



APPENDIX I – Stakeholder and Community Presentation on the preferred Development Scenario



Confirmation of the Client Brief

Φ Client brief:

- φ *105-bed Aged Care Facility with 45% concessions;*
- φ *90 independent living units (ILUs);*
- φ *reinstatement of the heritage building and terraces;*
- φ *increase the level of Aged Care Facility concessions to 45% for high care residents ;*
- φ *create a **state-of-the-art** facility with special section for **people with dementia** (growing issue in the community); and*
- φ *meet **significant under supply** of independent living units (ILUs) in the area with **on-site** back up services (aging-in-place)*
- φ *ensure the facility is self sufficient and contributes to the ongoing ministry objectives of the church*

URBAN DESIGN STUDY SCOTTISH HOSPITAL SITE

COMMUNITY CONSULTATION
17TH JUNE 2010



PROGRESS UP TO DATE

- Initial presentation to Council – 22nd March 2010 (Stage 1 – Consultation)
- Site tours and consultation – 1st May (Stage 1 – Consultation)
- Community information nights – 3rd & 4th May (Stage 1 – Consultation)
- Comments from consultation issued to community for comment and published on the website
- Review Principles and Master Plan in response to consultation
- Presentation to Council – 9th June (Stage 2 – Consultation)
- 2nd round of Community Consultation – 17th June



CONSTRAINTS IN RESPONSE TO CONSULTATION



OPPORTUNITIES IN RESPONSE TO CONSULTATION



ORIGINAL KEY PRINCIPLES

1. Locate building form and massing to minimise its visual impact to the public domain and distance views
2. Maintain and enhance the landscape and topographic character of the site
3. Minimise impacts of new buildings on the landscape and heritage character of the site
4. Respect the original view from the heritage landscape terraces of the hospital
5. Maximise the public open space for the community
6. Celebrate the heritage significance of the site
7. Achieve design excellence
8. Achieve a high quality public and private domain that is safe and active
9. Minimise vehicle impacts on the surrounding street system

INTEGRATED KEY PRINCIPLES

Public Domain and Urban Context

1. Connect the site visually and physically with the surrounding urban context
2. **Recognise and resolve the multiple edge conditions that the site presents with regard to the surrounding built form and streetscapes**
3. Maximise publicly accessible open space areas to complement and supplement existing open space in the locality
4. Achieve a high quality public and private domain that is safe and active

Built Form and Design Excellence

5. Locate building form and massing to minimise its visual impact on the public domain and distance views
6. Achieve design excellence
7. Integrate new buildings within the landscape and heritage character of the site
8. **Limit the impact of new development on the heritage landscape streetscapes of Brown Street & Dillon Reserve**
9. **Remove all existing intrusive non heritage fabric from the site**

Topography and Landscape

10. Maintain, respond and enhance the landscape and topographic character of the site
11. **Locate new buildings and carparking away from root zones or canopies of heritage listed trees**
12. **Preserve the significant landscaping and heritage garden terraces as focal points**

INTEGRATED KEY PRINCIPLES

Views and Vistas

- 13. Reinterpret and respond to the original view (now lost) from the heritage landscape terraces towards Dillon Street Reserve
- 14. Preserve views deep into the gardens from Dillon Street and Stephen Street**
- 15. Maintain a visual connection to the restored heritage building from the surrounding public domain areas

Heritage

- 16. Recognise and celebrate the heritage significance of the site
- 17. Limit the impact of the development on the heritage streetscape of Cooper Street**

Vehicular Access and Parking

- 18. Minimise vehicle impacts on the surrounding street system and within the site
- 19. Limit vehicular and construction site access to the existing entry point to the site wherever possible**

Use and zoning

- 20. Maintain a dominant health & aged care component to recognise the historically adaptive use & zoning of the land**

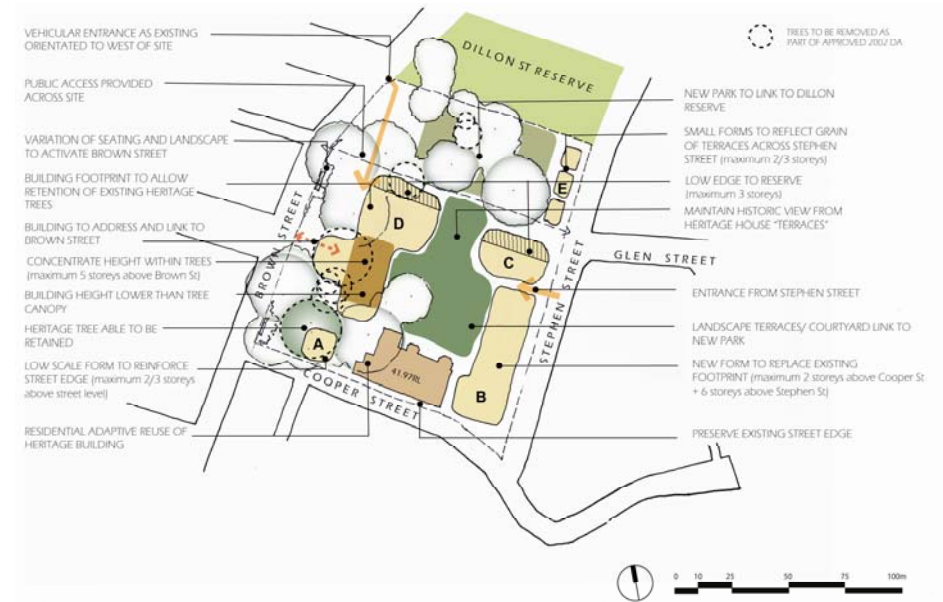
WORK TO BE UNDERTAKEN

- **Identify solar access controls for public open space, private open space and neighbouring residential property**
- Identify proper built form controls for setbacks and heights set by surrounding heritage buildings and the existing tree canopies
- **Ensure SEPP 65 compliance with regard to solar access, amenity and separation**
- **Identify appropriate controls for building materials and colours**
- Undertake a heritage vegetation management plan for the site to identify landscape design principles
- Apply the Burra Charter principles in the adaptively reuse of the Scottish Hospital
- Prepare a Conservation Management Plan (CMP) to guide any design proposals
- Evaluate vehicular and pedestrian traffic impacts on the local street network
- **View analysis for list of concerned residents**
- Hydrological assessment
- Preliminary Arboreal Impact analysis

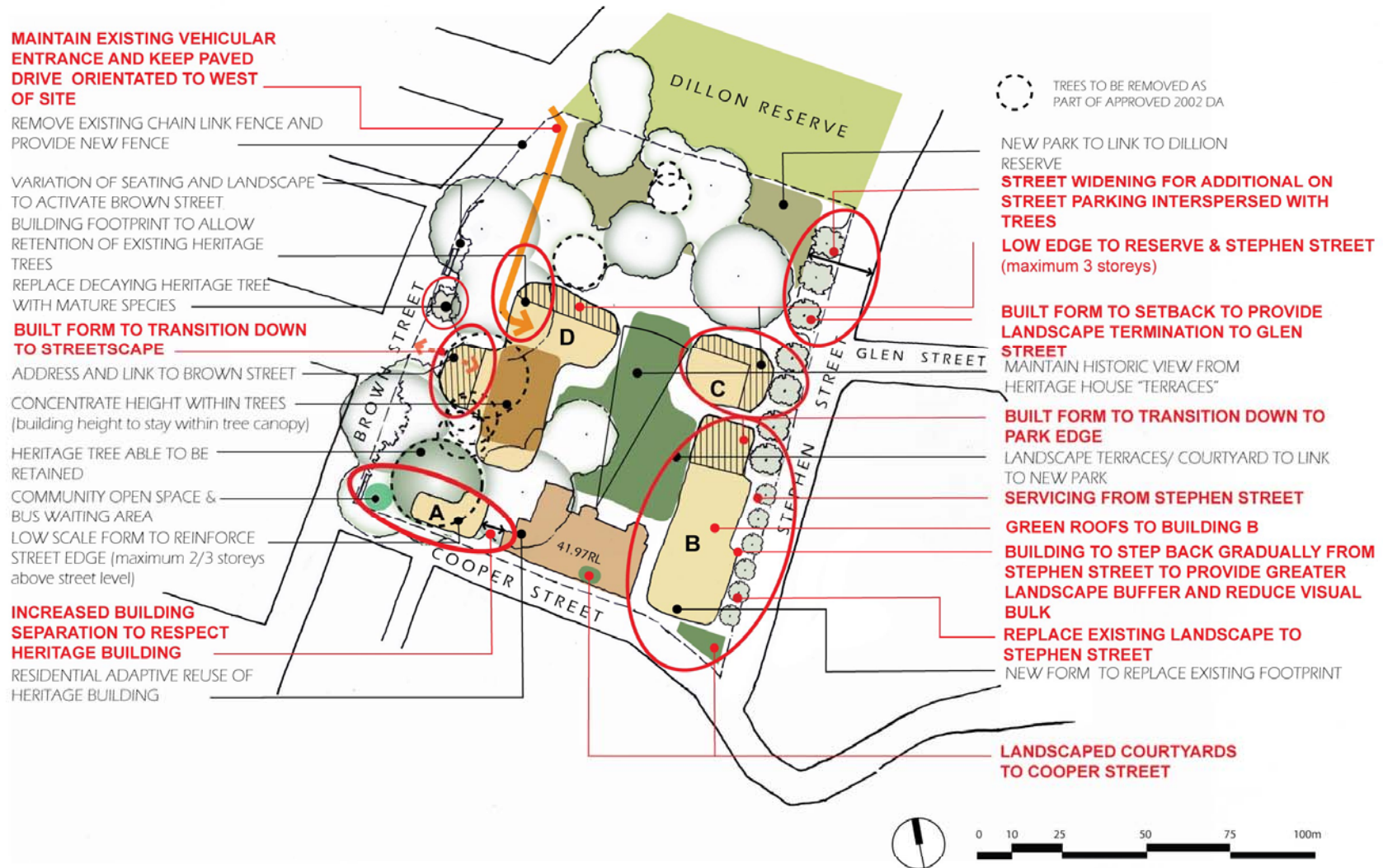
OPTION 1 MASTERPLAN



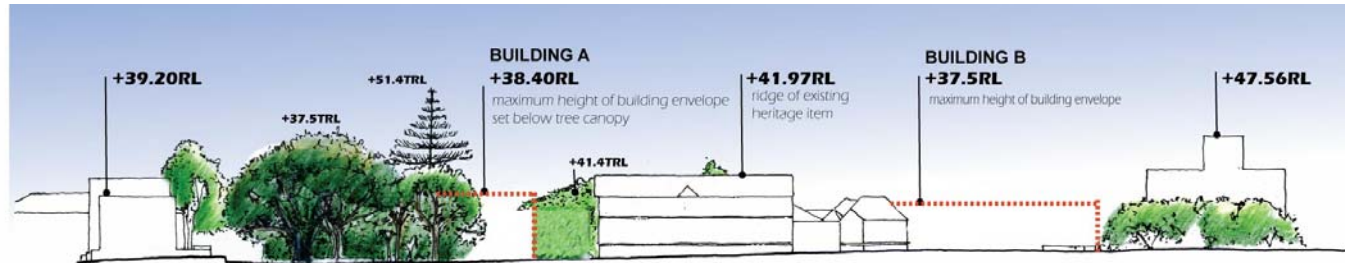
OPTION 2 MASTERPLAN



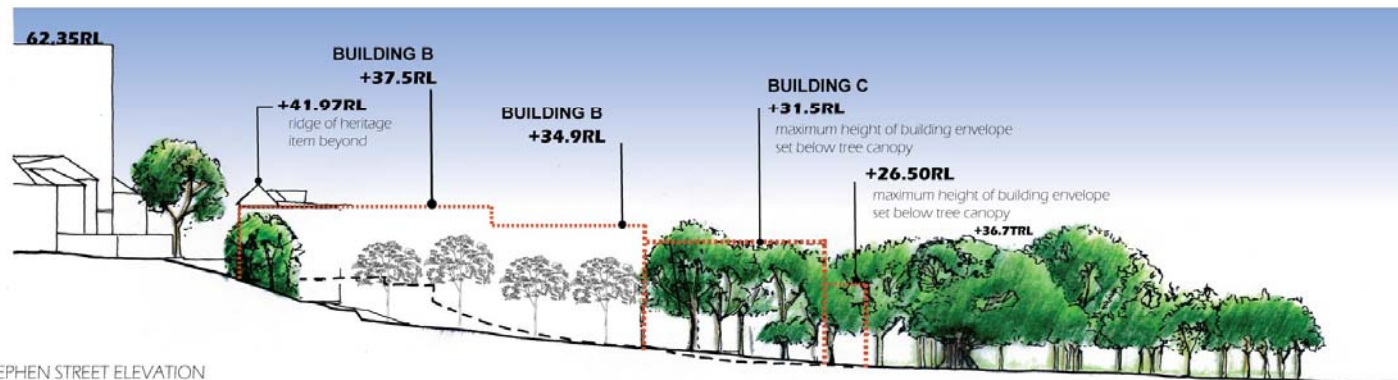
FINAL MASTERPLAN IN RESPONSE TO CONSULTATION



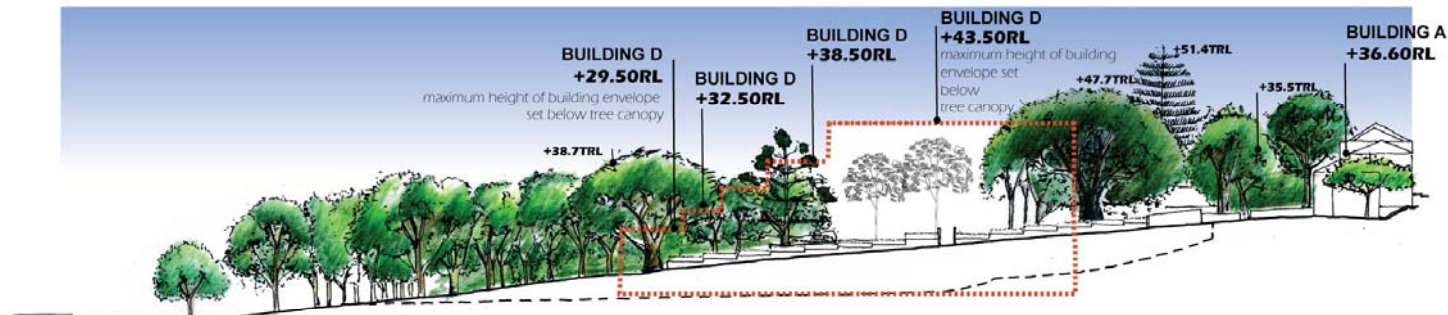
FINAL MASTERPLAN ELEVATIONS



COOPER STREET ELEVATION



STEPHEN STREET ELEVATION

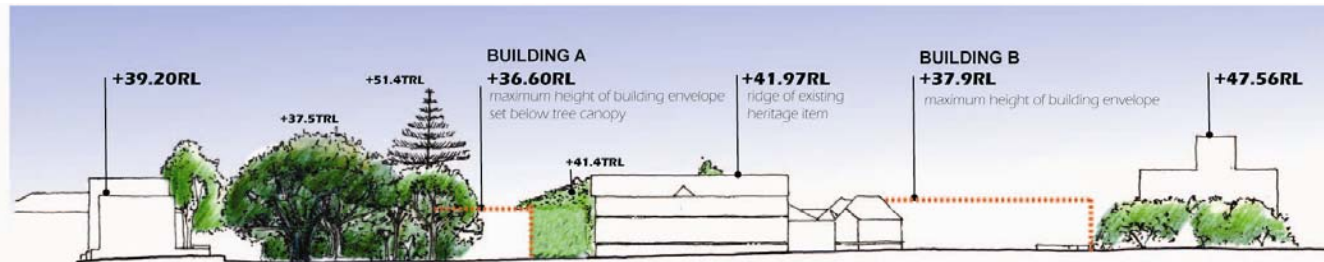


BROWN STREET ELEVATION

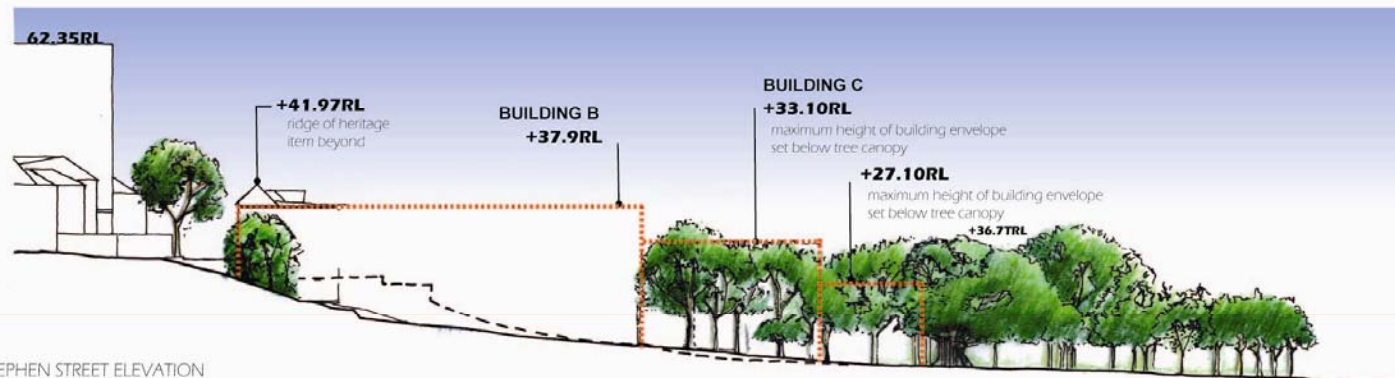
THANK YOU
JUNE 2010



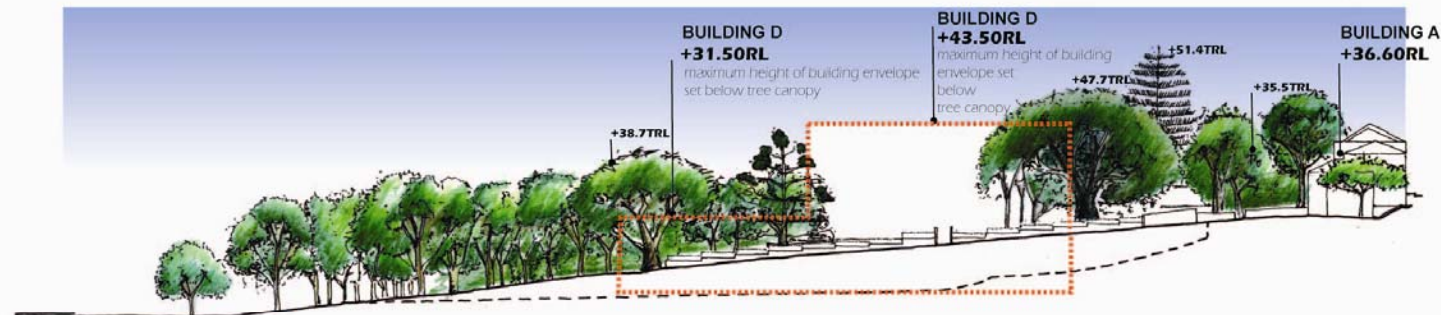
ORIGINAL MASTERPLAN ELEVATIONS



COOPER STREET ELEVATION



STEPHEN STREET ELEVATION



BROWN STREET ELEVATION