

ROYAL REHABILITATION CENTRE SYDNEY (RRCS)

PREFERRED PROJECT REPORT And STATEMENT OF COMMITMENTS

1 INTRODUCTION

The Proponent has considered the submissions received during the Department of Planning's exhibition of the RRCS Concept Plan in September 2005, and has consulted with Ryde City Council and the Department of Planning. The Proponent submits herewith the Preferred RRCS Concept Plan, the Preferred Project Report and the Statement of Commitments.

A separate report sets down the Proponent's response to the issues raised in written submissions from the public, the authorities and Ryde City Council.

For clarification, the definition of Proponent under the Environmental Planning and Assessment Act 1979, Part 3A is as follows:

"proponent" of a project, means the person proposing to carry out development comprising all or any part of the project, and includes any person certified by the Minister to be the proponent.)

2 PREFERRED PROJECT REPORT

2.1 Variations to the Exhibited RRCS Concept Plan

Following the exhibition of the RRCS Concept Plan in September 2005, receipt of the public submissions, and consultations with Ryde City Council and the Department of Planning, the following changes have been made to minimise the environmental impact. The RRCS Concept Plan, as exhibited, with these changes comprises the Preferred Project:

The building envelopes in the exhibited Concept Plan are replaced by development parcels in the Preferred RRCS Concept Plan. The development parcels define the boundaries of the

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

The design solution for the detention basin in the exhibited Concept Plan has been deleted, and the area is designated as open space in the Preferred RRCS Concept Plan.

There have been some adjustments to the street layout and to the location and heights within some development parcels, in order to enhance amenity, solar access and privacy to surrounding residential areas and community facilities, as follows:

A 6 storey apartment building is now proposed, adjacent to Victoria Road, located here to compensate for lowering of other apartments nearby to a maximum of 5 storeys.

The 4 rows of townhouses, totalling 42 dwelling units adjacent to the north site boundary, have been replaced with two rows, totalling 25 townhouses, in this location, in order to improve amenity and open space.

In the location adjacent to properties on Linley Way, 48 town houses have been deleted, and replaced by 9 detached houses.

The proposed 5 storey apartment building adjacent to the Recreation Circle, has been reduced to a stepped 3-4-5 storey envelope to improve the scale relationship to the Recreation Circle.

The crescent shaped apartment building, to the north-west of the Recreation Circle, also has its end portions stepped down to 4 storeys to assist with scale transitions.

Five detached houses have 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.

The changes above have been accommodated whilst maintaining the ability to achieve a maximum of 900 dwelling units.

The revised schedule of maximum building heights and minimum setbacks from site boundary to building line for the development parcels, which are adjacent to the existing surrounding properties, are as follows:

(see next page)

<i>Boundary</i>	<i>Maximum Height</i>	<i>Minimum Setback from site boundary 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

The exhibited Concept Plan proposed a retail building adjacent to the Putney Village Shops. In the Preferred RRCS Concept Plan, this specific land use has been deleted and the RRCS Health Facility precinct now includes retail as part of a “mixed use” activity.

Colston Budd Hunt & Kafes Pty Ltd has updated the Transport Report on the revised dwelling numbers. The update states that the revised numbers do not alter the impact of traffic on the external road network, and restates the professional opinion that the modest increases in traffic flows on surrounding streets as a result of future development of the site would not significantly affect the amenity of the area.

In order to improve the existing traffic flow in the adjoining streets and assist with the modest traffic increases generated by the proposed redevelopment, the following measures are proposed in the Preferred RRCS Concept Plan:

A turning circle to be constructed at the end of Kenneth Street, on the RRCS site, to assist in vehicle movements generated by existing adjoining development.

Construction of a new roundabout in Charles Street at the existing south-east entry to the site.

Shared cycleways and footpaths introduced throughout the development site.

Bus stops to be appropriately located at both Victoria Road and Morrison Road

RDA-NSW (Ryde Branch) will not be relocated on the RRCS site. RDA holds no tenure on the RRCS site and there are factors that prohibit the continuing presence of RDA on the existing site as part of the Preferred RRCS 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 is supportive of the good work of the RDA-NSW (Ryde Branch) and will continue to work with the RDA, the Department of Planning and Ryde City Council to achieve a timely relocation within the next two years. However, the Proponent is not prepared to create a precedent whereby the owner of land is required to provide private land to another organization in the manner proposed in the public submissions or to fund its relocation costs.

2.2 Zoning of the RRCS Precinct

The health facilities complex on the 2 hectare site at Morrison Road/Charles Street will contain a broad range of activities, including (but not limited to):

The Royal Rehabilitation Centre Sydney; associated academic research centres; technical and biomedical engineering services; sporting activities and community facilities; professional consulting rooms; retail outlets; hospital accommodation; independent accommodation in apartments and houses for people with disabilities and staff; respite care; and transient motel and apartment accommodation for carers and family members.

The exhibited Royal Rehabilitation Centre Sydney: Concept Plan 2005, describes, in Section 2.3, the broad range of activities on-site. The range is particularly extensive due to the varied activities, which are necessary to rehabilitate clients and to support their families and carers. In light of this, it is recommended that the zoning of the RRCS Precinct be designated as a “Health, Research and Technology” Zone, and that the following land uses be permitted:

Childcare centres; commercial premises; community facilities; dual occupancies(attached); dwelling houses; educational establishments; home industries; home occupations; hospitals; light industries; motels; neighbourhood shops; offices; places of public worship; public utility undertakings & utility installations; recreation; residential flat buildings; restaurants; roads, schools; shop top or attached housing; shops; telecommunication facilities; townhouses; villas warehouses or distribution centres

2.3 Preferred RRCS Concept Plan Documentation

The Preferred RRCS Concept Plan drawings and reports are submitted under separate cover, and include the following documentation:

Volume No

Drawing Nos: ...(number and title of each drawing).....

Add definitions of “control” and “indicative”

Reports:

BSA & Associates Pty Ltd, Concept Plan and Environmental Assessment for the Redevelopment of Royal Rehabilitation Centre Sydney Site, August 2005

Cardno (NSW), Engineering Infrastructure Investigation for Proposed Redevelopment of Royal Rehabilitation Centre Sydney Preliminary Report, July 2005

City Plan Heritage, Royal Rehabilitation Centre at Ryde, Heritage Survey and Assessment, reviewed July 2005

Colston Budd Hunt & Kafes Pty Ltd, Transport Report for Proposed Rezoning of Royal Rehabilitation Centre Site, Ryde, July 2005

Colston Budd Hunt & Kafes Pty Ltd, Transport Report for Proposed Rezoning of Royal Rehabilitation Centre Site, Ryde, Updated Statement 12 December 2005

Oculus, Royal Rehabilitation Centre, Sydney, Landscape Report, July 2005

Urbis Keys Young, Social Impact Review: Concept Plan for the Royal Rehabilitation Centre Sydney, July 2005

Sydney Region Development Advisory Committee, Advice on Rezoning Application for the Royal Rehabilitation Centre, dated 5 October 2005

3 STATEMENT OF COMMITMENTS

3.1 Health and Community Facilities

The Proponent commits to:

Providing a new multi-functional Health and Disability Centre, which will be integrated into a community lifestyle, the first of its kind in Australia and also an innovation by world standards;

Providing a range of accommodation choices for people with disabilities, including specially designed independent living and supported accommodation, where the residents can enjoy an independent lifestyle, knowing they are living safely near high-quality community health and disability services;

Providing recreation facilities, a child-care centre and a community meeting room, as noted in the Concept Plan, which will be available not only for clients of the RRCS health facility, but also for the existing community; and

Negotiating a Planning Agreement under S. 93 of the Environmental Planning and Assessment Act 1979, and/or providing Development Contributions under S.94, to provide for community facilities and infrastructure demand.

The Proponent commits to a staged development of the site, which will enable the RRCS to continue to provide fully functioning rehabilitation and disability services, throughout the development period.

3.2 Public Consultation Process

RRCS commits to providing a monthly information update to keep residents informed of progress. This will be published in the local press, in the RRCS newsletter and displayed on the RRCS web-site.

RRCS has a public relations officer on staff and her details will be published to enable the community to contact her during office hours, and she will be available at specified times to liaise with the community.

3.3 Density and Relationship to Surrounding Community

The Proponent commits to implementing the State Government's objectives for a sustainable and compact city by adhering to the following design elements in the Preferred RRCS Concept Plan:

the mix of dwelling types, to provide for a range of housing choice;

the maximum densities in the development parcels, to ensure that there is a sustainable and environmentally sensitive distribution of residential density across the site;

the location of detached houses and town houses in the peripheral transition zones, to create a buffer to the surrounding residential communities, maintaining a good amenity, solar access, light and privacy for the existing residents;

location of medium density residential development in the interior of the site, to afford increased opportunities for liveable communities within the metropolitan fabric, close to regional employment opportunities and to existing retailing, educational and community facilities, and well serviced by public transport.

the integration of open space, recreational facilities, childcare and community and health facilities with the residential development, to ensure that not only will the newly created communities be sustainable, both socially and environmentally, but that existing residents in the local community will also benefit from the total development.

3.4 Urban Design

The Proponent commits to the maximum heights, number of dwellings, floor space and setbacks in the development parcels in the Preferred RRCS Concept Plan.

The Proponent commits to subsequent applications being made within the maximum development parameters in the Preferred RRCS Concept Plan and in accordance with the urban design principles set down in **SEPP 65 - Design Quality of Residential Flat Development** (DIPNR), **Residential Flat Design Code** (DIPNR) and the **Residential Flat Design Pattern Book**.

The Proponent commits to urban design principles which:

- Maximise the northern aspect for solar access to dwellings.
- Respond to the microclimate of each location and to the varying topography.
- Set back buildings from the street frontages to create landscaped settings.
- Introduce view corridors through the site to maximise visual permeability.
- Share views by stepping buildings down the slope.
- Diversify building forms to create variety and visual interest.
- Limit overshadowing to 50% for 2 hours per day for private open space.
- Minimise overshadowing of public open space.
- Maintain privacy by ensuring adequate distances between dwellings - windows of habitable rooms be a minimum of 12m apart or if these distances are not achievable other design measures, such as appropriate window and balcony locations and screening, being incorporated.

The Proponent commits to a design philosophy to create a traditional Australian residential living setting in a contemporary urban environment, through

- Articulated buildings with an interplay of planes, with balconies and pergolas
- An interplay of self-finishing building materials, brick, stone and tiles

Variations in colour and texture
Human scale in the design of facades and spaces between buildings
Accessible, planted rooftops
Ceiling height of the parking areas beneath residential flat buildings not to exceed 2.1m above natural ground level at any point

The Proponent commits to creating a leading-edge architectural design for the new Royal Rehabilitation Centre Sydney and associated health facilities. This will establish an urban design benchmark for development over the remainder of the site.

The Proponent commits to encouraging the broader community to use the open space and community facilities on the site, by ensuring that the design of the pedestrian network encourages access to these facilities.

The Proponent commits to a condition of sale for the residential stages of the site, which states that gates are not permitted on the access roads to Charles Street, Morrison Road, Princes Street and Victoria Road.

3.5 Landscaping

The Proponent commits to landscaping designs being in accordance with the following principles:

To create a variety of landscaped public open spaces which respond to the existing topography and landscaped features, and are appropriate for the intended purpose of each area of open space.

To create accessible, landscaped roof-tops for use as private open space.

To create a unique sense of place in different precincts of the development, and landscaping on the collector roads which harmonizes with Ryde City Council's public domain landscape strategies.

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 to 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;

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

In the event that approval is given for a wet detention basin, the design to avoid the need for fencing, by 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 to be selected with consideration given to provision of habitat for birds, frogs and insects.

The Proponent commits to a design philosophy for elements in the public domain, including landscaping and street furniture, which will reflect the character of Putney, to be developed in consultation with Ryde City Council to the satisfaction of the Department of Planning.

The Proponent commits to the design of the proposed Central Parkland area to function as both usable public open space and a stormwater detention basin.

3.6 Heritage

The Proponent is seeking demolition of all buildings on the site. City Plan Heritage has stated that, in the event of a future approval is granted to demolish buildings on the site, the heritage impacts will be mitigated by the following procedures.

The Proponent commits to undertaking the following mitigation measures:

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 be made available as a public record in the local city library;

A "History Walk" to be created as a key feature of the parkland amenity, including 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, including a sampling of surface shard scatters.

3.7 Utilities Infrastructure

The Proponent commits to

Obtaining 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;

Obtaining all necessary approvals from authorities to implement the augmentation and/or reticulation of the utilities infrastructure.

3.8 Traffic and Transport

The Proponent commits to working with all traffic and transport authorities and with Ryde City Council to optimise the design and safety of roads and intersections, both within and surrounding the site, and to upgrade public transport, including:

Review of bus-stops and access to these.

Design of intersections on external roads, including roundabouts.

Improvement in pedestrian safety within the locality.

Reduction in vehicular speeds.

Design of the site's internal road network 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.

Design of the internal road network in accordance with a road hierarchy, to provide a sense of place in different locations and to improve safety for pedestrians and cyclists.

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

Provision of pathways accessible for people with disabilities between the RRCS health facilities, the Recreation Circle and the Central Parkland.

Provision of a cycleway network.

The Proponent commits to negotiating a Planning Agreement under S. 93 of the Environmental Planning and Assessment Act 1979, and/or providing Development Contributions under S.94, to provide for infrastructure.

The Proponent commits to implementing the recommendations and conditions set out in the Sydney Regional Advisory Committees letter to the Department of Planning, dated 5 October 2005 (included in the Preferred RRCS Concept Plan documentation).

3.9 Stormwater Management

The Proponent commits to working with Ryde City Council to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure, safety and public health set down by Ryde City Council, and to the satisfaction of the Department of Planning.

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 that resolves the issues noted in Ryde City Council's submission.

The Proponent commits to:

Providing sufficient stormwater storage on-site, for Council's Flood Mitigation Strategy for the western part of the Gladesville drainage catchment, including increased provision in storage to detain run-off generated by the development on-site;

Conserving and protecting or re-locating (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, increasing the stormwater detention volume to accommodate this retention;

In the event that approval is given for a wet detention basin with a lake and/or other water features, providing consultancy confirmation, including hydrogeological analysis or equivalent that the proposed lake system and wetland will survive and operate effectively in the manner proposed and the mitigation measures to prevent potential for eutrophication, odours, mosquito breeding and related concerns;

Providing consultancy confirmation on the required level of flushing of the system;

Installing 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.

3.10 BASIX

The Proponent commits to compliance with the NSW Government Building Sustainability Index targeting:

- 40% reduction for potable water consumption
- 25% reduction for greenhouse gas emissions and
- improvement in the thermal performance of all new residential buildings.

In order to achieve this, the Proponent commits to sustainability initiatives, including:

Subject the approval of Ryde City Council, creation of a detention basin for stormwater management and the retention of part of the water in this basin for the irrigation of the Central Parkland.

Landscaping in accordance with the Oculus recommendations with nominated water resistant plant species suited to the Wianamatta Shale soils, and soft landscaping to be minimised.

Building envelopes oriented to maximise solar access and cross ventilation, in order to minimise heating and cooling costs.

Use of WSUD initiatives – permeable carparking spaces, grassed swales in place of kerb and guttering.

Rainwater harvesting, collected on site with rainwater tanks in houses and townhouses and detention tanks in apartments.

Solar access – photovoltaic electricity generation and solar panels for water heating.

Fittings and whitegoods to reduce energy and water usage.

Use of recyclable materials.

3.11 Staging of Development and Actions to be carried out prior to Subsequent Applications

Prior to the lodgment of subsequent applications, the Proponent commits to undertaking the following to the satisfaction of the Department of Planning:

Staging program for the intended progressive development of the site.

Heritage Interpretation Strategy to recognise the important historical and social significance of the site, including actions to be carried out by Proponents of subsequent applications.

Negotiation with the Department of Planning, in consultation with Ryde City Council on the delivery of a Section 93 Planning Agreement, and/or Section 94 Development Contributions, to provide for community and infrastructure demand.

Consultation with Ryde City Council to develop the design for the stormwater management system, which will operate effectively to the standards for infrastructure, safety and public health to the satisfaction of Ryde City Council.

Detailed traffic studies in conjunction with, and to the satisfaction of, the Roads and Traffic Authority and Ryde City Council, for the design of all pedestrian and vehicular access points to the site, including new roundabouts and pedestrian safety measures.

Contamination Study in accordance with **SEPP 55 Remediation of Land**; the study to include a comprehensive preliminary site assessment with clear conclusions and recommendations showing that the site is suitable, or can be made suitable, for the proposed uses.

3.12 Submission of Subsequent Applications

The Proponent commits to subsequent applications for the development of the site to be submitted to the consent authority in accordance with:

- The conditions of approval to the RRCS Preferred Concept Plan; and
- The Statement of Commitments

The Proponent commits to the documentation for the subsequent applications to include (but not be limited to):

- Detailed landscape survey and design
- Archaeological survey, where required in accordance with the Heritage Interpretation Strategy
- Heritage interpretive elements in the public domain
- BASIX compliance
- Sediment and erosion control plan
- Waste management plan
- Carparking provision, loading and site access in accordance with the relevant codes
- Construction management plans
- Compliance with the utility authorities' standards and reticulation requirements, and approval/permit processes.

The Proponent commits to lodging a Construction Management Plan, prior to each development being undertaken on site, including (but not limited to):

- Traffic management
- Noise and vibration management
- Dust control
- Construction waste management
- Erosion and sediment control
- Flora and fauna management
- Archival recording of heritage
- Hazardous materials removal

The Proponent commits to carrying out any required remediation prior to developments being undertaken on site, in accordance with the findings of the Contamination Study.