

09634
17 January 2012

Karen Jones
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 Karen

**RESPONSE TO RECOMMENDED INSTRUMENT OF APPROVAL
ROYAL REHABILITATION CENTRE SYDNEY, "FRASERS PUTNEY"**

We refer to the recommended Instrument of Approval which was placed on the NSW Department of Planning and Infrastructure's (the Department) website on 21 December 2012. We understand that the recommended Instrument of Approval, along with the Director General's Assessment Report, has been placed on the Department's website for public exhibition until 14 January 2013. This letter seeks to provide comments the recommended Instrument of Approval including the correction of minor drafting errors and the minor adjustment of Conditions B15 and B16.

The following documents have been prepared to support the suggested changes proposed below:

- § Apartment Building 4A and Victoria Road Landscaping Elevations prepared by Environmental Partnership(**Attachment A**);
- § Letter confirming adequacy of Victoria Road setback for proposed landscape scheme prepared by Environmental Partnership (**Attachment B**);
- § Select Development Application Drawings for Apartment Building 4A prepared by Cox Richardson Architects (**Attachment C**), lodged with Ryde City Council on 14 December 2012; and
- § Stage 1 Phase 2A/3A Pre-DA Landscape Plans prepared by Environmental Partnership (**Attachment D**).

Throughout this letter where recommended changes are included, words proposed to be deleted are shown in ~~strike through~~ whilst suggested wording is shown in **bold underline**.

1.0 A1 DEVELOPMENT DESCRIPTION

A minor drafting error has been noted in Condition A1 Development Description regarding the maximum number of dwellings permitted across the site. The suggested changes, which are consistent with the current Instrument of Approval, are provided below.

Concept approval is granted only to the carrying out the development described in Volume 1: Urban Design Principles Site Analysis and Development Plan and Volume 2: The Preferred Project Revised Concept Plan, prepared by BSA Architects (December 2005), as amended by the Concept Plan Drawings by Cox Richardson Architects (August 2012) including:

- (1) A new, purpose built specialised rehabilitation and disability facility.*

~~(2) Up to 900 residential dwellings.~~

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

(3) Landscaped public and private open space.

(4) Associated services and infrastructure.

(5) Land use distribution, building heights, densities, dwelling mixes and types.

2.0 A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

Suggested changes are proposed to minor drafting errors in Condition A2 Development in Accordance with Plans and Documentation.

Suggested Change:

The development shall also be generally consistent with the following plans and documentation:

(1) Concept Plan and Environmental Assessment for the Redevelopment of Royal Rehabilitation Centre Sydney Site, prepared by BSA Architects (August 2005).

(2) The Redevelopment of Royal Rehabilitation Centre Sydney Site – Secondary Consultant reports for Concept Plan Submission to DIPNR, prepared by BSA Architects (August 2005).

(3) Preferred Project Report and Statement of Commitments and Proponent's Responses to Exhibition of the RRCS Concept Plan, prepared by BSA Architects (December 2005).

As amended by the following plans and documentation:

(a) Concept Plan Drawings by Cox Richardson Architects (August 2012); and

(b) S75W Modification to Concept Plan MP05_0001 Report by JBA ~~Architects~~ dated May 2012 as amended by Correspondence from JBA ~~architects~~ dated 7 September 2012 and 9 November 2012;

*(c) Subdivision Plans prepared by Tasy ~~Mariatis~~ **Moraitis** dated 12 December 2012*

Except for otherwise provided by the plans and documentation described in Condition A1, Part A, Schedule 2 and the Department's conditions of approval as set out in Schedule 2, Part B and the proponent's statement of commitments as set out in Schedule 2, Part C.

2.1 B15 Victoria Road Setback

A minor amendment is suggested to Condition B15 regarding the proposed setback from the realigned boundary with Victoria Road. Currently a setback of 5 metres to the realigned Victoria Road boundary is established in the recommended Instrument of Approval. It is proposed that this be amended to be a weighted setback of 5 metres from the realigned Victoria Road boundary.

This minor amendment is proposed in light of the detailed design of Apartment Building 4A (located in the north east corner of the site) which has already been lodged as a Development Application (DA) to Ryde City Council (Council). This building is currently designed to have a minimum setback of 3.52 metres and a maximum setback of 5.525 metres from the property boundary. An additional 1.7 metres of soft landscaping is provided between the property boundary and the footpath within the road reserve. Significant design consideration has been given to the address of Apartment Building 4A to Victoria Road, examining how it can provide a good presentation to the street whilst providing a high level of internal amenity to those units closest to Victoria Road.

The intent of Condition B15 can be determined from the Director General's Assessment Report, which notes:

A 5 metre setback is the minimum necessary to allow for a sufficient depth of landscaping to make a reasonable contribution to the streetscape, mitigate the visual impact of the proposed eight storey building, and allow for the proposed transplanting of the palm trees.

The above excerpt demonstrates the key consideration in including this setback has been the provision of landscaping along the front of the site to mitigate the potential impacts of the development. Sections illustrating the currently proposed landscaping scheme along the Victoria Road boundary in front Apartment Building 4A are provided at **Attachment A**. These sections illustrate that the currently proposed setback is sufficient to enable the transplanting of the existing palm trees. Environmental Partnership has confirmed that the current setback will be sufficient for the transplanting of the palm trees and the additional planting (see **Attachment B**).

As the current setback is suitable to contain the transplanted palm trees and additional planting, it is considered that appropriate screening will be provided to minimise the visual presence of the built form, and provide a good contribution to Victoria Road.

In addition to the landscaping which will be provided within the current setback, there has been a considerable amount of detailed design to the form and materiality of the building. A range of screening measures along this frontage (including louvres and privacy screens) and strong articulation of the façade have been provided on the Victoria Road façade to mitigate any interface issues and increase internal amenity. An Acoustic Consultant has advised on the necessary glazing specifications to mitigate external noise levels, and these have also been included in the detailed DA to Council. Select DA drawings and a photomontage from Victoria Road are provided at **Attachment C** illustrate how the current location of the building will not compromise the internal amenity of the building or the address of the building to Victoria Road. These drawings show the orientation of living spaces in the apartments and the location of louvres/screening devices which have been positioned to ensure the amenity of these corner apartments is high.

Suggested Change:

The eastern building on Victoria Road known as building 4A is to be setback at least a weighted average of 5 metres from the realigned boundary with Victoria Road to be established for the creation of a new deceleration lane and public footpath.

2.2 B16 Basement Carpark structures

The requirement for no basement parking to be permitted within the Victoria Road setback is suggested to be deleted. It is acknowledged that the intent of this control is to maximise the amount of deep soil at the Victoria Road boundary, and therefore enable appropriate tree planting to screen the built form of Apartment Buildings 3A and 4A.

Whilst the basement below Apartment Building 4A does not encroach into this boundary, the basement below Apartment Building 3A extends beyond the building by approximately one metre. Although the basement extent is beyond the building, the setback from the basement edge to Victoria Road is an average of 9 metres, consisting of a minimum of 6.7 metres and a maximum of 11.4 metres. This setback results in approximately a 9 metre wide area of deep soil to allow for planting. This deep soil zone is considered appropriate to allow for adequate screening along this frontage, therefore it is considered that the suggested amendment to the condition is appropriate.

It is also suggested that additional wording be included in the second paragraph of Condition B16 to provide certainty on the measurement of deep soil. Currently this condition requires a level of deep soil above basements extending beyond buildings to be capable of supporting trees with a mature height of ten metres.

The detailed DA for Stage 1 Phase 2A/3A is currently being prepared, and pre DA discussions have occurred with Council. The Pre DA Landscape Plans discussed with Council are provided at **Attachment D**, illustrating the level of detailed design already undertaken over the site. In this preliminary meeting Council raised no concern with the landscaping scheme, which has included trees which are capable of reaching a height of ten metres over basement car parking areas.

Although this requirement will be achieved, the manner in which deep soil will be provided above basements extending beyond the buildings is through raising the finished ground level by mounding

soil around the base of the trees. Although a standard landscaping method, there is concern that Council may interpret deep soil as the zone from natural ground level to the top of the basement slab. It is considered that the method for which deep soil will be achieved through mounding of soil satisfies the intent of the condition; and the amended wording will ensure no ambiguity when Council assesses this DA, which is expected to be lodged by the end of January 2013.

It is also noted that ordinarily a deep soil control would be implemented on a site wide basis as a percentage of site area. For instance, the Residential Flat Design Code (RFDC) provides a 'Rule of Thumb' which requires a minimum of 25% of deep soil across a site. A total of 19,813m² of deep soil not above basement slabs (33%) will be provided across Stage 1, well in excess of the RFDC minimum. In addition to the deep soil landscaping provided within the Stage 1 residential site, it is also noted that the overall redevelopment of the former RRCS site includes the provision of a significant new public park which incorporates a large space of deep soil landscaping. This high percentage of deep soil across the site, accompanied by additional methods of establishing soil depths suitable for large tree plantings will result in a high level of amenity within the site and a positive enhancement to the local area, hence the proposed amended wording to the condition is considered warranted and satisfactory.

Suggested Change:

~~**No basement parking or below ground structures are permitted in the Victoria Road front setback area.**~~

Other basement parking shown on the Concept Plan Drawings by Cox Richardson Architects outside approved building envelopes are permitted where the proponent can demonstrate compliance with Council's stormwater management requirements, appropriate drainage and soil depths (whether achieved by natural depth or use of alternative methods such as mounding of the soil) to support a variety of landscaping including trees to a mature height of at least 10 metres.

3.0 CONCLUSION

We consider the above amendments to conditions to be minor and supportable considering that the detailed design of the development has significantly progressed and that these detailed plans are able to demonstrate the best possible outcome has been achieved. The current setback to Victoria Road will be sufficient to allow for the transplanting of the palm trees as well as additional landscaping, providing screening to Apartment Buildings 3A and 4A. Strong design consideration has also been given to Apartment Building 4A to ensure it has a positive presentation to the street and a high level of internal amenity.

The landscaping throughout Stage 1 has also undergone significant design development, with a single consistent scheme to be implemented over the site. This scheme includes a variety of landscaping elements which will create visual interest in the streetscape and provide a high level of amenity through the site. The proposed modifications to the conditions seek to provide certainty in the assessment of future applications, one of which is currently lodged with Council and the other which has undergone pre DA discussions, and is due to be lodged in January 2013.

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 on 9956 6962 or cswan@jbaplanning.com.au.

Yours faithfully



Clare Swan
Associate