

12 November 2007

Department of Planning
23-33 Bridge Street
GPO Box 39 Sydney NSW 2000

Attention: Mr James Kirby

**ROYAL REHABILITATION CENTRE SYDNEY SITE, 600 VICTORIA ROAD, RYDE
PRELIMINARY ASSESSMENT**

Dear Mr Kirby

I am writing on behalf of Peloton Development Management (**Peloton**), on behalf of the Royal Rehabilitation Centre Sydney (**RRCS**). Peloton are development managers for redevelopment of the RRCS site. Peloton and its team are currently preparing a Project Application (**PA**) for a proposed development comprising the following:

1. New RRCS Health Facility
2. Recreation Circle
3. Central Parkland

On 23 March 2006, the Minister for Planning approved a Concept Plan for the RRCS. The proposed development described herein is the second PA for the RRCS site (the first one being a PA for subdivision of the entire site into seven allotments (MP_0100)).

The purpose of this letter is to:

1. Seek the Minister's opinion, under Clause 6 of *State Environmental Planning Policy (Major Projects) 2005* (**Major Projects SEPP**) that the proposed development is a development of the kind described in Schedule 3 (Classes of Development of Major Projects) and therefore is a major project to be determined under Part 3A of the *Environmental Planning and Assessment Act, 1979* (**EPA Act**).

With a capital investment value of \$45 million, the proposed development fits the description in Schedule 3 of the Major Projects SEPP which lists State Significant Sites and includes:

Part 3 Royal Rehabilitation Centre Sydney site

....

Division 2 Part 3A projects

5 Part 3A projects

(1) *Such development within the RRCS site as has a capital investment value of more than \$5 million.*

The proposed development also fits the definition of a *Medical research and development facility* as described in Item 19 of Schedule 1 - Part 3A projects—classes of development of the Major Projects SEPP.

2. Request the Director General to issue the environmental assessment requirements defining the scope of documentation and assessment required for an Environmental Assessment Report to accompany a PA for the proposed development.

This letter provides a brief description of the site and an outline of the proposed development. It also identifies potential environmental issues.

THE SITE

The RRCS is an 18 hectare site at 600-642 Victoria Road and 59 Charles Street, Putney. The RRCS is bounded by Victoria Road, Charles Street, Morrison Road, Princess Street and Linley Way.

The legal description for the RRCS is Lot 1010 DP 836975, Lot 102 DP 826426 and Lot D DP 415046.

The RRCS site has been divided into the following three zones under the Major Projects SEPP:

- General Residential Zone
- Public Recreational Zone
- Special Activities (Royal Rehabilitation Centre Sydney) Zone

The site the subject of this PA is in the Special Activities (Royal Rehabilitation Centre Sydney) Zone and Public Recreational Zone.

A PA for subdivision of the 18 hectare RRCS site has been submitted to the Minister. Proposed Lot 5 (4.137ha) and proposed Lot 6 (2.3384ha) are the subject of the PA described herein (**the site**) (**Figures 1 and 2**).

The proposed RRCS Health Facility will be accommodated on the portion of proposed Lot 5 in the Special Activities Zone (Royal Rehabilitation Centre Sydney) which has an area of 2 ha. The proposed Recreation Circle will be accommodated on the remainder of proposed Lot 5 which is in the Public Recreation Zone. The proposed Central Parkland, on proposed Lot 6, occupies the remainder of the Public Recreation Zone.

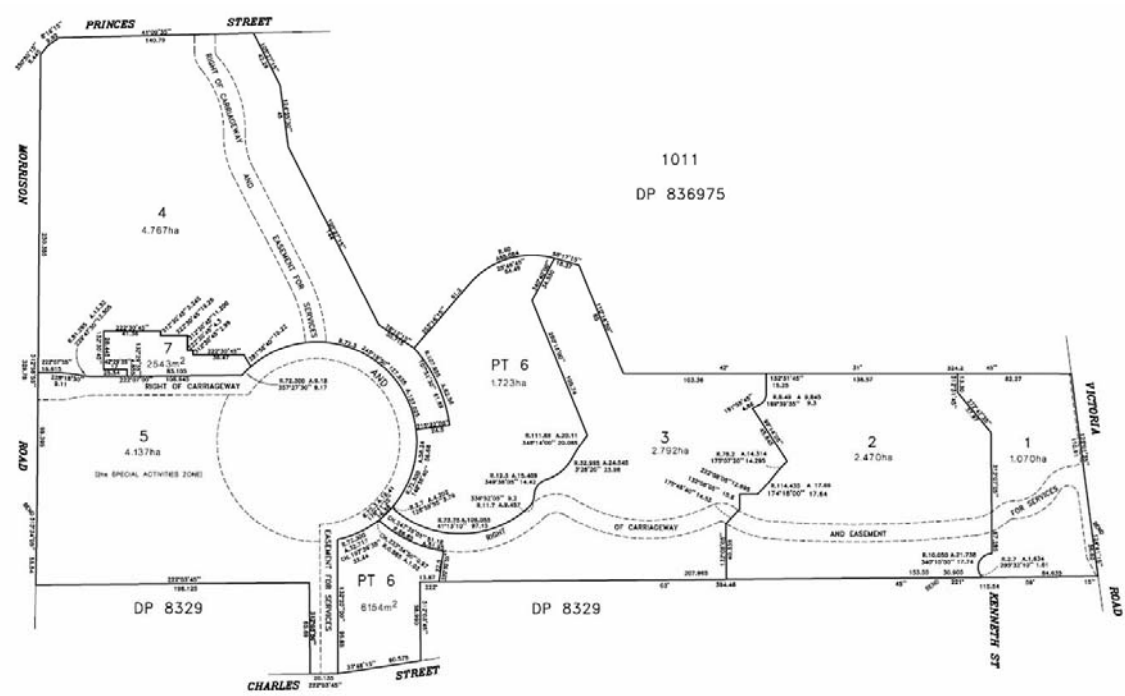


Figure 1 – Proposed plan of subdivision (subject to a separate PA)



Figure 2 - Aerial photograph of the RRCS site showing the site the subject of this PA (being proposed Lot 5 and proposed Lot 6)

PROJECT OUTLINE

RRCS is an independent, non-profit organisation which owns and operates an existing rehabilitation facility at 600 Victoria Road and 59 Charles Street, Ryde. RRCS provides highly specialised rehabilitation and disability support services for people across NSW and Australia. RRCS works in partnership with its clients to offer specialist rehabilitation and disability programs for adults who have sustained spinal cord injury, brain injury, orthopaedic injury and illness, age related illness, burns, cancer, multi-trauma and other conditions. RRCS offers a range of programs for clients, including inpatient, outpatient, community and home-based rehabilitation and disability services.

The following information is attached to this letter:

- Preliminary Architectural Plans, by Bates Smart
- Landscape Plans, by Environmental Partnership
- Detention Basin and Associated Stormwater Infrastructure, by Cardno (NSW) Pty Ltd

Bates Smart has advised that the proposed development includes:

1. Demolition

The new centre will require the demolition of the existing RRCS buildings on the site. This includes the Coorabel Building, brain injury unit, research, education and conference room, outpatients/therapy wing, Dickson Wing and administration and kitchen block.

2. Site Works/ Construction

The proposed development includes a series of buildings and landscaped spaces which step down the slope from Morrison Road towards a new hard and soft landscaped Recreation Circle to the north. Internally a central circulation spine links the buildings. A new separate High Support Complex Care Facility is provided and is easily accessed from the Rehabilitation Centre, whilst new road linkages are proposed from Morrison Road to the south connecting with the recreational circle to the north. Car parking (for approximately 260 cars) is located both at grade and below ground to minimise visual impact and maximise landscaped areas. Servicing of the building will take place from the basement area.

3. Circulation

A highly visible engaging street address for the buildings is provided, with efficient and legible circulation routes both within the facility and externally. Permeable pedestrian links are offered that respond to the existing network, public transport, Recreation Circle and the approved Concept Plan.

4. Uses

The principal uses and functions on the site are as follows:

- a. Reception and Admissions
- b. Rehabilitation Wards
- c. High Support Complex Care Facility
- d. Therapy/ Clinical Support
- e. Education
- f. Staff Offices/ Amenities
- g. Cafe/Library
- h. Support, including kitchen
- i. Associated Organisations
- j. Recreation circle
- k. Retail
- l. Child Care and Community Centre

5. Landscape

The proposed development includes landscaping of the Recreation Circle and Central Parkland. Located between the various buildings on site is a network of courtyard spaces, both covered and open offering visitors, patients and staff a range of opportunities for public and private recreation. The boundary treatment around the site is designed to maximise user access to the buildings, whilst maintaining a safe separation of cars and pedestrians. The Recreation Circle to the north of the facility contains a child care facility, multi use courts and hard and soft landscaped areas. The Central Parkland will function as a recreational parkland focused around a wetland that also serves an important stormwater detention purpose. The proposed open spaces will be publicly accessible.

6. ESD

Sound ESD principles will be employed through active and passive design elements. The buildings will be oriented so as to maximise the potential use of passive measures.

7. Total GFA

A total gross floor area of approximately 14,000m² is proposed. Buildings have a height of two to three storeys.

POTENTIAL ENVIRONMENTAL ISSUES

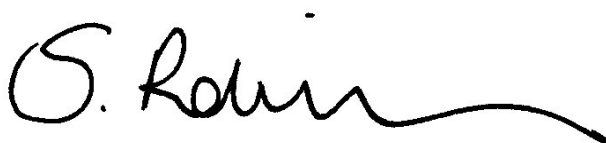
It is requested that the Director General issues the requirements for an environmental assessment to accompany a PA for the proposed development of a new RRSC. The key environmental considerations that are likely to be relevant to the proposed development are:

- a. Social and economic issues (in particular accommodation of existing Weemala residents and relocation of Riding for the Disabled Association – Ryde (**RDA**))
- b. Compliance with the Major Projects SEPP and other relevant environmental planning instruments
- c. Compliance with the Concept Plan approval (Major Project No. 05_0001)
- d. Bulk, height and scale
- e. Urban design
- f. Streetscape
- g. Landscape design (in particular the design of the proposed Recreation Circle and Central Parkland)
- h. Energy efficiency and sustainability
- i. Accessibility
- j. Transport, traffic and access
- k. Infrastructure and services
- l. Stormwater
- m. Staging
- n. Construction impacts

Please do not hesitate to contact the undersigned should the Department require any further information to assist it with:

1. Forming an opinion that the proposed development of a new RRCS health is a major project under Part 3A of the EPA Act.
2. Formulating the requirements for an Environmental Assessment Report to accompany a PA for the proposed development

Yours sincerely



Sandra Robinson
Director

Enc. See above