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9 November 2012

Karen Jones
A/Director Metropolitan and Regional Projects South
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Natasha Harras (Town Planner)

Dear Natasha

**SECTION 75W MODIFICATION TO CONCEPT PLAN MP05_0001
ROYAL REHABILITATION CENTRE SYDNEY**

We refer to your correspondence dated 11 September 2012 where you identified that additional information was required to assist in the finalisation of the assessment of the proposed Concept Plan amendment. This letter provides a brief summary of the additional information, which includes:

- Certified Photomontages and Letter prepared by Richard Lamb and Associates dated 9 November 2012 (**Attachment A**);
- Indicative Boundary Planting Plans prepared by Environmental Partnership NSW dated November 2012 (**Attachment B**);
- Massing Diagrams prepared by Cox Richardson Architects dated November 2012 (**Attachment C**);
- Apartment Building 4A Photomontage prepared by Cox Richardson Architects (**Attachment D**);
- Comparison Photomontage of the Approved and Proposed Built Form (**Attachment E**); and
- Revised Landscape Concept Plan Diagram prepared by Environmental Partnerships NSW dated September 2012 (**Attachment F**).

Certified Photomontages

Further detail has been prepared to clarify the proposed built form in Stage 1 fronting Victoria Road. The potential visual presence of the proposed modifications when viewed from Calvary Retirement Village and Victoria Road has been evaluated, with the provision of certified photomontages prepared by Richard Lamb and Associates (**Attachment A**).

These photomontages illustrate that there will not be any adverse impact on views or outlook for Calvary Retirement Village or from opposite the site on Victoria Road. The photomontages provide views from different locations within Calvary Retirement Village and a single view from the opposite side of Victoria Road facing the site. On the Calvary Retirement Village boundary the view of the proposed Building 2A and Building 3A are shown to be well screened by existing vegetation, and new vegetation which will be planted along the boundary of the site. The new planting and transplanted palm trees which will be provided at the Victoria Road boundary and along Road 5 will soften the appearance of the built form on this boundary and provide a good sense of scale.

An indicative scheme providing details of new vegetation which will be planted across the site is included in the Indicative Boundary Planting Plans prepared by Environmental Partnership (**Attachment B**).

It is noted that the modelled envelopes in the photomontages are indicative and subject to the detailed design of each building. Further design of the buildings will be undertaken prior to the lodgement of subsequent applications, with emphasis on materials and colours and façade articulation, such as the provision of balconies to further soften the visual presence of the buildings.

A number of indicative massing diagrams have been prepared by Cox Richardson Architects to illustrate the future built form of the buildings fronting Victoria Road (see **Attachment C**). These provide a perspective of how the buildings may be articulated in future detailed applications. The detailed photomontage prepared for Apartment Building 4A (see **Attachment D**) provides further illustration of the architectural quality which can be applied to the built form to minimise the bulk and scale of the buildings.

A comparison photomontage of the approved and proposed built form fronting Victoria Road has been prepared by Cox Richardson Architects and is provided at **Attachment E**. It is evident from this comparison that the address to Victoria Road will be improved through the provision of a central entry point and variation in the built form under the proposed scheme, rather than the long curved façade approved under the 2006 Concept Plan (BSA scheme).

Revised Landscape Concept Plan Diagram

It was identified that the Section 75W Landscape Concept Plan Diagram as lodged was inconsistent with the proposed layout of Stage 1 on the Consolidated Concept Plan Drawings. As such, this plan has been amended to be consistent with the approved lay out (see **Attachment F**). Following this revision, it is noted that there is a net gain of 1,460m² against the exhibited Cox Richardson Scheme and 819m² against the approved BSA scheme mainly resulting from the deletion of four dwellings on the north eastern boundary. **Table 1** sets out the approved, exhibited and modified (as revised) landscaped open space.

Table 1 – Landscaped Open Space – approved, exhibited and modified

	Approved BSA Architects Scheme	Exhibited Cox Richardson Section 75W Scheme	Amended Cox Richardson Scheme (now proposed)
Landscaped Open Space	52,354m ²	67,630m ²	69,090m ²
Roof-top Open Space	15,917m ²	-	-
Total Open Space	68,271m ² (42.5% of residential site area ¹)	67,630m ² (42.1 % of residential site area)	69,090m ² (43% of residential site area)

FSR and Density control plans

In your correspondence you requested an FSR plan and a density control plan be prepared to allow for a comparison with plans PP05/05 and PP06/05 of the approved BSA scheme. After further discussion it was agreed that justification could be given to the deletion of these plans rather than preparing comparison plans.

¹ 'Residential site area' specified in the approved BSA Architects Landscaped Space Control Drawing includes the Central Parkland, Wetlands and Recreation Circle which have since been approved as part of the Health Facility Project Application (MP 08_0054). In order to compare 'like for like' the original calculation has been used as the basis for this modification.

It is requested that plans PP05/05 and PP06/05 be deleted from the approved plans as density on the site is effectively controlled by two mechanisms, firstly Condition A1(2) of the Concept Plan Approval. Condition A1(2) states:

'No more than 50 residential dwellings per hectare on land excluding the new, purpose built specialised rehabilitation and disability facility.'

This condition establishes a maximum density of dwellings across the site, which when calculated at a site area of 15.87 hectares equates to 791 dwellings. As such, Plan PP06/05 is no longer relevant as the density controls specified on this plan are overridden by Condition A1(2). It is noted that the density controls in Plan PP06/05 relate to the construction of 900 dwellings, as originally proposed in the BSA scheme, and therefore the plan does not correlate with the approved Concept Plan anymore.

In regards to the floor space controls specified in Plan PP 05/05, these controls were translated into the site's SSS listing in the form of zones with floor space ratios (FSR). The maps under this SSS listing have since been informally translated into the *Ryde Local Environmental Plan 2010* and the *Draft Ryde Local Environmental Plan 2011* (Ryde LEPs). The FSR zones adopted in the Ryde LEPs have now been proposed in the Cox Richardson Concept Plan Drawings submitted with this modification application. It is noted minor variations to the FSR zones in the Ryde LEP have been proposed in the Cox Richardson FSR Drawing to mirror the proposed layout of the revised Concept Plan (i.e. the FSR boundaries in the Ryde LEP match the 2006 BSA scheme which has since been superseded).

The relevance of plans PP05/05 and PP06/05 is further diminished through their depiction of building envelopes on the site which are no longer attainable. The approval of Stage 1 Phase 1 has resulted in the realignment of the central Road 5 and has established a pattern of developed which will be followed in future stages. The proposed modification plans submitted with this application seek to establish a new layout for Stage 1, taking into account Condition 1A(2) and generally the FSR zones applicable over this portion of the site.

As illustrated from the above, there are appropriate controls in place to guide the distribution of floor space and density of development across the site. It is considered that these controls are more reflective of the current planning of the site and the state of development already underway in the approved Stage 1 Phase 1 area.

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 Clare Swan (cswan@jbaplanning.com.au) or Brendan Hoskins (bhoskins@jbaplanning.com.au) on 9956 6962.

Yours faithfully



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Associate



Brendan Hoskins
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