

Mr Alan Bright  
Acting Director, Metropolitan Projects  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

3 August 2012

Our ref: MIN2010/6 - D12/42470

Dear Mr Bright

**Modification Request for the Redevelopment of the Former Royal Rehabilitation Centre Sydney, Ryde (MP05\_0001 MOD 1) - Attention: Natasha Harrass**

Thank you for the opportunity to make a submission on the above Major Project modification application. With regard to the Concept Plan that has been exhibited, Council is satisfied that it presents a density of development that is generally in keeping with the original Concept Plan approval. The amended layout should also deliver better urban design outcomes overall for the site.

During the course of the exhibition, Council staff have met with representatives of Frasers Properties to discuss the on-going planning and development of the site with a focus of Council's role as the assessing authority for future development applications. In this regard, I advise that Council sees merit in a further amendment of the Concept Plan to relocate the four dwellings shown in the north-eastern corner of the site (adjacent to the end of Kenneth Street, Ryde) into the one or more of the residential flat buildings in the adjoining precinct. The reasons for supporting such a change include:

- It will create a better interface with existing properties at the western end of Kenneth Street;
- It provides a better opportunity for a consolidated area of open space in this location; and
- It provides an opportunity to relocate these dwellings away from the acoustic impact and other impacts of Victoria Road.

It is recognised that the change will require consideration by the Department of the best destination for the relocated dwellings and how it may affect existing height limits on the northern part of the site. Council is willing to work with you and the proponents to resolve these issues in conjunction with the current Concept Plan modification, if the Department considers that such an approach is appropriate.

Should you have any queries on the submission, please contact Glenn Ford, Client Manager on 9952 8227. Should you wish to discuss issues around the further modification of the Concept Plan raised above, please contact me on 9952 8190.

Yours sincerely



Dominic Johnson  
**Group Manager**  
**Environment and Planning**