

ROYAL REHABILITATION CENTRE SYDNEY (RRCS)

PROPONENT'S RESPONSE TO SUBMISSIONS

TO THE EXHIBITION OF

THE RRCS CONCEPT PLAN

The following report tabulates the RRCS ("the Proponent") responses to the submissions received at the Department of Planning's exhibition of the RRCS Concept Plan.

The response is formulated by the major topics of concern:

1. Density of Development
2. Building Height
3. Design and Layout
4. Land Use and Community Facilities
5. Heritage
6. Traffic and Means of Access
7. Pressure on Existing Infrastructure
8. Stormwater Management
9. Public Consultation Process
10. Riding for the Disabled Association

Under each topic, there is a summary of the issues raised, a statement of fact, and a response to the public and Ryde City Council's submissions.

1 DENSITY OF DEVELOPMENT

1.1 Issues Raised in Submissions

The most common issues, related to density, were:

- The Floor Space Ratio is too high.
- There is a need for more housing and fewer apartments.
- Apartments are incompatible and are out of character in the Putney area.
- There is a need for larger lots.
- Town houses and retirement villages are preferable.
- The development will result in a loss of existing property values.
- There is a preference for concentrating high rise development on Victoria Road.

1.2 Statement of Fact

The RRCS site has been accepted by the Minister for Planning as a State Significant Site and has been listed under **Schedule 3 of State Environmental Planning Policy (Major Projects) 2005**. The Concept Plan has been exhibited in accordance with this **SEPP** and **Part 3A (Major Infrastructure and other projects)** of the **Environmental Planning and Assessment Act**.

The Proponent has brought together a team of experts to deliver a proposal, which is sustainable and responsive to the surrounding natural environment and built form. The density of dwellings represents a balance between the need to provide housing for the increasing population of Sydney, while at the same protecting the amenity of a sensitive urban area.

The Concept Plan creates a high quality, sustainable, residential community, located around an extensive system of open space, with pedestrian links to the surrounding local community.

A clear public benefit of the project is that it offers a range of housing types, reflecting the diversity of the Sydney community. Dwellings range from detached housing to town houses and apartments. Detached houses and town houses are located on the periphery of the site, adjacent to the existing residences, and medium-rise apartments are confined to the interior of the site. Adaptable and accessible housing is to be provided near the rehabilitation health facilities.

The Proponent has included a number of design initiatives to ensure the impact of the proposed density is minimised. In designing the Concept Plan, careful attention has been paid to the distribution of residential density across the site, to take into account the variation in topography, the maintenance of solar access and privacy to adjacent residences, and the preservation of views.

The Concept Plan contains 900 dwellings on 16 hectares, excluding 2 hectares being used for the development of the new RRCS health facilities. The overall density of the residential component in the Concept Plan over the 16 hectares is 1 dwelling per 178 square metres of site area.

The Concept Plan density is in accordance with State Government policies to create urban consolidation and a more compact city:

SEPP No.53 - Metropolitan Residential Development, promotes a more compact city and aims to:

- (a) broaden the choice of building types and locations available in the housing market,
- (b) make more efficient use of existing infrastructure and services,
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and
- (d) be of good design.

The Concept Plan achieves these aims. The site is in an established inner urban area. It provides a variety of housing types, ranging from multi-unit to single family homes and includes accessible and adaptable housing. The housing is adjacent to the RRCS health facility, and excellent open space and community facilities are provided on site. The Concept Plan has been sensitively designed to respond to the topography of the site, to interface with the adjacent residential development, and to utilise existing transportation and utilities infrastructure.

The Concept Plan also achieves the objectives of **SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)**, under which a site is considered to contribute to urban consolidation if:

- (a) the site has an area of at least 1 hectare and has the potential to create 50 or more dwellings. (*This translates to 1 dwelling or more per 200 sq.m. of site area at 50 dwellings per hectare*);
- (b) the site is in a locality where there are existing public infrastructure, transport and community facilities; and
- (c) the site is close to employment, leisure, educational and other community opportunities.

At the density of 1 dwelling per 178 sq.m., the Concept Plan is only just above the minimum density which is required to achieve the SEPP's definition of urban consolidation. The site takes advantage of existing public infrastructure and public transport, and is close to regional employment centres.

Densities in comparable developments are listed below:

<i>LOCATION</i>	<i>SITE SIZE</i>	<i>NUMBER OF DWELLINGS</i>	<i>DENSITY</i>
Crown Street Housing, Surry Hills*	1 hectare	236	1 dwelling per 42 sq m
Kings Bay, William St Five Dock*	4.25 hectares	267	1 dwelling per 159 sq m
Newington Apartments, Blaxland Ave Newington*	0.48 hectares	27	1 dwelling per 178 sq m
"Liberty Grove" Hombush Bay Drive, Homebush Bay**	14.7 hectares	788	1 dwelling per 186 sq m

“Botanic Cove” Victoria Road, Tarban**	5.3 hectares	235	1 dwelling per 225 sq m
Department of Defence Stage 1 Ermington **	3.9 hectares	165	1 dwelling per 235 sq m

Sources: * Residential Flat Design Pattern Book, Department of Urban Affairs and Planning, 2001
 ** Colliers International (NSW) Pty Ltd

Crown Street, Surry Hills



*Kings Bay, William St
Five Dock*





*Newington Apartments,
Blaxland Ave
Newington*



*Liberty Grove,
Homebush Bay Drive
Homebush Bay*



*Botanic Cove, Victoria Road,
Tarban*



The above examples from the *Residential Flat Design Pattern Book* and sourced from Colliers International (NSW) Pty. Ltd. illustrate how densities, which are comparable to the density proposed in the Concept Plan, have produced developments which are sensitively designed and provide a high standard of environmental and social amenity. The RRCS Concept Plan, at 1 dwelling per 178 sq m is in the mid range of these examples, comparable with “Newington” and “Liberty Grove”.

The Department of Planning’s Sydney Region East (SRE) has prepared a response which sets out the Metro Strategy Directions, including:

the fact that 60 to 70% of housing will take place in established areas in the next 25 to 30 years, with growth focussed on centres and corridors; and

the fact that this development will be well planned and designed with access to good public transport, services, parks and recreation.

These Metro Strategy Directions have formed the basis for the design approach in the RRCS Concept Plan.

The SRE Response states that “the site is therefore well located to provide residents and employees with a choice of travel modes. The increased population in the area will strengthen demand for existing public transport.”

1.3 Response to Ryde City Council’s Submission on Density

Ryde City Council has referred to the history of the application in its submission: On 18 March 2003, Council resolved not to prepare the LEP requested by RRCS, as the Master Plan submitted at that time was inadequate and the density (1 dwelling to 200 sq m) was unacceptable.

Ryde Design Advisory Panel states, with respect to the current Concept Plan, that “the proposed residential density of 1,700 people in 900 dwellings is questionable and not justified by the documentation, particularly as the RRCS is a non-profit charitable organization”.

The Proponent has given comparable examples, above (published as models by the Department of Urban Affairs and Planning) which should reassure Council that the overall density can be achieved in an environmentally sustainable manner.

The Proponent believes that the Concept Plan has been designed responsibly. As the site is a State Significant Site, it offers the opportunity to implement the State government planning policies. It has the capacity to accommodate the number of units in a sustainable development, which offers housing choice and is only just above the minimum standard for urban consolidation, as stated in **SEPP 32**.

The variation in heights and setbacks in the Concept Plan achieve the Ryde Design Advisory Panel’s objective: “that the proposal should visually merge into existing surrounding/adjoining residential areas”. This merging is illustrated on cross-sections provided in the Concept Plan documentation (under separate cover).

With respect to the reference to RRCS being a non-profit charitable organization, the upgrading of RRCS to deliver best practice services to people with disabilities is vital for the social infrastructure of Sydney and the State of NSW. To suggest that a non-profit organization should not be able to optimise the value of its land holdings to achieve this worthy aim seems, to the Proponent, to be an irrational stance.

2 BUILDING HEIGHT

2.1 Issues Raised in Submissions

The issue raised in the submission was that the heights are too high.

2.2 Statement of Fact

As stated under *Density of Development*, considerable care was taken in the preparation of the Concept Plan in planning the location and heights of the residential buildings. The Proponent believes the building heights represent a balance between providing an adequate level of housing in a growing area of Sydney and protecting the amenity of the surrounding traditional residential suburb. Central to the Concept Plan is a range of planning initiatives aimed at minimising the impact of height on the local area.

Since the exhibition, additional cross-sections have been prepared which detail the building heights across the site. The cross-sections illustrate how the building envelopes are sympathetic to the topography and to the adjacent housing development. It also shows how views are retained and shared. (See cross-section drawings in the Concept Plan documentation, submitted under separate cover.)

Detached houses and townhouses of 2 to 3 storeys in height are located along the boundaries of the site, adjoining the existing residential subdivisions on Charles and Kenneth Streets, Morrison Road, Princes Street and Linley Place. This buffer zone maintains solar access and privacy to these homes.

Medium-rise apartments are located within the interior of the site and vary in height, related to topography and the maintenance of views. There is a tiering down in height towards the low-rise fringe development.

Buildings on the high ridge at Morrison Road and Princes Street are a maximum of 5 storeys in height, generally equivalent to the height of the existing Weemala building. A new diagram has been prepared to illustrate this fact. (See diagram submitted in the Concept Plan documentation.)

Buildings on the high ridge near Victoria Road are restricted to the height to 6 storeys, tiering down to 4 and 3 storeys on the north-western site boundaries. At this height, the views and privacy of Calvary Retirement Village are protected by the stand of mature Eucalyptus trees on the boundary.

The central parkland is surrounded by townhouses and detached houses.

In the Preferred RRCS Concept Plan, the maximum heights of buildings and the minimum setbacks to the building lines from the site boundaries and are set out on the following table:

RRCS CONCEPT PLAN
SCHEDULE OF MAXIMUM BUILDING HEIGHTS AND
MINIMUM SETBACKS FROM BOUNDARIES

<i>Boundary</i>	<i>Maximum Height</i>	<i>Minimum Setback from site boundaries to building line</i>
Victoria Road	6 storeys	10 metres
Charles Street, from boundary of adjacent properties	2 storeys	6 metres
Charles Street behind Putney shops	2 storeys	3 metres
Morrison Road at RRCS	5 storeys	6 metres
Morrison Road at the townhouses	3 storeys	6 metres
Princes Street	3 storeys	5 metres
Linley Way, from boundary of adjacent properties	3 storeys	8 metres
Calvary Retirement Village	5 storeys	6 metres

2.3 Response to Ryde City Council's Submission on Height

It is noted in Ryde Draft Development Plan No. 40. Top Ryde Urban Village, that in Precinct 4 "Medium Residential Density", there is a height limit of 4 storeys. This forms a medium density residential fringe around Top Ryde, and is less than 500 m. away from the RRCS site, separated only by Calvary Retirement Village. Under Ryde Council's Residential Flat Building Code, building height in all zones where flats are permissible elsewhere in Ryde (excluding zones 2(d), 2(d6), 2(d7)) is three storeys.

The Proponent considers that well-designed building envelopes up to 6 storeys in height are able to deliver environmentally sensitive and sustainable communities in this locality.

Ryde Council's submission sets out principles for assessing appropriate heights of buildings. The design of the building envelopes in the exhibited Concept Plan has taken into account topography, height of adjacent development, view corridors and view sharing, solar access, overshadowing and privacy considerations.

The Concept Plan delineates the maximum heights in the development parcels. Subsequent applications will be assessed by the consent authority, in accordance with these maximum heights. The applications will also be assessed in accordance with the urban design principles of **SEPP 65 - Design Quality of Residential Flat Development**, the **Residential Flat Design Code (DIPNR 2002)** and the **Residential Flat Design Pattern Book (DIPNR 2001)**. The combination of these maximum building heights and urban design controls will guarantee a high quality built environment.

2.4 Variation to the Exhibited RRCS Concept Plan

In response to the comments on height and urban design, the RRCS Concept Plan has been amended as follows:

Replacing building envelopes with development parcels:

The development parcels define the boundaries of the developable site area, and state the maximum heights, number of dwellings and floor space, which are permitted within each parcel. Subsequent applications will be required to comply with these limits.

3 URBAN DESIGN

3.1 Issues Raised in Submissions

The main issues raised in the submissions related to:

- Loss of privacy and residential amenity.
- The development not enhancing the existing area.
- Insufficient open space.
- Open space not accessible for people with disabilities.
- Loss of flora and fauna, and lack of landscape survey.
- Undesirable “gated community” concept.
- Loss of views.
- Too close in proximity to existing housing and inadequate setbacks to Linley Way.

3.2 Statement of Fact

SITE ANALYSIS

A full site analysis was undertaken and the significant aspects of this work have been included in the Preferred Concept Plan documentation.

Prior to commencing the Site Development Plan, a detailed analysis was undertaken of:

- The existing site and its characteristics
- Analysis of views from the site to surrounding areas, both close and distant
- Analysis of views into the site from surrounding areas
- The relationship to surrounding and adjoining existing development

Mapping of the site included the following aspects:

- Existing buildings and roads, on and surrounding the site
- Terrain
- Hydraulics
- Climate
- Landscape/Mature Trees
- Site Access/Egress
- Public Transport
- Site Amenity/Impacts
- Retail/Commercial Centres
- Composite Site Analysis

The built form of the adjoining development is characterized by:

To the south-east, along Charles Street – existing 2-3 storey (some basement/garages) residential detached houses. At the junction of Charles Street and Morrison Road, the development pattern changes to retail with the location of the Putney neighbourhood shops;

Along Morrison Road, to the south-west of the site, the pattern of development is predominantly 1-2 storey residential detached houses;

To the north-west, along Princes Street, the development is again characterized by 1-2 storey residential detached houses;

To the north of the site, along Linley Way, the development is duplex/attached residential housing, which terminates in a cul-de-sac adjacent to the west boundary of the site;

The north-west boundary of the site borders Dalton Gardens Retirement Village, a series of 3-4 storey buildings in a landscape setting; and

The north-east boundary of the site is defined by the arterial Victoria Road which comprises, on the opposite side, a mix of residential and retail uses.

SITE DEVELOPMENT PRINCIPLES AND URBAN DESIGN PHILOSOPHY

Based upon the preceding information, mapping was undertaken to define the principles and best locations for:

RRCS Health Facility

Low rise zones for new detached houses and townhouses;

Medium rise zones for new apartments;

Transition Zones along site boundaries to adjoining development to control impacts of new development; and

Landscape potential - a range of active/passive, hard/soft, informal/formal spaces throughout the site to compliment building forms.

Plans and diagrams in the Preferred Concept Plan documentation illustrate and define:

the adaptation process of new building elements within the site constraints;

the principles for adopting the built forms;

site access points;

open and closed aspects; and

paths and road structuring.

Given the unique varied topography, views and access points of the existing RRCS site, the Concept Plan has as its objectives:

To create a series of elegant built forms which vary in height and plan form to both define landscaped spaces and create a rich and varied experience for residents and visitors, moving through the site;

To create a series of transitional “low-rise” residential zones, with detached and townhouse forms, which integrate seamlessly with adjoining residential development;

To provide the opportunity for the creation of new residential built forms which have as the precedent John Woods Royal Crescent and Circus in Bath. These housing developments in England, introduced a new type of public space, where the “architecture and the landscape are so integrated that they balance each other and neither one prevails over the other”. *Paul Zucker, Town and Square – From the Agora to the Village Green.*

To create a Recreation Circle as the focus for both community and rehabilitation activities. This circular form creates a powerful statement of the importance of activities such as basketball, swimming, meeting place and childcare as linkages between active and passive residents of the site. The circular form also provides the setting for the “History Walk” experience which will record important events and people who have contributed to making RRCS.

To create an environment of built and landscaped forms which accommodate the new RRCS Health Care Facility in its quest as a “world leader” in the provision of rehabilitation services. In conjunction with the Recreation Circle, the new health care facilities will define this site as an “International Icon” for the delivery of health care services.

As a result of the planning and urban design work undertaken for this Concept Plan submission, it is concluded that a Plan, which has as its philosophy, the objectives outlined above is an appropriate response to this location. This urban design philosophy stands in contrast to the stated philosophy of Ryde Council which would impose a dull grid pattern of streets and blocks, derived from the surrounding built pattern, more fitting a central CBD location. Such a development plan would deny the unique topography and characteristics of this site.

The Concept Plan design does relate to the surrounding street system by utilizing the 4 existing entry points to the site which have been in existence for many years. In addition, the Concept Plan responds in a creative process to utilize the topography, views, landscape and new built form in an urban design solution, fitting for this iconic site.

OPEN SPACE

The Concept Plan shows the hierarchy of open spaces from pocket parks to the large central park. The open spaces will be designed for active and passive use, including children’s playgrounds and BBQ areas. The pedestrian network provides clear pathways linking the open spaces with the surrounding community.

The central parkland connects directly to the adjacent Recreation Circle. The recreational facilities and the central parkland surrounding the lake will be accessible to people with disabilities. This will facilitate their equal participation in the community and assist in fulfilling the goal of independent living.

The defined areas of open space in the exhibited Concept Plan are:

Central Parkland	20,916 m2
Recreation Circle	8,825 m2
Victoria Road frontage Parkland	2,421 m2
Pocket Parks	Refer to open space plan in Concept Plan documentation

FLORA AND FAUNA

With respect to flora and fauna, OCULUS Landscape Architecture, Urban Design, Environmental Planning has carried out a survey of the site. (See report exhibited with the Concept Plan.) The report notes the trees and landscape features which contribute to the character of the site. Oculus has suggested that they should be retained to enhance the character of the development.

There may be occasions where some of the trees, such as some of the Canary Island Date Palms, are retained but relocated to accommodate the proposed road access. The decision to remove or relocate any trees would be in accordance with an arborist's assessment and recommendations.

Detailed landscape plans for the parks and streets will be submitted with subsequent applications, and designed in accordance with the following principles:

- To preserve mature trees and landscaping features.

- To provide shade along pedestrian pathways and streets through the planting of street and park trees. When selecting species, consideration will be given to drought tolerance, winter solar access, summer shade and provision of habitats.

- To provide a high quality, low maintenance suite of street furniture that is located to provide amenity for walkers and park users.

- To provide shade for parking areas so that cars can be parked in the shade - ideally reducing the need for intensive air conditioning.

- To reduce crime in public places by creating safe open spaces that are overlooked by dwellings and that have at least two access points.

- To minimise water usage and maintenance by selecting hardy, drought tolerant native and exotic plants including those listed on the Sydney Water Plant Selector.

- To reduce environmental weeds by selecting plants that are non-invasive or indigenous.

- To treat stormwater on site through landscape techniques such as wetlands and planted swales.

- To provide a range of habitats for indigenous fauna including birds and arboreal mammals, insects, reptiles and amphibians through selection of plant species and planting composition.

- To increase water penetration by the use of permeable carparking bays.

- To provide accessible paths of travel wherever possible as an integrated part of the open space network rather than in association with the streets;

- To provide a landscape that can be maintained without excessive labour, water or nutrient inputs.

The detention basin to be designed to avoid the need for fencing. This may include having sections of deep water, but always maintaining a depth of less than 300mm for the first two metres from the edge of the permanent water line.

Plant species along the edges of the detention basin to be selected for the ability to withstand periodic inundation and periods of prolonged drought. Species in areas that will be permanently wet will be selected with consideration given to provision of habitat for birds, frogs and insects.

3.3 Response to Ryde City Council's Submission on Design and Layout

BUILDING FORM

Ryde City Council submits that there is no legible structure to the built form in the Concept Plan and notes the absence of the "street grid and building block" system. Council's proposal for a street grid and building block system, would result in an entirely different form of development, similar to the example of the Crown Street development in Surry Hills (see photos under *Height*).

The Proponent acknowledges that the original subdivision pattern in Putney is a regular street grid and building block pattern. However, the Proponent considers that the urban design solution for the RRCS site is far more appropriate for the site and gives a much better sense of place, as outlined in the Urban Design Philosophy above. The peripheral development within the site itself, and the many road and pedestrian access points, maintains a sensitive relationship to the surrounding community.

An imposed street grid system, as proposed by the Council, is not appropriate for this site. The curvilinear street pattern is the best design solution in order to take advantage of the topography; to minimise gradients, especially in light of the primary focus on accessibility for people with disabilities; to slow traffic; and to prevent the intrusion of through traffic into the precinct.

Council preferred apartments to be aligned along Victoria Road. Due to a detention basin in the north-west corner of the site at Victoria Road, this design solution is not possible.

OPEN SPACE

Council's submission suggests that all open space can be perceived as "private". There has never been any suggestion of this, nor of the development being a "gated" community. The variation to the Concept Plan to show development parcels, in lieu of building envelopes, makes clear the public open space network (see the Concept Plan documentation).

The distribution of open space has been carefully planned in relation to the topography, the stormwater management system and the distribution of buildings across the site. It should be noted that there is a stormwater detention area in the north-western corner of the site at Victoria Road, designated as open space, which prevents the alignment of buildings along Victoria Road, as suggested by Ryde City Council.

Council appears to have misunderstood the design of the Recreation Circle - the open space is at ground level on the northern side and at roof level on the southern side with the recreational facilities constructed beneath this part, taking advantage of the slope of the land. The Recreation Circle provides the opportunity to include a training and walking circuit for the rehabilitation of people with disabilities. Detailed design concepts have been included in the Concept Plan documentation to illustrate the facilities and the change in levels.

The 2.1 hectares in the Central Parkland with its wide open space approach to Charles Street, and the 0.9 hectare in the Recreation Circle comprise a substantial, consolidated area of open space, which can be designed to accommodate both active and passive recreation for the whole local community. In addition, accessible walking tracks for people with disabilities will connect the RRCS rehabilitation health complex with the Recreation Circle and the Central Parkland.

Therefore the Council's comment appears groundless that "the Concept Plan offers little to the community of Ryde in the way of available, unalienated recreational open space".

ENVIRONMENTAL HEALTH

Ryde City Council's submission notes that the following documentation would be required for the subsequent applications, following approval of the Concept Plan:

Contaminated land site assessment. Remediation would be required where there is contamination.

Waste handling in residential buildings and associated waste management plans.

Compliance with BASIX.

3.4 Variation to the Exhibited Concept Plan

In response to the submission on urban design, the following variations have been made to the RRSC Concept Plan:

Development parcels replace the building envelopes. The development parcels define the boundaries of the developable site areas, and state the maximum heights, number of dwellings and floor space, which are permitted within each area. Subsequent applications would be required to comply with these limits.

The design solution for the detention basin has been deleted, and the area is simply denoted as open space. The Proponent will liaise with Ryde City Council to develop a design, which will achieve the Council's Flood Mitigation Strategy for the western part of the Gladesville drainage catchment. This may contain a water feature or lake, designed to the safety and hydraulic standards of the Council.

There have been some adjustments to the street layout and to the location and heights within some development parcels, in order to increase solar access and privacy to surrounding residential areas, and to improve vistas.

Detached housing has been removed from the flood path leading from the Central Parkland to Charles Street. This opens up the Charles Street entrance as an expansive open space tract and view corridor.

4 LAND USE AND COMMUNITY FACILITIES

4.1 Issues Raised in Submissions

The most common issues raised in the submissions were:

- There is no residential aged and disabled accommodation in accessible and affordable housing.
- There will be a detrimental impact on Putney Village.
- There is loss of the spine care village.
- It is unclear what facilities are public and what are private.
- There will be increased pressure on schools and council services.

4.2 Statement of Fact

ACCESSIBLE AND ADAPTABLE HOUSING

The RRCS Concept Plan will create a unique, multi-purpose Health and Disability Centre, including a range of accommodation options for people living with a disability and a network of health and disability services.

RRCS will provide both in-patient and independent living for aged people and people with disabilities as follows:

The RRCS in-patient services in the new health facility will include up to 64 specialised beds for severely injured people requiring diagnostic assessment, treatment and therapy for spinal cord and brain injury and other general and aged care rehabilitation.

In addition, the RRCS will provide the following residential accommodation:

- Up to 16 apartment-style high dependency units for people requiring extended care disability support.
- Up to 16 apartment-style units for transitional and respite care, maximising opportunities for independent living and providing accommodation for people from rural areas.
- Up to 16 apartment-style units providing accommodation for carers, families, international lecturers and clinicians under training.
- Up to 5 detached houses throughout the development site for people living with a disability and 'ageing in place' clients who are independent or semi-independent but require ease of access to RRCS services and facilities.

These facilities will be accessible and adaptable for people with disabilities and the aged.

RECREATIONAL AND COMMUNITY FACILITIES

Adjacent to the RRCS health facilities, there will be a new sporting, recreational and leisure complex. It is envisaged the complex will include a lap pool and gymnasium, two multi-purpose courts, rehabilitation training tracks and passive recreation and leisure areas. The new recreational facilities

will provide a valuable amenity for new residents in the development and for the existing community.

There will be professional offices and retail space on the site, which will provide ancillary business and health related community services. These will be available to the community at large. They will strengthen and broaden the range of services in the Putney Shopping Centre and improve access to community-based health services.

A childcare centre for 50 children and a community hall accommodating 100 persons will be provided on site, which will also be available for the community.

The managerial structure of the community facilities has yet to be determined.

SCHOOLS AND COUNCIL SERVICES

Urbis Keys Young surveyed the schools, in preparing the Social Impact Review Report, which was exhibited with the Concept Plan. With the exception of Putney Primary School, they were not operating at capacity. An incremental increase is expected in students from the development over time, which will be planned for by the Department of Education.

The increase in population will increase the demand for Council services and infrastructure, which will, in part, be funded by development contributions. However, it is reasonable to expect that the additional rate revenue from the increase in dwellings will also sustain the increased demands on Council services.

4.3 Response to Ryde City Council's Submission on Land Use and Community Facilities

HEALTH FACILITIES

It is noted that Ryde City Council's Access Committee considers that the health facility site is inadequate for future expansion. RRCS has carried out thorough research into the future structure of its services and accommodation requirements and is satisfied that the site is more than adequate to meet its future needs.

ACCESSIBLE AND ADAPTABLE HOUSING

RRCS considers that the Access Committee's recommendation that all dwellings be built to AS4299 (class C minimum and class B preferable) adaptable standards is unreasonable. Some accessible and adaptable housing is provided, as noted above. The remainder of the residences in the project will accommodate persons generally representative of the metropolitan population profile.

CHILDCARE, COMMUNITY HALL AND RECREATIONAL FACILITIES

It is noted that Ryde City Council considers that places for 90 children and a community hall holding 250 are required. The Proponent is prepared to review the number of child-care places. However, it considers that the Ryde Civic Centre, with its parking facilities, is the appropriate venue for meetings beyond 100 persons.

The Concept Plan states that the childcare, community and recreational facilities will be available for use by the community. They are not being provided for the exclusive use of the rehabilitation health facility clients.

NO GATED COMMUNITIES

The development is not a "private/gated development" as stated in Council's submission, and no such suggestion has ever been put forward in the Proponent's documentation.

The "gated community" concept is not part of the Concept Plan. The Proponent's objective is to encourage the wider community to use the open space, recreational, community and health facilities on the site.

The development of the residential component of the project will either take place under the control of one developer or alternatively by several developers. The roads leading in and out of the site at Charles St, Morrison Road, Princes St and Victoria Road will not be gated, whether or not these roads are held in public ownership or under community title. Public access to all roads and parklands will be maintained.

PARKS

Ryde City Council's submission states that the Concept Plan offers little to the community in the way of available, unalienated open space. This is a misunderstanding, which may stem from the misconception that the development is a "gated community". There is full public access to all open space, with a pedestrian network linking the major open spaces with the surrounding community. The Central Parkland and the Recreation Circle will be a very valuable asset to the residents of Putney.

IMPACT ON PUTNEY SHOPPING CENTRE

There will be an increased population in the trade area of Putney Shopping Centre. The Centre is within walking distance of the dwellings and therefore will not require additional parking, as suggested in the Ryde City Council submission. The Concept Plan provides direct pedestrian access routes to the Putney shops.

It is noted that Ryde City Council's adopted streetscape improvements to Putney Village will result in the net loss of two car spaces.

5 HERITAGE

5.1 Issues Raised in Submissions

The issues raised in relation to heritage were that there should be adaptive reuse of the existing buildings and that a heritage study is required.

5.2 Statement of Fact

City Plan Heritage prepared a Heritage Survey and Assessment Report, which was exhibited with the Concept Plan.

RRCS services are currently housed in old institutional-style buildings scattered across its very large site in Ryde. The facilities are outdated, inefficient and incur high maintenance costs. The buildings are spread over too wide an area, and the topography of the site is not conducive to effective rehabilitation. This has a direct impact on client care.

The current facilities no longer meet the Centre's new methods of delivering services to people with disabilities and presents potential risks to client care. They are unacceptable in design and functionality and have a detriment impact on the Centre maintaining its international reputation for best practice.

RRCS needs to redevelop the health facilities in the manner proposed in the Concept Plan and to release the remainder of the site for residential redevelopment.

City Plan Heritage report recognises the important historical, aesthetic and social significance of the site and several of its buildings, primarily owing to the long term occupation of the site by the RRCS (originally the NSW Home for the Incurables). The City Plan Heritage report's Conclusion does not recommend retention and adaptive reuse of these buildings. The Conclusion puts forward recommendations to recognise the cultural heritage values, in the event that the Concept Plan is undertaken, which includes the demolition of all buildings on the site.

The following measures will be implemented to recognise the cultural heritage values of the site:

The important historic, social and cultural significance of RRCS to be commemorated through a professionally written history of the site.

Archival photographic recordings to be made of the significant buildings, the site and the landscape elements on the site, in accordance with NSW Heritage Council guidelines.

The original sandstone gateposts at the entrance to Weemala to be retained *in situ*.

An interpretation strategy to be developed, in order to recognise the important historical and social significance of the site to NSW and Ryde.

The history of the RRCS to be commemorated in naming of new facilities, parks and roads.

Archival material to be held by RRCS, displayed where appropriate in the new facility and available as public record in the local city library.

A "History Walk" to be created as a key feature of the parkland amenity. In addition the "Lake of Reflection" to have commemorative stones along the public access track displaying the origins of the site in the context of the history of the Putney Village Community and the City of Ryde.

An investigation to be conducted to determine the extent and nature of any remnants of the original Weemala building. There will be a sampling of surface shard scatters.

5.3 Response to Ryde City Council's Submission on Heritage

Ryde City Council considers that the demolition of the following buildings would have an adverse impact on the heritage of the site, and supports their retention and adaptive reuse:

Weemala Annex; Weemala stables and cottage; Moorong; Moorong Staff Quarters; and associated landscaping elements.

The submission, however, also notes that the continued use of the site by RRCS is a positive benefit with respect to the site's heritage significance.

The RRCS Concept Plan's Environmental Assessment Report describes in detail the limitations of the adapted reuse of these buildings. The design of the buildings and their distribution across the site means that they could not function as part of the upgraded rehabilitation health facility complex and their retention would severely compromise the planning of the residential component of the site and the yield from the site. The development potential with retention would make the RRCS Health Care Facility non-viable.

The Proponent considers that the Heritage Survey and Assessment Report prepared by City Plan Heritage is competent and appropriate for the Concept Plan stage. It outlines mitigation measures to be undertaken in the event of demolition of the buildings. The Proponent commits to undertaking the mitigation measures in the Statement of Commitments.

In its submission, Ryde City Council requests a revised Heritage Report, a Conservation Management Plan and an Archaeological Report. The Proponent considers that the existing City Plan Heritage Survey and Assessment is comprehensive and, together with the implementation of the mitigation measures, as noted, the reports requested by Council are not necessary. When subsequent approvals are issued for demolition of the buildings, conditions of approval will ensure that all heritage and archaeological investigations and recording take place.

6 TRAFFIC AND MEANS OF ACCESS

6.1 Issues Raised in Submissions

The most common issues raised in the submissions were:

- Increases in traffic are unacceptable on the surrounding local and collector roads.
- Access should be prohibited to Princes St for safety reasons.
- Traffic projections are unrealistically low.
- There will be congestion on local roads.
- Improved roadway design is required at entrance from Victoria Road.
- There are concerns over accidents and the safety of children, particularly near local schools.
- There will be increased air and noise pollution.
- Public transport will not be able to cope.
- The site is not accessible for people with disabilities.
- There will be insufficient parking with overflow into adjacent streets.
- Lack of cycleways, integrated with a Ryde regional cycle network.
- Increased parking will be needed at Putney Village.

6.2 Statement of Fact

PUBLIC TRANSPORT

The site has good accessibility to existing public transport services on adjacent roads and the increased population in the area will strengthen demand for existing public transport services. The location of bus stops will be reviewed with Sydney Buses and Ryde City Council. Pedestrian connections will be provided between the site and the bus stops to encourage the use of public transport.

IMPACT ON PERIMETER ROADS

Colston Budd Hunt & Kafes Transport Report, which was on exhibition with the Concept Plan, indicates that there will be modest increases in traffic flows from the development on to surrounding streets which will not significantly affect the amenity of the area and the level of traffic on the collector roads.

Morrison Road and Charles Street function as “sub-arterial” roads servicing the local area. Victoria Road is the major arterial and Princes Street is a local road.

The peak hour traffic volumes generated by the 900 dwellings in the exhibited Concept Plan are as follows:

<i>Present-day traffic in the vicinity of the RRCS site</i>	<i>Increase in traffic with the RRCS development (health facility plus residential)</i>
Morrison Road carries between 900 and 1,000 vehicles in the peak hour	There will be between 65 and 140 additional vehicles in peak hour on Morrison Road
Charles Street carries between 450 and 570 vehicles in the peak hour.	There will be between 65 and 85 additional vehicles on Charles Street
Princes Street carries 75 vehicles in the peak hour	There will be between 35 and 55 additional vehicles on Princes Street
Victoria Road carries approximately 5,000 vehicles in the peak hour	There will be 85 to 105 additional vehicles on Victoria Road

The Concept Plan shows access from Victoria Road, Morrison Road and Charles Street. There is secondary access from Princes Street. This will allow traffic to disperse onto the surrounding road network.

Access from Morrison Road is proposed via a new roundabout at Douglas Street. The roundabout will provide access to the site and slow through traffic on Morrison Road.

Access from Charles Street is proposed at the existing access location. A new roundabout is proposed to facilitate entry and exit, and to slow traffic on Charles Street.

The proposed roundabouts in Morrison Road and Charles Street are consistent with measures recommended in the local traffic study by Geoplan Services.

INTERNAL ROAD NETWORK, PEDESTRIAN ACCESSIBILITY AND PARKING

The internal road network for the Concept Plan has been designed in accordance with the Australian Model Code for Residential Development Guidelines (AMCORD), with limited access points, discouraging through-traffic and ensuring safety for pedestrians and cyclists.

The road network has been designed to achieve the following objectives:

To reduce trips by private car reducing trips by private car - using the AMCORD guidelines provides a framework for the promotion of alternative travel modes to the private car (in particular improved pedestrian and cyclist facilities).

To minimise the potential for through traffic movement between Victoria Road and Morrison Road.

To use the topography and road hierarchy to create a unique sense of place and identity for each precinct.

To incorporate a road hierarchy, based on the following design principles for collector street (minor), access street and access place, as detailed in the Colston Budd Hunt & Kafes Pty Ltd report.

Provision of all parking and storage will be in accordance with Ryde Council's codes and/or RTA guidelines.

The site is undulating and the site, in totality, is not accessible for people with disabilities. However, the RRCS health facilities, the Recreation Circle and the Central Parkland are accessible. An accessible pathway network is planned to link these facilities.

A cycleway network will be provided.

6.3 Response to Ryde City Council's Submission on Traffic

INTERNAL ROAD NETWORK

Ryde City Council's submission proposes a street grid pattern, which substantially differs from the Concept Plan's street layout. This has been discussed under the Proponent's Urban Design Philosophy.

The Council's proposal appears to be based on maintaining a grid pattern across and down the site. The Proponent does not agree with this design approach. It would create a "rat run" from Victoria Road to Morrison Road, introduce through-traffic, and would negate any attempt to create a sense of place for different precincts across the site.

The exhibited Concept Plan's road layout achieves the opportunity to reveal the topography, utilise view corridors and relates well to the development parcels established. The hierarchy of minor collector roads, access streets and access places is important for circulation and pedestrian safety.

Council also proposes linking the site to Linley Way. This is desirable for pedestrian access point. However, residents of Linley Way would oppose such a connection.

CONNECTION TO THE EXTERNAL ROAD NETWORK

Colston Budd Hunt & Kafes Pty Ltd prepared the Transport Report in accordance with the principles set out in the RTA's Guide to Traffic Generating Developments (RTA, 2002) and surveyed and analysed the intersections. The full results are in the Transport Report, which was exhibited with the Concept Plan. Council requested this information in its submission.

The Proponent will liaise with the authorities to optimise:

the design and safety of roads and intersections, including roundabouts where the internal roads link to the external network
pedestrian linkages and bikeways to the surrounding community;
pedestrian safety measures; and
upgrading public transport, including bus stops.

It is noted that Ryde City Council may require additional roundabouts and pedestrian safety measures in the immediate locality, which would be supported by the Proponent, RRCS. The Proponent's contribution to these additional measures would be by means of Section 94 contributions.

The Proponent does not consider that additional parking would be required at Putney Shopping Centre as a consequence of the project, as the shops are within easy walking distance.

Council has requested a cul-de-sac in Kenneth Street, which will be constructed in part on RRCS land. The Proponent accepts this request.

The Proponent will provide contributions under Section 94 Development Contributions for appropriate funding for infrastructure.

6.4 Variation to the Exhibited Concept Plan

In response to the submission on traffic, the Concept Plan has been amended to include provision for a cul-de-sac in Kenneth Street to be construction on RRCS land. Design details of this will be agreed with Ryde City Council in the subsequent application for the adjacent development parcels.

7 PRESSURE ON EXISTING UTILITIES INFRASTRUCTURE

7.1 Issues Raised in Submissions

The main issue raised in the submissions was that there would be increased pressure on existing utilities infrastructure.

7.2 Statement of Fact

Cardno (NSW) Pty Ltd has carried out preliminary investigations regarding the availability of utility services, as detailed in the Engineering Infrastructure Investigation Report exhibited with the Concept Plan.

The site is currently served by a reticulated water supply. This system may need amplification to serve the proposed development. A trunk sewer main is located on the site and amplification of sewerage infrastructure should not be required to service the development.

Preliminary advice from energy authorities indicates that supply is available and that at least two new substations will be required to service the proposed development. The RRCS incorporates sensitive life support equipment, which requires uninterruptible power supply. This requirement may necessitate the provision of generators and/or alternative power supply routes to service the appropriate RRCS buildings.

Preliminary advice from Agility indicates that there is currently sufficient spare capacity to service the proposed development with gas supply.

Preliminary advice from Telstra indicates that the development could be serviced by new cables from the existing exchange located at Blaxland Road.

The Proponent has applied to Sydney Water for a Feasibility Investigation to be undertaken. Sydney Water will assess subsequent Development Applications, when applicants seek Section 73 Compliance Certificates.

Reticulated sewerage will be extended throughout the site to provide a point of connection for each proposed development lot in accordance with standard Sydney Water requirements.

The electricity supply will incorporate the installation of underground high voltage and low voltage cables to each development lot. Substations will be incorporated into buildings or located in landscaped areas.

Gas reticulation to the proposed development can be serviced by an extension of the existing network, which includes a 150mm diameter main in Charles Street. The availability of supply will need to be confirmed at the time of construction of each stage of the development.

With respect to telecommunications, a copy of the Concept Plan has been sent to Telstra to enable advice and comments on the provision of telecommunications services to the proposed development to be made.

7.3 Response to Ryde City Council's Submission on Utilities

Ryde City Council requests confirmation from utility providers that existing infrastructure, particularly sewer and water are capable of supporting the proposed development or can be amplified without detrimentally affecting the existing amenity of the area.

The Proponent is agreeable to this request for confirmation.

8 STORMWATER MANAGEMENT

8.1 Issues Raised in Submissions by Ryde City Council

Ryde City Council has identified the issues relating to stormwater management in its submission. These include:

- Lack of completion of previously approved detention basin
- Need to design the detention basin to reduce peak flows in this location and downstream for the 1 in 100 year storm event
- Resolution of public health issues concerning the lake/wetland, including mosquito breeding, odours and water quality.
- Resolution of design of the lake's edge, with either flatter storage slopes or safety fencing.
- Potential impact of additional excavation on other in-ground infrastructure.
- Impact of increased run-off from hard surfaces in the new development.
- Management of overland flows.

8.2 Statement of Fact

The Concept Plan, as exhibited, stated that the final stormwater detention scheme could be provided by means of a large single basin or in combination with a series of smaller basins. The ultimate configuration of the stormwater detention system will be finalised during further design development. The actual volume required is subject to detailed hydrologic and hydraulic analysis to be carried out as part of subsequent applications.

Cardno (NSW) Pty Ltd has stated in a letter dated 31 October 2005, that:

“Preparation of the engineering documentation to suit the proposed redevelopment on site would be in accordance with the Council's design guidelines. Specifically (but not exclusively) the following aspects would be incorporated:

- Flood-based detention storage with a volume of 13,000 cubic metres.
- Additional storage on site to compensate for any increases in impervious area when comparing the proposed development to the existing site. Storage may be provided as on-site detention or as stormwater retention for re-use purposes, however this will only be determined as the redevelopment layout is developed.
- Where irrigation storage, wetlands or water features are proposed, their volume would be independent of the required flood storage volume of 13,000 cubic metres.
- Conservation and protection or re-location (as appropriate) of the existing services passing through the site, including stormwater and sewer.
- Provision of an overland flow path consistent with the provision of 13,000 cubic metres of flood storage for the catchment.”

Another aspect of stormwater management relates to stormwater retention for reuse on-site to reduce demand on potable water supply. Roof water from each development sector will be collected and stored locally and reused within the sector, and excess flows will be directed to the central detention

area where possible. Suitable stormwater quality improvement devices and measures such as GPT's, screens/baskets, swales and wetlands will form part of the overall stormwater management scheme.

8.3 Response to Ryde City Council's Submission on Stormwater Management

Ryde City Council has expressed concern over the design and operation of the stormwater detention basin.

The Proponent, RRCS, is committed to working with Ryde City Council in order to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure and public health set down by Ryde City Council.

Design of the layout of the detention basin is yet to be finalised, and will be subject to a detailed hydrologic and hydraulic analysis. The developer will work with Ryde City Council to achieve a design resolution which:

Provides sufficient stormwater storage on-site, for the Council's Flood Mitigation Strategy for the western part of the Gladesville drainage catchment, including the potential increase in storage as a result of the increased run-off generated by the hard surfaces associated with the density of development;

Conserves and protects or re-locates (as appropriate) the existing services passing through the site, including stormwater and sewer;

In the event that Ryde Council approves irrigation storage, wetlands or water features on-site, their volume being independent of the required flood storage volume;

Ensures that the proposed lake system and wetland will survive and operate effectively in the manner proposed and measures are implemented to prevent potential for eutrophication, odours, mosquito breeding and related concerns;

Ensures the safety of any water feature by adopting appropriate design criteria;

Confirms the required level of flushing of the system;

Installs suitable stormwater quality improvement devices and measures such as GPT's, screens/baskets, swales and wetlands to form part of the overall stormwater management scheme.

8.4 Variation to the Exhibited RRCS Concept Plan

In response to the comments on stormwater detention, the RRCS Concept Plan has been amended as follows:

Deleting the design solution for the detention basin and designating the Central Open Space as "open space" with no design resolution;

Removing housing from the flood path to Charles Street.

The Proponent will liaise with Ryde City Council to develop a design, which will achieve the Council's Flood Mitigation Strategy for the western part of the Gladesville drainage catchment.

9 PUBLIC CONSULTATION PROCESS

9.1 Issues Raised in Submissions

The issue raised was that there was lack of community consultation.

9.2 Statement of Fact

RRCS has engaged with stakeholders and the local community to an extent well beyond what is required under planning laws and statute, to communicate its future intentions and the Concept Plan.

During the statutory exhibition period, RRCS voluntarily distributed detailed information about its plans to neighbours, key groups and individuals. RRCS employed the services of an industry leader in the field of community engagement, Elton Consulting, to manage aspects of the consultation process.

During the statutory public exhibition process, plans were displayed for one month at the Centre. Staff and consultants were on hand to guide people through the plans. Comments were recorded and reported back to the management of the Centre.

On the first day of the public exhibition process, a newsletter was sent to all fenceline neighbours and businesses (485) to supplement mailing from the Department of Planning (DOP). This newsletter contained a summary of the plans and an invitation to attend the Centre to view detailed plans (see following.)

The plans were displayed twice per week, in two-hour sessions, during the exhibition period. Staff and consultants were on hand to guide people through the plans. Comments were recorded and reported back to the management of the Centre. Persons attending the display were advised to put their comments in writing to the Department of Planning, if they wished them to be considered when the Minister determines the Application.

A Community Relations phone number at RRCS was established for community inquiries about the project (9808 9229), and there was proactive communication with the local newspaper, "The Weekly Times".

During the public exhibition period, 32 members of the community visited the community relations display, there were nine telephone calls and one email.

An on-site meeting for members of Putney Progress Association on was held on 14 September 2005, with 110 persons attending, including Ryde Mayor, Ivan Petch.

RRCS also discussed the Concept Plan with disability organisations (on-site and off-site), volunteers, staff, clients and carers.

There have been meetings and communication with local Members of Parliament, State and Federal, and a briefing of Ryde City Council.

RRCS NEWSLETTER TO THE LOCAL COMMUNITY:

31 August 2005

Dear Neighbour:

This letter is to update you on our plans to revitalise the Royal Rehabilitation Centre Sydney (RRCS) - one of Australia's leading rehabilitation and disability services.

RRCS is seeking State Government approval to construct a purpose-built, state-of-the-art specialist rehabilitation, disability and research facility on our Ryde site.

This new facility would also form the hub of a network of community and home-based support services, integrating rehabilitation and disability services into the community – where they were needed most.

On the balance of the site, a new residential community would be created. If approved, it would have a neighbourhood atmosphere, including community, commercial and recreational facilities. Large tracts of green space would be retained and be open for the first time to the public.

These plans are only at the concept stage and are on public exhibition for comment at Ryde City Council, at the headquarters of the Department of Planning and online at www.royalrehab.com.au/news.html.

We also have scheduled some times for the local residents to visit the Centre to view our plans in the Community Relations Area. The attached document outlines these times.

RRCS will develop a detailed Management Plan which will ensure that the Centre stays open during the improvement process.

If you have any inquiries or wish to view the proposal on site, please do not hesitate to contact the Community Relations Office 02 9808 9229.

Yours sincerely

Peter Williamson
Chief Executive Officer

The Royal Rehabilitation Centre Sydney Proposes New State-of-the-Art Facilities in Ryde

The Royal Rehabilitation Centre Sydney (RRCS) is seeking Government approval to construct a new purpose-built, state-of-the-art specialist rehabilitation, disability and research facility on the Ryde site.

This fact sheet is aimed at letting local residents know about our proposal and informing you about opportunities to comment on our plans.

Our New Centre

These plans will deliver a new Centre on this site that will provide world class services and meet the needs of the most severely injured and disabled people in New South Wales.

Our plans include:

A unique, multi-purpose Health and Disability Centre, designed to create a home-like atmosphere for our clients.

A community health centre which would offer a range of health and disability services such as physiotherapy, speech therapy, occupational therapy, medical outpatient clinics, day activity centres and assessment centres.

Headquarters for three major groups - Technical Aid for the Disabled, NSW Wheel Sports Association and Youthsafe.

- Gardens, sporting facilities and community spaces would create a tranquil atmosphere, helpful to rehabilitation. This would include a sporting and recreational complex, including hydrotherapy pool and tennis courts.

Our Residential Proposal

Our plans for the balance of the site include:

- A high quality, sustainable, residential community set in a significant area of open space centred around a landscaped lake and integrated seamlessly with the surrounding community.
- A range of residential dwellings comprising detached houses, town houses, attached houses, duplexes and apartments.
- Dwellings set in a park land environment with about 50 percent of the 18 hectare site dedicated to open space or landscaped areas.
- The creation of a lake to create an urban design statement and provide valuable recreational benefits.
- High quality public domain improvements, including a new street network, integration with public transport routes and mature landscaping.

Why We Need to Rebuild

- We provide invaluable services to 500 clients a year – services that can't improve if this plan doesn't go ahead.
- Our current facilities are dated, inefficient and demand high maintenance costs.
- Our Concept Plan, carefully created by leading architects and consultants, will ensure the ultimate project reflects world class urban design, sustainability and architectural excellence.
- The design has been evolved by one of Australia's leading Master Planners, and an expert planning and award winning architectural team.
- Our project means we will unlock approximately 14 out of 18 hectares of our land for residential and, for the first time, community access.
- It also means we are retaining our services in the Ryde area. While we are a State-wide service, Ryde has been our home for almost 100 years.

- The Concept Plan is also available on-line during the exhibition period at www.dipnr.nsw.gov.au. Follow the links to Information on Infrastructure, Land Use and Planning/On Exhibition.
- RRCS will also provide opportunities to view the plans on site in the Community Relations Office, located at the eastern side of the Coorabel Building. Viewing will be available on site at the following times throughout the exhibition period in September:

Tues	6 Sept 12-2 pm
Thurs	8 Sept 6 -8 pm
Tues	13 Sept 12-2 pm
Sat	17 Sept 11-1 pm
Tues	20 Sept 12-2 pm
Thursday	22 Sept 6-8 pm
Tuesday	27 Sept 12-2 pm

Should you have further questions, please contact our Community Relations Office on 9808 9229.

9.2.1 How we are Communicating with you

- The **Department of Infrastructure, Planning and Natural Resources** has placed our plans on public exhibition at Ryde City Council and the Department's city office for a 30 day exhibition period beginning 31 August 2005.

9.3 Response to Ryde City Council's Submission on Public Consultation

Ryde City Council asserts that the Proponent did not advise the Department of Planning of the views of Council prior to approval for the site to be listed as a State Significant Site in Schedule 3 of SEPP (Major Projects) 2005. However, the exhibited Environmental Assessment Report gives a brief history of the previous application to Council.

10 RIDING FOR THE DISABLED ASSOCIATION

10.1 Issues Raised in Submissions

There are objections to the relocation of Riding for the Disabled NSW (Ryde Branch) from the RRCS site.

10.2 Statement of Fact

For the past 22 years, RRCS has provided access to 1.8 acres of its **private land** to the Riding for the Disabled NSW (Ryde Branch). RDA-NSW (Ryde Branch) has continually refused to sign a formal occupancy agreement with RRCS and has continued to access the site without any specific right or agreement.

The Concept Plan to redevelop the site will enable RRCS to raise significant funds for the design and construction of the new RRCS health facilities within 2 years. The balance of funds generated will be re-invested to enhance the existing services and further the efforts of the Rehabilitation & Disability Research Foundation of the Centre.

In order to raise the required capital to realise these plans, a significant portion of the site is planned to be developed as a residential community.

There are factors that prohibit the continuing presence of RDA on the existing site as part of the Concept Plan. These factors are out of the RRCS's control. They include local health and environmental planning controls, occupational health and safety regulations and public risk liability. The continued presence of RDA on the site will remain an ongoing and unacceptable concern for the proposed residential development.

RRCS has been communicating with RDA over the past several years about the extensive plans for the RRCS site. RRCS has also been communicating with RDA and Ryde City Council to find a new site for RDA's relocation within the Ryde LGA.

A new location has been identified for RDA at the Marsfield Pony Club. Ryde City Council has amended the lease terms at the Marsfield Pony Club making provision for RDA to locate at this site. In accordance with previous advice to RDA- NSW (Head Office) and the RDA-NSW (Ryde Branch), the RDA-NSW (Ryde Branch) will need to relocate to a properly zoned and permitted use site, which could be at Marsfield Pony Club.

RRCS has also identified "Yarralla", a purpose-designed equestrian facility in Concord, as a potential site for RDA's relocation.

10.3 Response to Ryde City Council's Submission on RDA- NSW (Ryde Branch)

Ryde City Council does not comment on this issue in its written submission.