



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

16 March 2018

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Carolyn,

SUBMISSION TO SSD 17_8816 CONSTRUCTION OF A 10 STOREY HEALTH SERVICES ADMINISTRATION BUILDING AT ROYAL NORTH SHORE HOSPITAL.

We write on behalf of Altis Property Partners, the owners of the property located at 207 Pacific Highway, St Leonards (**Altis land**). The Altis land is immediately south of the Royal North Shore Hospital (RNSH) site, and directly adjacent to where development proposed by SSD 17_8816 is located.

The purpose of this letter is to advise that Altis is supportive of the ongoing redevelopment of the RNSH site, provided redevelopment occurs in accordance with the approved concept plan as modified (MP 06_0051 MOD 7). In this regard, Altis support the development proposed by SSD 17_8816, which appears to accord with the approved concept plan.

A secondary purpose of this letter is to request that Altis is consulted in relation to future redevelopment proposals, with a view to capitalising on opportunities to improve integration between the RNSH site and the Altis land. In particular, Altis is eager to ensure that existing pedestrian links between the Altis land and the RNSH site are maintained and improved and that ground level uses and public domain works provide for a high quality and safe pedestrian environment.

We note that land to the east of the subject development (identified as Precinct 4b on the approved concept plan) is also slated for future redevelopment and that a building envelope for this land has been established in the approved concept plan. The building envelope makes provision for pedestrian through links and connections to Herbert Street.

The Altis land presently contains a pair of commercial towers, however residential accommodation in the form of shop top housing is permissible with consent. Given the status of St Leonards as a Strategic Centre, and the prospect of uplift in this Precinct, there is a reasonable possibility that the site may be redeveloped in the medium to long term.

Redevelopment of both Precinct 4b and the Altis land presents a valuable opportunity for representatives of the hospital and Altis to open a dialogue around potential areas of integration, interface treatments and delivery of high quality pedestrian connections. We would strongly encourage early dialogue as part of design development.

Submission - final



Please contact me on (02) 8424 5113 if you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Ryan Gill", enclosed within a thin black rectangular border.

Ryan Gill
Senior Consultant