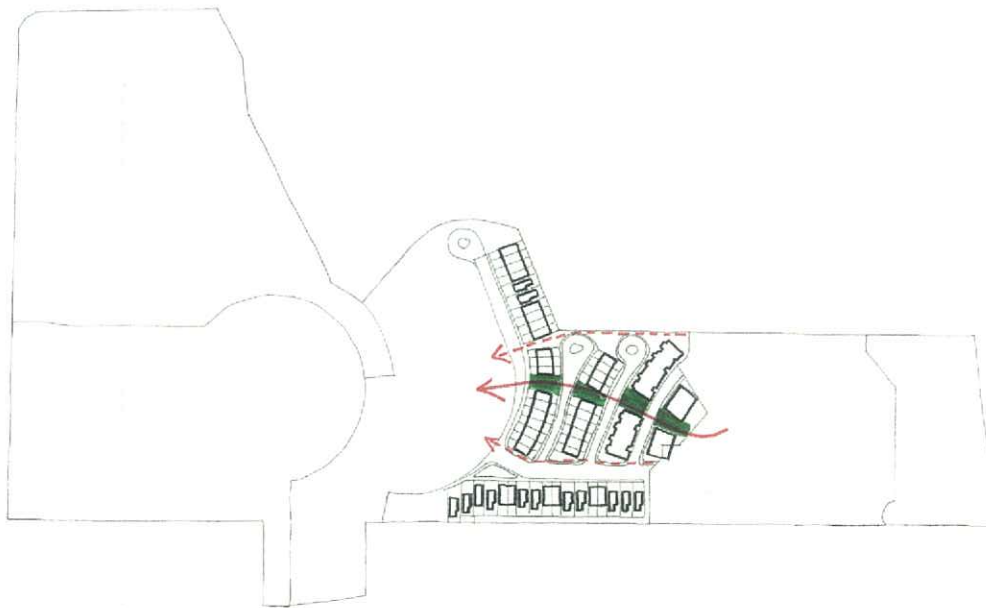
Approved Scheme.



Proposed Scheme.



APPROVED SCHEME.



PROPOSED SCHEME.

SITE CONNECTIONS Diagram

COX
Lauri J. Cox Architects (Pty) Ltd, Sydney 2000 Australia
Tel: 612 9247 8088 Fax: 612 9247 8444
Email: lauri@coxarchitects.com.au

0 20 40 60 80 100 200m

July 2010





Approved Scheme

 TREES RETAINED



Proposed Scheme