

Memorandum

To: Richard Pearson, A/Director-General & Chris Wilson, Executive Director,
Development Assessments Systems and Approvals

From Karen Jones, Director, Metropolitan and Regional Projects, South

Date 28th February 2013 **File no** MP05_0001 MOD 1

SUBJECT **Royal Rehabilitation Centre, Sydney**
Modification to Concept Plan

I refer to the Department's recommendations within the Director-General's Draft Environmental Assessment Report dated January 2013 and the Addendum Report dated February 2013. Following the drafting of those reports, the Proponent has submitted amended plans to address the issue of the recommended 5 metre setback from Victoria Road.

The amended plans result in the building envelope for Building 4A being relocated towards the south and east, further away from Victoria Road. Under the amended plans, Building 4A would have a setback of between 5 - 11 metres from Victoria Road, except for an encroachment of less than 1 metre for balcony elements on levels 3 and 5 (above a height of 9 metres).

The Department considers that the encroachment resulting from the proposed modification will achieve the intent of the draft condition to allow a sufficient depth of landscaping to make a reasonable contribution to the streetscape, mitigate the impact of the proposed eight storey building, and allow for the proposed transplanting of the palm trees. The minor encroachment will permit the retention of building elements such as balconies above the third level of the building which will provide articulation to the building, without impacting on the landscaping provided at ground level.

Other impacts that arise from the relocation of the building towards the south have been considered and are outlined as follows:

- The relocated building would still retain a separation of 35 metres to the nearest dwellings on Victoria Road and Kenneth Street, and would not result in unacceptable visual or privacy impacts to those properties.
- The relocated building would result in some additional overshadowing of those dwellings on Victoria Road and Kenneth Street in the afternoons (after 2.00pm). However, properties would still retain at least 3 hours of solar access at other times through the day and the extent of overshadowing is therefore considered acceptable.
- The relocated building will have a reduced setback to the proposed internal roadway to the south of the building. Upper floor balconies could have a nil setback to the roadway. However, the affected roadway will not be a public road. It is intended as a private rear laneway, providing rear lane access to dwellings within the site. The limited use of the road means that the reduced setback would have no adverse impacts on public streetscapes and is considered acceptable in the context of a private rear laneway.

The recommended instrument has been amended to incorporate the revised plans and to permit the proposed setback. In addition, it is recommended that the A/Director-General approve the modification given the original Director-General's Assessment Report was endorsed under the previous Executive Structure.


Please sign the attached instrument of modification, if you approve the proposed modifications.

Endorsed by:



7/3/13


Karen Jones
Director
Metropolitan and Regional Projects, South



7.1.13

Chris Wilson
Executive Director
Development Assessment Systems and
Approvals

Approved by:



8/3/13

Richard Pearson
A/Director-General