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30 May 2012

Alan Bright  
Director Metropolitan and Regional Projects South  
NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Natasha Harras

Dear Alan

**SECTION 75W MODIFICATION TO CONCEPT PLAN MP05\_0001  
ROYAL REHABILITATION CENTRE SYDNEY**

We refer to our meeting on 16 May 2012 where a number of matters were raised in relation to the Section 75W Modification to the approved Concept Plan MP05\_0001. This letter seeks to address these issues and provide you with the necessary information to aid in the assessment of this modification. The matters explored in this letter include:

- provision of landscaped open space throughout the site;
- the effect of the proposed modification on the density of dwellings in Stage 1; and
- relationship between the proposed building envelopes on the north western boundary to the Little Company of Mary (Calvary Retirement Village).

**Landscaped Open Space**

As described in the Section 75W Modification Report prepared by JBA Planning, the modified Concept Plan will contain a total amount of landscaped open space of 67,630m<sup>2</sup>. An additional landscape plan has been prepared by Environmental Partnership NSW to identify the area of significant open spaces across the site. The significant areas of open space have been mapped and measured on this plan to demonstrate that there has been an improved use of space at ground level, with an increased opportunity for residents to interact and make use of the space. The remaining landscaped open space consists of connections between these larger open spaces. This plan has been provided at **Attachment A**.

**Density of Stage 1**

The proposed modification to the Concept Plan will result in an increased density of dwellings in the Stage 1 area. Condition A1(2) of the Project Approval limits the density of the development to 50 dwellings per hectare. This has resulted in a total number of 791 dwellings permitted across the site. The original Concept Plan proposed 900 dwellings and a revised layout illustrating the location of the 791 dwellings was never prepared until the Cox Richardson scheme which supported the development of Stage 1 Phase 1.

The initial amended scheme prepared by Cox Richardson Architects was presented to the Department of Planning and Infrastructure and City of Ryde (Council). This scheme endeavoured to illustrate the proposed layout of the 791 dwellings, with 414 situated in Stage 1 and 377 in Stage 2.

The current proposed indicative density of Stage 1 is between 421 to 463 dwellings. The approximate site area of Stage 1 is 6.05, which results in a total of 70 to 76 dwellings per hectare. Although this is above the limit of 50 dwellings per hectare established in Condition A1 of the Project Approval, this limit applies to the site wide Concept Plan area excluding the 2ha area for the new rehabilitation facility. It is noted that the maximum limit of 50 dwellings per hectare will not be breached across the site.

The increase in the density of Stage 1 has been a direct result of community and Council feedback. Frasers have attempted to locate more dwellings near Victoria Road. The placement of more dwellings over this portion of the site is acceptable in that there will not be any adverse environmental impacts, as set out in the Section 75W Modification Report submitted for this application. The location of more density at Victoria Road will allow for more dwellings closer to public transport, and ensure that the development is consistent with the surrounding development in Ryde along this arterial road.

**Relationship to Little Company of Mary (Calvary Retirement Village)**

The issue of the setback to the north western boundary of the site was raised, and principally the interface of the proposed development with the Little Company of Mary (Calvary Retirement Village). The modified scheme presents an improvement to the approved layout in that:

- The nine metre setback will ensure the existing trees located along this boundary are not disturbed and allows adequate distance for additional trees to be planted where necessary to enhance visual privacy between the two properties;
- The approved scheme included three apartment buildings along the north western boundary, presenting long curved façades. These apartment buildings have been approved with up to zero setback from the north western boundary. The modified layout will introduce a setback to this boundary and will present consolidated façades when compared to the approved scheme;
- The current proposal has halved the extent of apartment buildings on the north boundary.

An agreement between Frasers Putney and the Little Company of Mary (Calvary Retirement Village) has been reached involving embellishment works on the common western boundary of the site. These works will involve the beautification of this boundary, including the Calvary side of the boundary, through a mix of plants. These works are due to commence in June 2012.

We trust that this is all the information you require to complete your assessment of the proposed modification, if you have any queries about this matter, however, please do not hesitate to contact Brendan Hoskins on 9956 6962 or [bhoskins@jbaplanning.com.au](mailto:bhoskins@jbaplanning.com.au).

Yours faithfully



Gordon Kirkby  
Director