

ROYAL REHABILITATION CENTRE SYDNEY

CEO's Community Brief

2 - 4pm on 9 September 2007

1 Introduction

- 1.1 A 10 minute video was screened to show the rehabilitation and disability services offered by the Royal Rehabilitation Centre Sydney.
- 1.2 Approximately 100 members of the community were in attendance.
- 1.3 The presentation was presided over by Peter Williamson, CEO of the Royal Rehabilitation Centre Sydney.

2 Opening

- 2.1 Peter Williamson (PW) welcomed the audience to the Community Brief.
- 2.2 PW asked that all questions be saved until the presentation had been given.
- 2.3 PW proceeded to explain the imperatives and motives for the Royal Rehab redevelopment.
- 2.4 Anthony Roberts (AR) interjected and suggested that the floor be immediately opened to questions.
- 2.5 PW advised that the presentation would proceed as scheduled, with questions time at the end.

3 General Comments

- 3.1 PW was asked whether RRCS had engaged a developer.
- 3.2 PW advised that no developer was involved at this stage.
- 3.3 PW advised that several developers were being consulted and that any deal would be subject to due diligence and probity by members of the RRCS Board. *

****NOTE:*** By way of clarification and to ensure no incorrect impression is given, a number of companies have been in contact with Royal Rehab for the last 12 months to express their interest in the site. In the process of those discussions, a suitable company has been selected following independent due diligence and probity checks, for a conditional sale of the residential component of the project. As advised, no Board or executive member has a pecuniary interest in the project.

- 3.4 PW was asked whether any RRCS Board member was receiving a pecuniary interest from the development.
- 3.5 PW advised that no RRCS Board member has a pecuniary interest in the project.

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4 Planning

- 4.1 PW explained that Royal Rehab has been involved in an extensive planning process over the last 12 months.
- 4.2 PW explained that the purpose of this planning process was to address: transport and access; design of the detention basin; landscape and public domain management; and, developer contributions with Ryde Council.
- 4.3 PW mentioned that Ryde Council and the Department of Planning have been intricately involved in the planning process.
- 4.4 PW tabled a slide which showed the status of the approvals.
- 4.5 PW was asked about the status of the signoff for the 'Transport and Access Plan'.
- 4.6 PW advised that the traffic would be dealt with at a later stage in the presentation

5 Subdivision

- 5.1 PW explained that a subdivision application had been lodged with the Department of Planning and that this subdivision application involved the creation of: 4x residential lots; 1x central parkland; and 1x hospital lot.
- 5.2 PW explained that the subdivision plan will enable Royal Rehab to control the staging of the development

6 Traffic

- 6.1 PW explained that Royal Rehab has been involved in an extensive planning process over the last 12 months.
- 6.2 PW explained that three traffic reports had been prepared by traffic experts to address the traffic from the development.
- 6.3 PW advised that these reports recommended a left-in, left-out ingress / egress solution for Victoria Road as contemplated by the NSW Department of Planning Concept Approval.

7 Lights on Victoria Road

- 7.1 PW was asked why traffic lights were not included on Victoria Road given that this was the preference of the community and had the support of the City of Ryde.
- 7.2 There was a strong expression by the community in favour of traffic lights on Victoria Road.
- 7.3 The exception was Stavi Antoniou (SA) (representative for the residents of Victoria Road). SA advised that neither herself, nor the residents of Victoria Road, were in favour of traffic lights on Victoria Road.

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- 7.4 PW acknowledged the community's preference for traffic lights on Victoria Road and reaffirmed that both Ryde Council and Royal Rehab supported the installation of traffic lights on Victoria Road.
- 7.5 PW asked for David Sweeney (DS) (Development Consultant) to answer questions relating to the traffic solution.
- 7.6 DS explained that Royal Rehab, Council and the community all agree to support the traffic lights on Victoria Road.
- 7.7 DS explained that the RTA would not support an additional set of traffic lights so close to the existing lights at the intersection of Victoria Rd and Charles St.
- 7.8 DS explained that this was because an additional set of lights at the entrance to the Royal Rehab would have a detrimental impact on road safety and traffic flows.
- 7.9 Notwithstanding, DS advised that if the RTA allowed traffic lights on Victoria Road, Royal Rehab would not oppose the installation of traffic lights.
- 7.10 AR and Ivan Petch (IP) both commented that the entrance to the Royal Rehab development should be located further west on Victoria Road (i.e. opposite the entrance to Irvine Crescent).
- 7.11 Rolf Clapham (RC) requested a motion for traffic lights on Victoria Road.
- 7.12 A show of hands indicated overwhelming support for the Victoria Road traffic lights.
- 7.13 PW committed to write to the RTA on behalf of Royal Rehab with Council and CAPO to request that traffic lights be installed at Victoria Road.

RESOLUTION 1:

Royal Rehab and Council to write to the RTA (copied to the NSW Department of Planning and CAPO) requesting that traffic lights be installed at Victoria Road (opposite Irvine Crescent) to provide ingress / egress for the Royal Rehab development.

8 The Concept Plan

- 8.1 RC asked whether Royal Rehab will commit to having a hospital on the site in the future.
- 8.2 PW confirmed that Royal Rehab would commit to having a hospital on the site.
- 8.3 RC asked whether Royal Rehab deliberately included a hospital on the site in order to get the Concept Plan approved by the NSW Department of Planning.
- 8.4 PW advised that Royal Rehab conducted a thorough review of its operations including a review of 7 potential relocation options (including Macquarie Hospital, Royal North Shore Hospital, Ryde Hospital and other sites). PW advised that a consolidation of the existing hospital facility onto 2ha was determined to be the best option. This option was expressed in the Concept Plan.

9 Development Funding

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- 9.1 PW advised that the development of the Royal Rehab site was necessary in order to provide sufficient funding for the future.
- 9.2 PW was asked how much the funding shortfall was per annum.
- 9.3 PW advised that Royal Rehab currently had a funding shortfall of approximately \$2.1m per annum and that this shortfall had continued over the past 8 years, resulting in the seriously eroding of Royal Rehab's balance sheet. **

****NOTE:** *By way of clarification, Royal Rehab has a funding shortfall of \$2.5m per annum. This funding shortfall is in relation to operating expenses. Over and above the \$2.5m shortfall, Royal Rehab urgently requires a capital injection of at least \$80m to secure the organisation's future.*

- 9.4 PW advised that Royal Rehab currently does not receive enough state funding or federal funding to meet this shortfall.
- 9.5 PW was asked why Royal Rehab has not undertaken more fund raising activities to meet this shortfall.
- 9.6 There was a general conversation about fund raising.
- 9.7 PW was asked how much Royal Rehab managed to raise last year.
- 9.8 PW advised that Royal Rehab raised approximately \$58,000.
- 9.9 PW was chastised for not asking the Ryde community for donations.
- 9.10 PW admitted that perhaps Royal Rehab could have undertaken more fund raising activities, but in any event such fund raising would not have provided sufficient funding to ensure Royal Rehab's future survival.
- 9.11 RC offered to support PW for the Royal Rehab in meeting with the press showing bilateral support to get coverage for the Resolutions.
- 9.12 It was put to PW that a resolution be made for Royal Rehab to apply for State and Federal Funding.
- 9.13 PW advised that, whether or not funding is received, the development would still proceed.
- 9.14 AR advised that the resolution should include the caveat that, if funding is received, Royal Rehab should cancel or postpone its development plans.
- 9.15 PW advised that he did not have the authority to impose the caveat that 'the development would not proceed' if state and federal funding was secured. This was a matter for the Royal Rehab Board.
- 9.16 PW advised that he could not make such a commitment, and that any resolution would need to be assented to by the Royal Rehab Board

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RESOLUTION 2:

Subject to the Royal Rehab Board supporting this resolution, PW will ask the Royal Rehab Board to:

- (a) request additional State funding to support its ongoing operations and capital works program; and
- (b) cancel or postpone its development plans if sufficient funding is received.

RESOLUTION 3:

Subject to the Royal Rehab Board supporting this resolution, PW will ask the Royal Rehab Board to:

- (a) request additional Federal funding to support its ongoing operations and capital works program; and
- (b) cancel or postpone its development plans if sufficient funding is received.

10 Royal Rehab Board

- 10.1 A question was asked about the nature of the Royal Rehab Board and how Directors of the Board are appointed.
- 10.2 PW advised that members are appointed according to the By-laws of the organisation. Directors of the Board are appointed by other Directors and the community. The By-laws allow for a minimum of 5 up to a maximum of 12 positions, and a \$2 membership fee is payable each year.
- 10.3 PW was asked what mechanisms exist to ensure there is not conflict of interest for Royal Rehab Board members.
- 10.4 PW advised that Royal Rehab Board members must sign a 'conflict of interest declaration' each year and disclose any potential conflicts at all Board meetings and all Board sub committee meetings.
- 10.5 PW reaffirmed that no director of the Royal Rehab Board has or will be remunerated in any way as a result of the redevelopment.

11 Land Sale

- 11.1 A question was asked about how the property would be sold to a developer and could ICAC be involved.
- 11.2 PW advised that the ICAC could be involved because Royal Rehab is a 'public health organisation' and receives state government funding.

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12 Historic Buildings

- 12.1 A question was raised as to why Royal Rehab has chosen as part of the concept plan to demolish Moorong when the City Plan Heritage Survey (“Heritage Survey”) mentions that Mooring is in good condition and is a ‘one off’ of its type.
- 12.2 PW advised that he did not have a copy of the Heritage Survey (on hand), but he did acknowledge that the heritage significance of this building would be dealt with by the Heritage Interpretation Strategy.
- 12.3 PW advised that this building was not required by the centre. PW also advised that this building was not suitable for spinal patients due to inadequate access, air-conditioning issues and other environmental factors (e.g. fire safety).
- 12.4 PW was asked why the building could not be adaptively reused for some other purpose.
- 12.5 PW advised that the Heritage Survey did not recommend adaptive reuse and that the Concept Approval permitted demolition of the Moorong building.
- 12.6 It was asserted by the community that Ryde Council de-registered the Moorong Building as a heritage building.
- 12.7 IP disputed this assertion and mentioned that the NSW Department of Planning and Frank Sartor were responsible for the de-registration of the heritage buildings not the City of Ryde.
- 12.8 RC asked whether Royal Rehab has ever spoken with the Moses and Dixon family about demolishing the buildings.
- 12.9 PW advised that the Moses and Dixon families had not been consulted about the future development plans and sale of the land.

13 Weemala

- 13.1 PW advised that any Weemala resident who chooses to remain on-site will be provided accommodation within the new rehabilitation campus.
- 13.2 PW advises that Royal Rehab is actively assisting families of Weemala residents in their health and support needs and living preferences.
- 13.3 PW advised that no resident will be evicted from the Weemala service under any circumstances.

RESOLUTION 4:

That Royal Rehab would make provision for any Weemala resident to be given accommodation on site should they choose that as their preferred option.

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14 RDA

- 14.1 PW advised that Royal Rehab were assisting the RDA with the relocation to alternate premises.
- 14.2 PW advised that Royal Rehab is working with Ryde Council and State government agencies to secure one of two possible locations which are supported by RDA (including Marsfield Park and Yaralla).
- 14.3 PW was asked what contribution Royal Rehab would be making towards the relocation of the RDA.
- 14.4 PW advised that Royal Rehab would be contributing to the relocation costs and facilitating the relocation of the RDA to their new site.

15 Minutes

- 15.1 Royal Rehab advised that minutes would be posted on the Royal Rehab website within 1 week.
- 15.2 The 4x resolutions were re-read to the community.