



APPENDIX K – Stakeholder Submissions and Briefing Minutes

Rosemarie Sheppard

From: Robyn Attuell [robyn@unitednotions.com.au]
Sent: Wednesday, 19 May 2010 11:40 AM
To: Paul Sadler; Clover Moore; Graham Quint; records@woollahra.nsw.gov.au
Subject: Scottish Hospital Paddington

Attachments: Paddington Society_Scott.Hospital Feedback_17.5.10.pdf



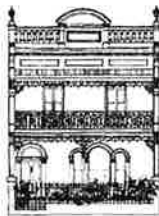
Paddington
Society_Scott.Hospital..

Dear Mr Sadler,

The Paddington Society's response to the proposed development on the Scottish Hospital site is attached following our participation in the on-site Community Walk and Workshops held at the Vibe Hotel.

Regards

Robyn Attuell
President
The Paddington Society



THE PADDINGTON SOCIETY Inc.
For Community and Heritage
Est 1964

Mr Paul Sadler
Chief Executive Officer
Presbyterian Aged Care NSW & ACT
168 Chalmers Street
Surry Hills NSW 2010

17th May, 2010

Dear Mr Sadler,

The Scottish Hospital Redevelopment - in response to the Open Day & Workshops

Background

The Scottish Hospital includes the gardens and original house *The Terraces*, one of the ten Gentry Villa subdivisions granted by Governor Bourke in the 1830s.

The Terraces is the only remaining Gentry Villa house and grounds in Paddington, with the exception of a small segment of *Engelhurst* on Ormond Street. All the others have been demolished. The only other villa from this period is *Juniper Hall*. It still stands, but on a block that is a fraction of the original 100 acre grant.

Later additions in the grounds include the AC Mackie Nursing Home on Brown Street and the theatre addition on Stephen Street.

The 1.47 hectare site, house, grounds and some trees are heritage listed in the Woollahra LEP 1995. In 2001 a tree assessment identified some 88 major trees/species of the some 140 trees on the site.

In 2002 Woollahra Council conditionally approved an aged care development on the site, retaining the existing buildings adding two setback floors to the 4 floor nursing home and creating new 2 storey buildings. It incorporated 24 self-care apartments and some 190 aged care beds, and a basement car park for about 70 cars.

Council assessed the floor space for the approved application as some 13,600sqm, with a project cost of about \$23m. The National Trust, The Paddington Society and local residents objected to the impact of the proposal on the Scottish Hospital, its site, its trees, its grounds, views to the site and views from the site.

A new proposal

Presbyterian Aged Care (PAC) has developed new plans for the site to include a 105 bed residential aged care facility and 90 seniors' self-care apartments with community facilities, ancillary care services and some 150 cars parked on the Scottish Hospital site.

Various options have suggested buildings ranging up to 10 floors on the Scottish Hospital site. The two very high buildings on Glenmore Road above the Scottish Hospital and on Stephen Street adjacent to the Scottish Hospital are each 8 floors above a floor of car parking. These buildings are completely out of scale and character with the Victorian terraces of Paddington, a 1960's mistake and their form should not be repeated in Paddington.

Note: the ground level at the Scottish Hospital car park is approximately RL 15m, and Cooper Street is approximately RL 30m. The 4 floor AC Mackie building roof is approximately RL 29.5m. The 40 Stephen Street apartment building parapet is approximately RL 42.5m and the plant room is probably 6m higher.

The Paddington Society supports the continuing use of the site for Aged Care on the Scottish Hospital site.

The Paddington Society is very concerned as the new proposal contemplates;

- A floor space of 19,750 sqm, (6,150sqm more than the 2002 approved DA)
- A project cost of \$103m, (\$80m more than the 2002 approved DA)
- Heights up to RL 37.1m on Stephen Street and up to RL 43.5m on Brown Street
- Six floors above Brown Street on the view axis of Glenview Street
- Building on the ravine, a micro rainforest environment, to connect to Brown Street
- Five floors above Stephen Street on the view axis of Glen Street
- Buildings north of Glen Street blocking views into the site
- Height along both sides of the existing heritage *Terraces'* gardens increasing the sense of enclosure rather than opening out the view
- Removal of existing trees, including most of the trees along Stephen Street
- A large basement car park for perhaps 150 cars with potential impacts on the drainage system and the root systems of the existing trees. This represents a very significant excavation on the site.
- An additional access point for service vehicles and the car park from Stephen Street, a narrow 10m wide dead end residential street.
- There is no Landscape Conservation Plan and apart from the development of design guidelines there is no design excellence process identified

And on the positive side;

- Doubling the size of Dillon Reserve as public open space
- Continuing provision of aged care on the site.

Design Principles

The Paddington Society understands that Woollahra Council has decided to develop design principles for the site in consultation with the community to inform the Minister for Planning as part of the consultation process. The Society strongly supports this initiative.

Design principles identified by The Paddington Society for the place should:

- Respect, preserve and enhance the heritage values of The Scottish Hospital, the site, the gardens and the trees;
- Respond to and conform with a Conservation Management Plan (CMP) for the site. The CMP should be a precedent to any design proposals;
- Respond to and conform with a Conservation Landscape Management Plan for the site. None appears to have been made public to date. This should be a precedent to any design proposals; (*Tree Wise Men* have prepared a preliminary arborist report);

- Preserve the views that expand out from the original garden terraces within the site;
- Preserve the views into the gardens of the site on the alignments of Glenview Street, Dillon Street, Stephen Street and Glen Street;
- Limit the impact of the development on the heritage streetscape of Cooper Street, Brown Street, Dillon Reserve and Stephen Street;
- Identify an appropriate density for the site; *Note: Council's 2002 consent for FSR is 0.9:1 and the Women's Hospital development FSR is 0.89:1, both projects a reasonable guide as to what is appropriate For Paddington including the provision for public open space.*
- Identify an appropriate scale and height controls for buildings on the site; *Note: Existing consent approved 6 floors above ground on the site of the existing nursing home, this is also a reasonable guide as to where and what height might exceed the 9.5 metre LEP height limit.*
- Identify appropriate built form controls for setbacks and for areas where the LEP height limit is considered too high; these should be set by surrounding heritage heights and existing trees;
- Identify solar access controls for both public open space, private open space and neighbouring residential property;
- Ensure that self-care apartments comply with SEPP 65 with regard to solar access, amenity and separation;
- Identify appropriate controls for building materials and colours;
- Identify appropriate landscape controls for the site;
- Minimize car parking on the site and ensure minimal impact on trees' root systems;
- Limit vehicular site access to the existing entry point to the site;
- Limit all construction access and to the existing entry point to the site;
- Create sufficient urban design control or a design/peer review process or require a competitive process to achieve design excellence; and
- Conduct an appropriate consultation process with stakeholders and neighbours.

The Paddington Society supports the continuing use of the site for Aged Care on the Scottish Hospital site, but it is concerned about the very large scale of the proposal and the extent of self-care apartment accommodation proposed. Given the difference between the project cost in 2002 and the project cost submitted to the Department of Planning in 2009 The Society is also concerned about the process.

Yours sincerely,

Robyn Attuell
President
The Paddington Society

cc Clover Moore MP
Woollahra Municipal Council
The National Trust of Australia

Rosemarie Sheppard

From: John Richardson [John.Richardson@cox.com.au]
Sent: Friday, 23 April 2010 5:11 PM
To: Rosemarie Sheppard
Subject: RE: [SPAM] RE: Redevelopment of Scottish Hospital Site

Rosemarie,

Thank you.

Regards,

John

John Richardson
Director



Cox Richardson
Level 2, 204 Clarence Street
Sydney NSW 2000 Australia
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Please consider the environment before printing this e-mail

From: Rosemarie Sheppard [mailto:rosemarie@urbanconcepts.net.au]
Sent: Friday, 23 April 2010 4:04 PM
To: John Richardson
Subject: RE: [SPAM] RE: Redevelopment of Scottish Hospital Site

Dear Mr Richardson,

Please see below in response to your email.

1. A landscape architect will only be appointed following resolution of the master plan process
2. Tree Wise Men Australia Pty Ltd have provided preliminary arboreal advice on the project
3. The Conservation Management Plan is still in draft and will only be circulated once relevant authorities and government agencies have had an opportunity to review the document.

Kind regards

Rosemarie Sheppard
Executive Assistant

1/09/2010

Urban Concepts
Level 8, 15 Blue Street
North Sydney NSW 2060
PO Box 1554, North Sydney NSW 2059
Tel: 02 9964 9655
Fax: 02 9964 9055

From: John Richardson [mailto:John.Richardson@cox.com.au]
Sent: Wednesday, 21 April 2010 6:16 PM
To: Rosemarie Sheppard
Cc: Robyn Attuell; John Mant
Subject: [SPAM] RE: Redevelopment of Scottish Hospital Site

Rosemarie,

Thank you for the invitations.

The Paddington Society would be interested to understand who is the landscape architect for the project.

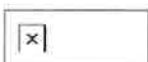
We would also be interested to know who is the heritage landscape specialist for the project and who is the arborist?

Is a copy of the updated Conservation Management Plan available to the Society as a precursor to the Open Day?

Regards,

John

John Richardson
Director



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Please consider the environment before printing this e-mail

From: Rosemarie Sheppard [mailto:rosemarie@urbanconcepts.net.au]
Sent: Wednesday, 21 April 2010 5:07 PM
To: John Richardson
Subject: Redevelopment of Scottish Hospital Site
Importance: High

1/09/2010

Dear Mr Richardson,

Please see attached letter and booklet regarding the redevelopment of the Scottish Hospital Site.

The original will be in tomorrows mail.

Kind regards

Rosemarie Sheppard
Executive Assistant
Urban Concepts
Level 8, 15 Blue Street
North Sydney NSW 2060
PO Box 1554, North Sydney NSW 2059
Tel: 02-9964 9655
Fax: 02-9964 9055

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Clover

MEMBER FOR SYDNEY

Electorate office

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www.clovermoore.com



15 June 2010

Paul Sadler
Chief Executive Officer
Presbyterian Aged Care NSW & ACT
PO Box 2196
Strawberry Hills NSW 2012

Dear Paul

Scottish Hospital Development

The Scottish Hospital site is critically important to densely populated Paddington, providing vital open space and contributing to longstanding heritage values. This initial submission provides comments on behalf of my constituents on the development of a Master Plan for the site that ensures Presbyterian Aged Care can meet local needs for aged care while protecting heritage and open space, and being a good neighbour.

I supported the strong community campaign against previous development plans that would have resulted in overdevelopment; destruction of heritage and trees; loss of views, landscaping and open space; and major excavation for car parking. The community was critical of the lack of public consultation and the absence of a concept plan.

The key concerns raised by the community about this latest proposal include open space and trees, overdevelopment, heritage protection, and traffic and parking.

Process

I commend Presbyterian Aged Care for working with the community to develop a new Master Plan based on identified planning principles, and a commitment to consultation before developing a final project application. Residents point out to me however, that community consultation is only useful if final plans are responsive to concerns raised.

I have repeatedly opposed Part 3A of the *Environmental Planning and Assessment Act 1979* in Parliament in part because it removes community involvement in planning and development decisions.

Presbyterian Aged Care's approach to consultation with site visits and workshops before preparing a final application represents good practice.

Open Space

Paddington residents live with low levels of private open space and opportunities to increase public open space are rare. ***The opportunity to give the community public green open space is a benefit that should be maximised in this development proposal.***

While there is overwhelming community support for protection of heritage-listed trees, there are concerns that some other trees, particularly along Stephen Street, and vegetation will be removed, destroying one of Paddington's remaining urban forests, which is an important natural carbon sink. Trees are vital in the inner city, providing shade in the harsh urban environment and entrapping airborne particles and pollutants such as sulphur dioxide, ozone and carbon monoxide.

The site provides a significant contribution to public green space and large trees that are so important to people living in small terrace houses or apartment buildings.

I strongly support community calls for the development to ensure a net increase in trees and tree canopy.

Bulk and Scale

Residents remain concerned that the almost 20,000 square metres of floor space proposed is overdevelopment of the site. They say heights of up to 10 storeys, with up to six storeys visible above street-level from Brown Street and five storeys visible above street-level from Stephen street, are inconsistent with Paddington's Victorian heritage and are based on a small number of inappropriate adjacent apartments that should not have been approved because they breach planning controls. Residents point out that the Woollahra Local Environment Plan 1995 sets a height limit for new buildings on the site of 9.5 metres – approximately three storeys.

Residents are particularly concerned that the development on Brown Street will block views from Glenview Street.

Some residents believe that three bedroom independent living units are not appropriate in the inner city, given most future residents will come from two-bedroom terrace houses and apartments. They say the bulk and scale of the development could be significantly reduced if independent living units have a maximum of two bedrooms.

Built Heritage

There is strong community support for restoration and adaptive reuse of the heritage Scottish Hospital building, which will contribute to long term protection of the Paddington Heritage Conservation Area. The views from the original garden terraces also have historic significance and these views should be expanded.

Traffic and Parking

I share the Paddington Society's concern that excavation of the site for around 150 to 180 car parking spaces will result in loss of natural landforms and impact on significant tree root systems. I also support the call to limit private vehicle use, and recommend that a Traffic Management Plan be developed.

There is concern about vehicle access through Stephen Street, which is a narrow street that is unable to carry additional traffic. Significant work has been done to limit through-traffic from residential streets in this precinct, and I share community concern that additional traffic should not be encouraged.

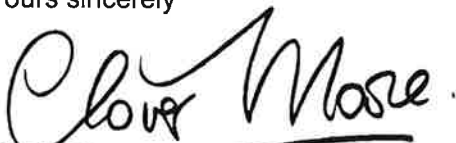
Design

I ask that Presbyterian Aged Care adopt design excellence principles to ensure development adds to this sensitive precinct rather than detracts from visual amenity.

Development should take a responsible approach to global warming beyond minimum standards set in the Australian Building Code. I recommend that Presbyterian Aged Care follow new

benchmarks in sustainable development such as the Surry Hills Library and Community Centre which improves environmental performance through naturally cooled and filtered air, maximum use of natural light, solar panels, and rainwater harvesting and reuse.

Yours sincerely

A handwritten signature in black ink that reads "Clover Moore". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Clover Moore
Member for Sydney



PRESBYTERIAN AGED CARE NSW AND ACT

22 June 2010

Ms Clover Moore
MP for Sydney
Sydney Lord Mayor
58 Oxford Street
PADDINGTON NSW 2021

Dear Ms Moore,

RE: Scottish Hospital Site upgrade submission

I am writing to thank you for your submission dated 15 June 2010, expressing your views on our proposal to upgrade the Scottish Hospital Site.

I am particularly grateful for your supportive comments, which you also articulated at our community consultation session on 4 May 2010, in relation to our sound community consultation efforts.

We have most certainly taken a good look at our community relations approach, and tried to be as thorough and inclusive as possible, to ensure that the community's views are factored in. As you know, we are a not-for-profit organisation with a community support and Ministry agenda, and we do understand the importance of having the community on side.

You may be aware that we presented our preferred master plan option to the community last Thursday evening, and I attach a copy of the presentation for your reference.

In addition, I would also like to take this opportunity to provide some clarifying points in response to your submission, if this assists.

Environmental Planning and Assessment Act, 1979

- Presbyterian Aged Care NSW & ACT (PAC) acknowledges your concerns about Part 3A of the Environmental Planning and Assessment Act 1979. You would be aware, however, that we are obliged to follow the prescribed planning processes of the day, and in this instance, we were instructed by the NSW Government that the Part 3A process is applicable. I trust that our endeavours to very genuinely engage and consult with the community is testimony to our desire to ensure the community has say on the way forward;

Tree canopy

- We are imploring the community to appreciate that our vision will not be feasible unless the unique tree canopy and leafy ambiance of the site is protected if not, enhanced. These attributes are a drawcard for residents and patients who will be attracted to the site, and, as you rightly indicate, the community at large. Our preferred master plan option does everything possible to preserve and enhance the tree canopy, and in some cases adding additional trees and vegetation screening. We are of course also working on detailed plans to rejuvenate the site's heritage gardens and will present a detailed landscape plan with the next stage of consultation.

Bulk and scale

- We have tried to ensure that the conceptual plans generally adhere to the existing on-site footprints. The conceptual floor space has been calculated to ensure there is adequate accommodation to meet current and future demand. Our research shows this is particularly important, given the chronic shortage of aged care accommodation in Sydney, notably the inner-city / Paddington area.

When this demand and other project viability factors are taken into account, we believe that the preferred master plan option is suitable for the site and the community at large.

Although we are generally looking at one building being up to nine stories high, this building will be nestled in the on-site gully within the tree canopy. The proposed above-street levels will not be dramatically different or striking when compared to the existing nearby buildings.

An express instruction to the project designers is to utilise best-practice architecture to offset visual impacts. Accordingly, the preferred master plan option involves a range, or set-back and tiering principles, that reduce bulk and visual impacts.

Overall, we want to deliver a project that will be more visually appealing than the tired and outdated structures that currently exist.

Our research shows that three bedroom independent-living units are appropriate and in demand. There are, for example, many ageing people in the area who want to downsize from large houses into such accommodation, taking as many possessions as possible with them. Providing three bedroom units also fits with our charter of providing accommodation choices, i.e. larger accommodation down to more compact and affordable accommodation, which provide residents with the ability to age in place.

Traffic and Parking

- We will ensure that the tree root systems of heritage and significant trees will not be adversely affected when creating parking spaces for residents and staff. We are currently awaiting further expert advice to confirm this position.

Under NSW Government planning rules, we are obliged to provide certain numbers of parking spaces for residents, although the reality with such facilities for the aged is that only a minority of residents are car dependant – mainly due to old age.

In any event, we are most willing to develop a Traffic Management Plan.

We have listened to community concerns regarding traffic access via Stephen Street. Accordingly, we will not pursue a general entry driveway into the site from Stephen Street (there will be an entry point, but only for occasional service vehicles).

Further, we have opted to widen a portion of Stephen Street (sacrificing our own land), enabling better traffic flow, and enabling the creation of a number of parallel parking spaces which would be of enormous value to local residents.

Design

- All your comments on the design are duly noted. We are now focussed on developing more intricate design principles, and look forward to consulting with the community on this front in the coming months.

Thank you again for your response, and the interest you have shown to date. Be assured we will keep in contact with you as the community consultation process continues. Of course you and / or your staff are welcome to make contact if we can assist with further information flow.

Yours sincerely,



Paul Sadler
Chief Executive Officer
Presbyterian Aged Care
NSW & ACT

Rosemarie Sheppard

From: Phoebe Ashton (private email) [ma31163@bigpond.net.au]
Sent: Wednesday, 23 June 2010 12:09 AM
To: 'Belinda Barnett'; 'Paul Di Cristo'
Cc: 'Rosemarie Sheppard'
Subject: Scottish Hospital redevelopment - feedback from 40 Stephen Street
Attachments: Scottish Hospital redevelopment revised masterplan final.docx

Dear Belinda and Paul

Attached please find a letter written on behalf of the Executive Committee as representatives of the owners corporation for 40 Stephen Street Paddington. The letter is addressed to Belinda as I understand Urban Concepts is the official recipient of 'feedback' on the community consultation. This 11 page letter is 'feedback' from the owners corporation for 40 Stephen Street.

As mentioned to you both at the 17 June 2010 community meeting which presented the revised masterplan, we have concerns about the development which were not addressed in the revised masterplan, or were not sufficiently addressed in the revised masterplan.

We believe at this point that it would be helpful if someone from Cerno (if that is who should come) should be nominated to attend our Executive Committee meeting on Wednesday 30 June 2010 and talk to the Executive Committee about the issues that the proposed development has for our buildings. The meeting is in my apartment - apartment H (small building) - and starts at 6.30 pm.

Paul I rang your office today and left a message asking you to call me and let me know who would be coming. As I said in my message my mobile is 0408 221 952, and I would appreciate it if you could give me a call as soon as you are able to.

with thanks from Phoebe Ashton, Chair Executive Committee, 40 Stephen Street Paddington

Phoebe Ashton
H/40 Stephen Street
Paddington NSW 2021
Mobile + 61 408 221 952
Home Ph 8212 4806
Email ma31163@bigpond.net.au

From: Paul Di Cristo [mailto:pdicristo@cerno.com.au]
Sent: Monday, 10 May 2010 5:32 PM
To: Phoebe Ashton (private email)
Cc: Rosemarie Sheppard; Belinda Barnett
Subject: RE: PAC Paddington

Hi Phoebe,

I will be available for a meeting following receipt of your feedback. We are already working on addressing various issues raised during the consultation process, some of which may alleviate some of the issues that you raise. I look forward to receiving your comments and coordinating a meeting thereafter.

Kind Regards,

Paul Di Cristo

|

2/09/2010

From: Phoebe Ashton (private email) [mailto:ma31163@bigpond.net.au]
Sent: Thursday, 6 May 2010 7:15 PM
To: Paul Di Cristo
Cc: 'Rosemarie Sheppard'; 'Belinda Barnett'
Subject: RE: PAC Paddington

Hi Paul

Sounds good.

Paul, Belinda and Rosemarie - can I assume therefore that Paul is available for a meeting as proposed (eg. I would like the assurance that in principle you agree to the meeting rather than it being conditional upon what we say in our feedback after review of the site) and that our letter - following the meeting discussion will be included as part of the first phase of community consultation?

Thank you

From: Paul Di Cristo [mailto:pdicristo@cerno.com.au]
Sent: Thursday, 6 May 2010 4:13 PM
To: ma31163@bigpond.net.au
Cc: Rosemarie Sheppard; Belinda Barnett
Subject: PAC Paddington



Dear Ms Ashton,

I wish to introduce myself, I am the Project Manager assisting the Church with the proposed development of the Scottish Hospital Site. I am in receipt of your email requesting a presentation to the Executive Committee of 40 Stephen Street. I note copies of the presentations given at both the Site Information Day and Design Evaluation Workshops have been uploaded onto the project website and are available to view. In order to have a productive session with your committee, I request that the committee review the various presentations and submit feedback on the various proposals. Upon receipt of the feedback, I would be happy to coordinate a meeting.

Regards,

PAUL DI CRISTO Director
For Cerno Management Pty Ltd

P: +61 (2) 9279 0986 | F: +61 (2) 9279 1324 | M: +61 (414) 552 344
pdicristo@cerno.com.au | www.cerno.com.au

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with thanks from Phoebe Ashton, Chair Executive Committee, 40 Stephen Street Paddington

Phoebe Ashton
H/40 Stephen Street
Paddington NSW 2021
Mobile + 61 408 221 952
Home Ph 8212 4806
Email ma31163@bigpond.net.au

From: Paul Di Cristo [mailto:pdicristo@cerno.com.au]
Sent: Monday, 10 May 2010 5:32 PM
To: Phoebe Ashton (private email)
Cc: Rosemarie Sheppard; Belinda Barnett
Subject: RE: PAC Paddington

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Regards,

PAUL DI CRISTO Director
For Cerno Management Pty Ltd

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Belinda Barnett
Director
Urban Concepts
PAC Paddington Project
PO Box 780
North Sydney NSW 2509

17 June 2010

Dear Belinda

I am writing to you on behalf of the Executive Committee (SP 11374) of 40 Stephen Street Paddington with our views and questions on the Scottish Hospital redevelopment, which is comprised of 105 bed residential aged care facility and 90 senior's independent living apartments, ancillary care services and basement carpark for 160 cars.

We expect that this letter will be included (in its current form) on the PAC Paddington website, as it is written on behalf of the 40 units/households at 40 Stephen Street, Paddington.

The comments and questions below are based on the revised masterplan shown to community members on Thursday 17 June 2010. We understand that the developer has made an effort to address the concerns of those who attended the community consultations held in May 2010.

Unfortunately from our perspective these efforts have not produced a significantly improved development proposal.

Meeting requested

As the complex most affected by the proposed development (in particular by proposed buildings B and C) ***we request a representative from the development team to attend a scheduled meeting of the Executive Committee of 40 Stephen Street Paddington on Wednesday 30 June 2010.***

On 5 May 2010 the Chair of the Executive Committee of Stephen Street requested a meeting with Urban Concepts and this request was forwarded to Paul di Cristo. He replied (see below) that it was preferable for feedback from the Executive Committee to be received first, as it was possible that some of the issues that concerned the Executive Committee would be addressed as part of the May community consultation, but that he would be available for a meeting following receipt of our feedback.

Monday 10th May email from Paul di Cristo to Chair, Executive Committee 40 Stephen Street Paddington:

"I will be available for a meeting following receipt of your feedback. We are already working on addressing various issues raised during the consultation process, some of

which may alleviate some of the issues that you raise. I look forward to receiving your comments and coordinating a meeting thereafter."

A representative from the Executive Committee (Gary Lazarus) and other Stephen Street residents attended the May community consultation meetings. Two representatives from the Executive Committee (Gary Lazarus and Phoebe Ashton - Chair) and other Stephen Street residents attended the 17 June meeting.

On the evening of the 17 June we verbally gave Paul di Cristo from Cerno and yourself notice as to the date of the Executive Committee meeting. We note that Paul di Cristo's response was that 'he may be' overseas on that date. We have called Paul di Cristo on the 22 June, and his office has confirmed that he may be overseas so we have left a message asking him to organize someone else, who is qualified to answer questions on the development, to attend the meeting on the 30th June 2010.

Given that our building has 40 units/households, which is the most sizeable number of people in one place to be affected by the development we would hope that the developer would see the sense in authorising the attendance of a development team representative at our Executive Committee meeting.

We realize that there have been opportunities to attend community consultation meetings and provide feedback, but not many residents have attended these events. Residents may not have been able to attend meetings, which have been organised at times that suit the development team. We believe that many residents are not up to speed with the development and don't read their mail. As the Executive Committee of the building it is our responsibility to make sure that residents are kept informed of issues affecting their building.

We have accordingly organised a time that suits us (30 June 2010), where we hope to find out more about whether the particular remaining issues/concerns for 40 Stephen Street will be addressed, and where we will get an opportunity to put forward questions relevant to 40 Stephen Street.

At the end of this letter we have outlined our concerns we would like to discuss at the proposed meeting on 30 June 2010. The questions at the end of the letter which we want to also discuss at the meeting arise from these concerns. We would assume that the development representative who is sent to the meeting will be qualified to discuss our concerns and answer questions, or organize to get answers.

Concerns about the development

Size of the development

We are concerned that this proposal would be an inappropriate overdevelopment of this site. We believe that the revised masterplan is too high and too bulky.

It appears that Woollahra Council assessed floor space at 13,558 sqm for the previous development application in 2002 at a cost of approximately \$23M. In the proposal to the Minister in 2009 (PEA by Urbis) it seems that for the 2002 application the floor space was described as being 17,229 sqm.

We were told at the 17 June meeting that this discrepancy was due to drawings provided to the developer, and to different methods of assessing the floor space ratio. The explanation provided this evening (no powerpoint was provided for this explanation) was confusing for those of us who aren't architects and town planners, but we assume that this explanation will be put up in writing on the website, along with the rest of the presentations made this evening.

In any case the current proposal seeks approval for floor space of 'approximately' 19,500 sqm according to the discussion this evening, at a cost of 'approximately' \$105M. This is clearly a very significant increase in size from the 2002 proposal.

We understand that it is due to the size of the current proposal that it now qualifies as a Part 3A Major project Development that will be assessed by the (State) Minister for Planning.

Height of the development

Inappropriate comparison of height of proposed buildings with Cooper Street flats and Stephen Street building

We think that the proposal seeks to imply that the heights of the proposed buildings (A, B and C) are acceptable for this neighbourhood because they are lower than the Stephen Street main building (and the Cooper Street building). We say this because:

In the Preliminary Environmental Assessment (PEA) by Urbis, in the section titled 'Built form and zoning context' it is acknowledged that the height limit for this area of Paddington is 9.5 m, but the analysis goes on to say:

"The land to the south-east is zoned 2(b) Residential (Residential "B" Zone). Dwelling houses and residential flat buildings are permissible in this zone. This area is characterised by existing medium density residential flat buildings (two to four storeys). We note that within this zone there are **two residential flat buildings** [our emphasis] most likely built in the 1960s and 1970s that dominate the streetscape. A nine storey 1960s residential flat building breaks the rhythm of terraces along Cooper Street and dominates the streetscape. An eight storey residential flat building **dating from the 1970s** [our emphasis] dominates the streetscape of Stephen Street. The relevant objectives of this zone are:

- *"To provide for areas of medium and high density residential development in appropriate locations.*
- *To encourage a diversity of dwelling types and tenure.*
- *To allow non-residential development of low intensity which is compatible with the residential character and amenity of the locality".*

A height limit of 9.5m, and an FSR limit of 0.75:1 applies to this zone."¹

¹ 'Built form zoning and context, p. 5 PEA

http://www.pacpaddington.org.au/pdf/pac_paddington_preliminary_environmental_assessment_report_1march2010.pdf

The PEA is not correct in saying that the area is 'characterised by residential flat buildings'. In the area of Stephen Street, Glenn Street and Cooper Street there are five residential flat buildings and the rest of this immediate area (the majority of it) is 'characterised by' terrace homes and two storey buildings.

We find it illogical that the two residential flat buildings (Cooper Street building and 40 Stephen Street building) that are described variously (in the PEA) as 'breaking' or 'dominating' their respective streetscapes should be used as an argument (in the PEA) for proposing to build more buildings of + 30 m in height. The reality is that these two residential flat buildings are significant anomalies within their streetscapes.

40 Stephen Street **was not** built in the 1970s. Urbis made this assumption or did not bother to check their facts, yet they claim to 'provide the research and analysis upon which major landuse, social and commercial decisions are made'.

Stephen Street is listed on the first page of Google – as being one of Harry Seidler's major works built in 1963.² The plans for the Stephen Street building are in the State Library. It was built as Council housing for South Sydney Council. As Urbis should know in the 1960s the public didn't understand or seek to preserve the heritage values of buildings in Paddington or other suburbs in the way they do now (Green Bans and the first substantive environment and planning legislation started in the 1970s).

We believe it is bizarre for Urbis to suggest that it is appropriate to regress to 1960s priorities for town and environment planning, because there are two 1960s buildings in an area largely 'characterised' by Victorian terrace homes and two storey buildings.

As the Paddington Society website says

"These buildings [Cooper Street block of flats and 40 Stephen Street building] are completely out of scale and character with the Victorian terraces of Paddington and their form should not be repeated in Paddington"

Inaccurate information and omissions in the proposal documents/presentations

We note that the Stephen Street main building is always shown in the development plans as height 47.56 m (eg. including the lift tower) when in fact the height of the building parapet is 42.6 m. We think it is misleading to represent the lift tower height rather than parapet height, because it is the parapet that presents to the streetscape. In the session on 17 June it was clearly stated that there is a building **in the proposal** with a lift tower and the height estimate (RL) for this building **doesn't** include the lift tower.

We suggest that in future, the methods of measuring used in the plans should be consistent for buildings inside and outside the proposal area.

We further note that the presentation by JPR architects on the 17 June contained an aspect view from street level entitled 'what does this mean to a pedestrian' from significant vantage points into the proposed development. The only aspect view missing

² http://www.teachingheritage.nsw.edu.au/section07/wc1_seidworks.php

from this presentation was the aspect view (at the upper end of Stephen Street – eg. to the south of Glen Street) into the proposed development. In reply to our question as to why this particular aspect view was not available, we understood Dennis Rabinowitz of JPR to say that:

1) he was only showing aspect views where there had been a revision done to the May proposals for this revised masterplan

We didn't find this explanation credible as there had been revisions to the RLs of buildings A & B for the revised masterplan.

2) the aspect view had *never* been available – eg. it hadn't been shown in the May proposals.

It is correct that there had never been an aspect view from this vantage point at the upper end of Stephen Street presented at the community consultation meetings.

3) Dennis Rabinowitz/Paul di Cristo stated that the 'SIM' would be available in two weeks on the PAC Paddington website. They did not explain what a SIM was or why it was necessary to have one to show an aspect view from the vantage point at the upper end of Stephen Street.

We cannot understand why an aspect view from the upper end of Stephen Street couldn't have been provided as part of the presentation by JPR on the 17 June. Perhaps there was no aspect view from the upper end of Stephen Street because from this vantage point, there would be no aspect – as we understand it, the view from the Street into the development is a 'view' of a wall.

In addition, according to the revised masterplan there would be very few (if any) mature trees left along the southern end of Stephen Street to soften the impact of these large buildings. The lack of adequate setbacks will also prevent the planting of large trees in the future.

Particular issues for Stephen Street residents

Height of buildings

Our understanding is the following:

Building B – directly opposite the main building of 40 Stephen Street – was 37.9 now half a metre lower (?) (in the presentation on 17 June it was said that the height had been lowered to accommodate community concerns about the height of this building put forward in May 2010 community consultation)

Building C – positioned roughly opposite the small building of 40 Stephen Street and facing the junction of Glen Street and Stephen Street – now 31.5 m – reduced by one floor – (was 33.1 m – in the presentation on 17 June it was said that the height had been lowered to accommodate community concerns about the height of this building put forward in May 2010 community consultation).

Therefore, we understand that there has been no significant change in height proposed under the revised masterplan.

We note that it is possible that both these Buildings could have structures on the top of them such as Plant for the building.

Impact of height of Buildings B & C on Stephen Street residents generally

Although the residents of Stephen Street live in an apartment building of 8 floors, they don't have a sense of being hemmed in because the Scottish Hospital buildings are not the same height as the Stephen Street building, and there are many trees in the Scottish Hospital complex.

While Stephen Street residents would understand that the Scottish Hospital complex was dilapidated and would one day be redeveloped, it is unlikely that they expect to be that the development proposal would be for a 6 storey building (Building B) and a 5 storey building (Building C), across the road with very little setback.

If the proposed development goes ahead, Stephen Street residents are going to feel as if they are living in the CBD of Sydney, and the proposed development would create a 'canyon' like wind tunnel affect.

The proposed development would substantially reduce the amount of light coming in to the common areas on each floor of the main building. The common area on each of the eight floors of the main building has a small hopper window and narrow side panel, allowing natural light *in* on the side of the building facing the proposed development. This is the **only** natural light coming into the common areas. The availability of natural light to the common areas would be very substantially reduced by the proposed development.

Impact of height of Building B on visual and other amenities in 16 apartments of Stephen Street building

For residents of 40 Stephen St, the outlook is a significant source of amenity that greatly contributes to the otherwise below average sized apartments.

The view of 16 units/households in the main building facing the proposed development would be radically altered by the introduction of Building B. The view of the 2 units/households in the small building facing the proposed development would be significantly changed by the introduction of Building C.

Building B

The residents of Stephen Street main building facing the proposed development (apartment numbers ending in 03 and 01) which are 2 and 3 bedroom units - 16 units in total currently look onto a 12 metre space to the other side of the street, and trees within (approximately) a 20 m setback, and then a 3 story brick building.

In future they may look onto at a wall of six stories – directly across the road from them. We estimate that the buildings would be approximately 15 m from the windows of

Stephen Street. The minimum separation for residential buildings of this height under SEPP 65 is 18 m.

Apartment numbers ending in 03 would have their living room window and kitchen window looking on to the proposed development. Apartment numbers ending in 01 would have their kitchen window, and a bedroom window in each apartment looking on to the proposed development

Such a change would clearly involve a substantial reduction in visual amenity and solar access.

Solar access

At present winter sun shadow measurements show that the main building receives afternoon filtered sunlight from level five downwards. The amount of sun increases closer to the ground floor due to the rays coming in from below the tree canopy. The top three floors 6 – 8, receive a lot of late afternoon sun at the moment.

The proposed development would be likely to reduce this available sun to nil for floors 1 – 5, and substantially reduce available sun for level 7.

Light all night

At night we would expect that the Scottish Hospital complex may be very well lit (particularly Building B which we understand would contain the dementia ward). We are concerned that there could be lights on all night and that the light would shine into the bedrooms of residents in 01 apartments in the main Stephen Street building.

Building C

Building C is opposite the small Stephen Street building which is two stories. Whether the revised masterplan removes one story from Building C is immaterial. Building C still towers over the small Stephen Street building completely blocking the visual amenity of the small building apartments A and E. The bedroom windows of these apartments would look onto Building C. The minimum separation for residential buildings of this height under SEPP 65 is 18m, the proposal does not achieve this.

Setback of buildings

In the plans presented as part of the community consultation in May 2010, the lower corner of Building B came right up to the perimeter fence of the Scottish Hospital property, and there was little or no setback for the rest of Building B and no vegetation shielding the building.

For Building C – which protrudes to the midline of Glenn Street the setback appeared to be minimal.

As already mentioned setback on the brick building in the middle of the Scottish Hospital land is approximately 25 m in from the boundary fence for the land, and there are many trees in between the boundary fence and the brick building.

It appears that although community concerns about the lack of setback have been acknowledged these concerns however have not been addressed significantly in the revised masterplan, and the result is disappointing.

In the revised masterplan Building B appears to have enough setback to plant four trees in a row close to the lower corner of Building B (which came right up to the perimeter fence in the earlier plan).

Building C does not appear to have increased setback in the revised masterplan.

Visual problem

The minimal setback to Building B and zero setback to Building C means that Buildings B and C would have an inappropriate scale for the narrow street. The proposed setbacks are less than the main building at 40 Stephen St that has a 3m setback.

Lack of privacy

The Stephen Street apartments in the main building that would face Building B would have no privacy on that frontage. As outlined above these are:

Apartment numbers ending in 03 which would have their living room window and kitchen window looking on to the proposed development, and apartment numbers ending in 01 which would have their kitchen window, and a bedroom window in each apartment looking on to the proposed development.

Building C

Building C would face the small Stephen Street building which is two storeys. The bedroom windows of these apartments in the small building would have no privacy from Building C. This does not meet the minimum separation for residential buildings SEPP 65.

Trees

We believe that the community consultation session has misled residents on this topic. The arborist's report has categorized the trees, but has not said they should be removed (except one at the southern end of Stephen St which is dead). PAC said that the arborists report recommended removal of all the trees along Stephen St which is not correct. Our understanding is that Council practice is that if a tree is 10 m or more in height – it should be retained.

The trees to the southern part of Stephen St are in a range of states of health and significance, with the arborist's report rating them "Retention Value B and C". Their contribution to the streetscape is hugely significant. The loss of these trees will dramatically and detrimentally alter the streetscape and vistas to the site from afar.

There is no attempt to address the loss of the significant tree-scape in the proposal and no acknowledgement from the developer regarding the loss of the trees to the community.

We believe that an independent arborist such as David Grey at Woollahra Council should be asked to do an assessment of which trees it is appropriate to remove.

Proposed entrance(s) to Scottish Hospital from Stephen Street and associated issues

We note that there were objections brought forward at the May 2010 consultation regarding the proposed development having two vehicle entrances off Stephen Street.

We don't understand why there should be any vehicle entrance to the Scottish Hospital off Stephen Street. It would make more sense to make all vehicle access from Brown Street, which is a large road, with an existing driveway coming into the property.

Traffic bottlenecks, lack of space to manoeuvre vehicles, traffic blockages, and noise from deliveries to service entrance and carpark ducting/fans

The upper end of Stephen Street is **very narrow** – kerb to kerb it is 6 m 50 cm **and it is a dead end**.

It is not a two way road – in that when cars are parked on the Scottish Hospital side of the Street – which they always are - it is not also possible for one car to be driving up Stephen Street, and another one to be driving down. It is clear that this section of the road is very narrow, as there is a sign just outside the main building of 40 Stephen Street saying "don't park on this side of the road."

We fail to understand why two vehicle entrances on the upper end of Stephen Street were proposed in the first place.

We realise that the revised masterplan has removed the upper access driveway identified in the May plans, and 'retained' the service entrance that is directly opposite and just below the front door of the main Stephen Street building. But although we are relieved that one vehicle entrance point has been removed we don't think there should be **any** driveway for vehicles on the Stephen Street side of the development.

We think the siting of the service entrance is still impractical, and will cause difficulty for people trying to access this end of the Street:

The development team are aware that Stephen Street is very narrow further down (eg. past the Glenn Street intersection), and they have identified that this could cause a 'traffic bottleneck' – this comment was made by Tom Zarimis in the 17 June meeting. The proposed development plans involve widening the road in this area, and putting in 8 parking spaces. We believe that Presbyterian Aged Care would be obliged to put in at least two carspaces in this section, because they would need to remove two carspaces from the upper end of Stephen Street to make way for the service access driveway.

We estimate that a standard van is about 5 m long. The upper end of Stephen Street is so narrow that such a vehicle would have difficulty turning into the service access driveway (even if two parking spaces had been removed to accommodate the driveway) and the vehicle would have to go backwards and forwards a couple of times to manoeuvre into the driveway. If there were more than one delivery at a time, the Street would be blocked.

We raised the issue that there is already a problem with traffic in the upper end of Stephen Street at the meeting on 17 June, and we reiterate our view in this letter. The Stephen Street complex is plagued by cars driving in to our property at all hours and using our parking area as a turning circle. This activity already disturbs the quiet enjoyment of the residents.

On the 17 June meeting we could not get an accurate estimate of the number of vehicles which would be servicing the Scottish Hospital (the traffic planner said he thought possibly 7 per day but there is no report and no evidence that we have seen which would support his view). We do not think that the development team and the traffic manager have done any research on this point. Tom Zarmanis said that that all food was prepared and brought on to the site, and would only come twice a week. The traffic expert said that small vans (is this included in his estimate of 7 vehicles per day?) would be coming bringing bread and milk. A member of our Executive Committee has been told, on a separate occasion, that 'truck like' vehicles would be coming into the service entrance. Lastly we were told that the food deliveries and garbage deliveries could be arranged for during the day to cater for the fact that the service entrance is directly opposite the main building of 40 Stephen Street

We are not confident that we have been given accurate information about the number and size of the vehicles that will use this entrance on a daily basis (eg. linen, couriers, catering?). We think delivery vehicles will have difficulty turning into the driveway and will cause noise by maneuvering to do so, and their activities may cause traffic blockages in the street.

We are not confident that the deliveries won't start occurring very early in the morning, or occur during the night. We know that the PAC proposal is for a large scale operation for 105 beds and 90 apartments, and we don't think that the development team is in a position to make binding promises about what time the required deliveries will arrive. We think that the deliveries will be more than suggested, the location of the service bay in a narrow street, serving a building with no or limited setback directly adjacent a residential building is inappropriate. Our residents are entitled to the quiet and peaceful enjoyment of the premises.

We are concerned about the 160 car carpark which is planned for the basement of Building B. We require further information about where the carpark fans would be installed. We think that the noise from fans should not be borne by the residents of the main building in apartments 03 and 01, nor by the residents of apartments A and E in the small building of 40 Stephen Street.

Questions for meeting

We request representatives from the development team who are qualified to address our concerns raised in this letter to come to our Executive Committee meeting to discuss the letter, and to respond to the following questions:

- When is the revised masterplan presented at the 17 June 2010 meetings being put on the website? How can Stage 2 of the community consultation be said to be consultative if the plans aren't available on the website for people to refer to before making comments?
- we want further information on whether under the proposed plan there would be Plant for the Buildings on top of Buildings B and C
- we want to know whether the developer would be considering ducting the carpark fans onto Stephen Street, and how many fans there will be. We are concerned about fan noise on to the street and the impact that will have on residents of the main building (apartments 01 and 03) and small building (apartments A and E) of 40 Stephen Street
- how will the offer from the development team to do a visual assessment from the apartment windows of the 16 apartments in the main building and the two apartments in the small building assist the residents when the revised masterplan has not substantially altered the RLs of the proposed development? Would the information collected from the visual assessment be used to alter the revised masterplan?
- what is estimated amount of the proposed set back of Buildings B and C? – the revised masterplan shows a setback for these buildings as now being included in the plan?
- how many trees are to be retained, and how many large trees will be planted at the perimeter of the development in front of Buildings B & C (eg. planted on the edge of Stephen Street footpath)?
- why can't the service access driveway be positioned on the other side of the development?
- how many vehicles are expected to use the service access driveway per day, what type of vehicles are these, and at what times will they be making deliveries?

Yours sincerely

Phoebe Ashton

Chair
Executive Committee
40 Stephen Street Paddington
On behalf of the Committee and the Owners Corporation SP 11374

Rosemarie Sheppard

From: Paul Di Cristo [pdicristo@cerno.com.au]
Sent: Tuesday, 29 June 2010 7:43 PM
To: jflower@flowerandsamios.com; dgr@jpra.com.au; MassonB@halcrow.com; rm@jpra.com.au
Cc: rosemarie@urbanconcepts.net.au
Subject: FW: feedback from AMBULANCE SERVICE of NSW

Dear All,

Please find detailed below a response received from the Ambulance Service following receipt of the stakeholder briefing document. Roland, please liaise with the gentleman below and coordinate a time to meet with them to ensure all their issues are addressed.

Kind Regards,
Paul Di Cristo

From: Rosemarie Sheppard [mailto:rosemarie@urbanconcepts.net.au]
Sent: Monday, 28 June 2010 12:02 PM
To: Paul Di Cristo
Subject: FW: feedback from AMBULANCE SERVICE of NSW

Dear Paul,

Please see email below received from Ambulance Service for your response.

Thanks and kind regards

Rosemarie Sheppard
Executive Assistant
Urban Concepts
Level 8, 15 Blue Street
North Sydney NSW 2060
PO Box 1554, North Sydney NSW 2059
Tel: 02 9964 9655
Fax: 02 9964 9055

From: PORTER, James [mailto:JPorter@ambulance.nsw.gov.au]
Sent: Sunday, 27 June 2010 1:13 PM
To: feedback@pacpaddington.org.au
Subject: feedback from AMBULANCE SERVICE of NSW

Dear Belinda Barnett,

I have just received your letter regarding requesting feedback for your redevelopment of the Scottish Hospital site.

Please be aware that the Ambulance Service of NSW has requirements for:

- ambulance bays being under cover/protected from the weather;
- ambulance bays being level for loading/unloading, and being non-slip;
- ambulance bays being well lit;
- ambulance bays with certain height, width and length requirements;
- adequate turning circle space for ambulances;
- appropriate signage to keep ambulance bays clear of other vehicles;
- building lifts being large enough to fit fully loaded ambulance stretchers, and accompanying

Paramedics and associated kit/gear;

- wheelchair access ramps to be built in a way so that stretchers can traverse the ramps and fit around any corners of the ramps.
- Appropriate method of notifying staff of the arrival of ambulances, especially after-hours (ie. intercom system to the duty nurse to allow ambulance entry to the building)

How would you like to proceed?

Maybe we can meet first? I can view where you are up to with these above requirements.

Then I can seek all the necessary measurements from our Infrastructure Department to assist you with finalising your plans regarding Ambulance involvement.

Please note: I do shift work, and therefore I am not available on every weekday.

Regards,

James Porter | Station Manager | Paddington Station | Sydney Division
Ambulance Service of New South Wales
4 Oatley Road, Paddington NSW 2021
Ph 02 9360 1614 | F 02 9360 4091 | M 0425 330040
jporter@ambulance.nsw.gov.au

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Belinda Barnett

From: Andrew Collier [andrew.collier@philon.com.au]
Sent: Friday, 28 August 2009 12:22 PM
To: Paul Di Cristo
Subject: Paddington - Council

Paul, 2nd e-mail comments.

AC

From: Tom Zarimis [mailto:tom.zarimis@philon.com.au]
Sent: Friday, 21 August 2009 8:54 AM
To: 'Andrew Collier - Development Manager - Philon'
Subject: FW: 2006067009 scottish hospital

FYI

Tom Zarimis
 Managing Director
 Philon Pty Ltd
 Level 21, Goldfields House
 1 Alfred St, Sydney, NSW 2000
 T: +61 2 9251 5771
 F: +61 2 9251 5773
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From: Dennis Rabinowitz [mailto:dgr@jpra.com.au]
Sent: Thursday, 20 August 2009 4:35 PM
To: rm@jpra.com.au; tom.zarimis@philon.com.au; gmorish@gmu.com.au
Cc: Betty Jiang
Subject: FW: 2006067009 scottish hospital

Comment from Allan for your information. We are consolidating.

From: Allan.Coker@Woollahra.nsw.gov.au [mailto:Allan.Coker@Woollahra.nsw.gov.au]
Sent: Wednesday, 19 August 2009 12:22 PM
To: Dennis Rabinowitz
Cc: Patrick.Robinson@woollahra.nsw.gov.au; andrew.petrie@woollahra.nsw.gov.au
Subject: Re: 2006067009 scottish hospital

Dennis,

Thankyou for those notes.

I think that they should also record the following issues that we raised:

- we are not convinced as to the appropriateness of the scale and height of the buildings sited next to Dillon Reserve and near the canopy of the heritage listed trees
- other design options for the above buildings should be considered
- the applicant needs to be clear under what instrument it will seek consent (e.g. under WPEP 1995 or SEPP (Housing for Seniors or People with a Disability) 2004, Vertical Villages provisions
- any departures from our controls or the 'deemed to satisfy' provisions of the SEPP need to be justified
- the design should emerge from a proper understanding of a Conservation Management Plan
- the proponents should consult with the local community in the design development process
- we need to be satisfied that development will not adversely affect the heritage listed trees
- Council is supportive of maintaining facilities for aged care on the site
- the proponent should go through a proper pre-DA process before lodging an application.

I hope these points will be of assistance to you.

I reiterate my advice that we are happy to work with you to achieve an outstanding outcome for aged care on this site.

Regards,

Allan Coker
 Director Planning and Development
 Woollahra Municipal Council

Phone: 9391 7080
 Mobile: 0407 279 346
 E-mail: allanc@woollahra.nsw.gov.au
 Web: www.woollahra.nsw.gov.au
 2006067009 scottish hospital

2006067009 scottish hospital

Dennis Rabinowitz to: allan.coker

18/08/2009 05:26 PM

19/08/2010

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14 August 2009

Woollahra Council
P O Box 61
Double Bay 2028

Attn: Mr Allan Coker

**RE: 'SCOTTISH HOSPITAL' SITE, PADDINGTON
REDEVELOPMENT PROPOSAL PRESENTATION
10/08/09**

On behalf of the owners of the 'Scottish Hospital' property in Paddington, we thank you for facilitating the meeting at Council on 10th August at which time potential redevelopment options being contemplated were presented for discussion. The meeting was attended by:

1. Cr Andrew Petrie Mayor Woollahra Council
2. Cr Isabelle Shapiro Deputy Mayor Woollahra Council
3. Cr Peter Kavanagh Paddington Ward Woollahra Council
4. Cr Greg Medcraft Paddington Ward Woollahra Council
5. Allan Coker Director of Planning Woollahra Council
6. Patrick Robinson Manager Development Control Woollahra Council
7. Keri Huxley Ex Mayor Paddington Society
8. John Richardson Paddington Resident Paddington Society
9. Wayne Richard General Manager & Sec to the Trustees Presbyterian Church
10. Paul Sadler Chief Executive Officer Presbyterian Church
11. John Ishak Executive Manager Presbyterian Church
12. Tom Zarimis Development Manager Philon
13. Gabrielle Morrish Urban Planner GMU Design
14. Dennis Rabinowitz Director JPR Architects Pty Ltd
15. Roland Martinez Associate Director JPR Architects Pty Ltd

The presentation highlighted the potential improvements which an alternative development proposal would have over the current approved DA and its tangible public benefits. These improvements included the proposed extension of the Council-owned Dillon Reserve by the dedication of a portion of the site adjacent to the reserve, restoration of views to and from the existing heritage building and its terraces, and the reduction in the extent of street edged building which in-turn results in visual and physical permeability into the site.

We record the following points made in the course of the discussion which will be taken into account in the further development of the design proposal for lodgement as a formal Pre-DA application.

- A. The following existing 'study' reports will be upgraded to reflect the current proposal :
 - i) Existing 'Heritage' study will be upgraded to include a heritage conservation plan;
 - ii) Existing 'Arboreal' survey to be updated to account for the change in tree structure since the date of the report;
 - iii) Existing 'Hydro-geological and Geotechnical' reports;
 - iv) Existing 'Traffic' study.
- B. The following points were discussed and are to be addressed in the design development of the proposal:
 - i) The effect of the proposed building footprints on the root system of the existing trees;
 - ii) The extent and location of the proposed basement excavation and the effect on the retained existing trees and heritage terraces;
 - iii) The position of the proposed visual cross-site link is preferred to coincide with the Glen Street and Stephen Street intersection;
 - iv) The height of the buildings addressing the parkland is to be considered;
 - v) The views from the retained heritage building are to be analysed in addition to the view corridor **towards** the building;
 - vi) 'Motivation' argument to be provided with respect to any departure from the 'Seniors Living SEPP' regulations relating to height and floorspace;
 - vii) 'Motivation' argument to be provided with respect to any exceedance of the 9.5m height limit applying to adjacent land;
 - viii) A 'compatibility' certificate for the proposed use should be obtained from the Department of Planning prior to lodgement of the Pre-DA submission;
 - ix) It was noted that 3D building bulk diagrams would be prepared showing a comparison between the existing approved building bulk and the proposal. The analysis would also illustrate the building bulk in relation to the existing tree cover;
 - x) It is noted that it was the general consensus of the meeting that traffic generated by the proposed development would be similar to the previously approved DA.
- C. Notwithstanding the above discussion, the following design features and improvements relating to the proposal in comparison to the previously approved DA were presented:
 - i) The removal of three smaller buildings along the northern portion of the site preserves the existing established trees and creates an opportunity for the extension of Dillon Reserve to be dedicated as a parkland and an extension to the Reserve.
 - ii) The removal of the previously approved two storey building portion in the centre of the site will restore views to and from the heritage building, and the Parkland.
 - iii) The proposal provides for the retention of existing residents on the site until they are rehoused in a new Nursing Home facility to be constructed in the south-east corner of the site.
 - iv) The reduction in the extent of street edged building (existing Nursing Home) by reconfiguring the proposed building footprints into a series of smaller building forms provides visual and physical permeability into the site.
 - v) The proposal reduces the number of Nursing Home beds from 190 to 104, and increases the number of Independent Units from 24 to 90 dwellings. This will provide an environment which will allow residents an easy transition from independent living to assisted living as required, allowing residents the dignity of ageing in place.

We trust the above discussion accurately reflects the pertinent points made at the recent meeting, and advise that it will form the basis of, and be addressed in, the development of the design proposal leading to a formal Pre-DA submission.

Should there be any 'material' omission from the above record and/or further points requiring attention, we would appreciate your advice.

19/08/2010

Yours faithfully
JPR ARCHITECTS PTY LTD

DENNIS G RABINOWITZ
DIRECTOR

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19/08/2010

Belinda Barnett

From: Paul Di Cristo [pdicristo@cerno.com.au]
Sent: Monday, 29 March 2010 9:20 AM
To: belinda@urbanconcepts.net.au
Subject: FW: Scottish Hospital Paddington - Meeting with Mayor & Council Officers

Belinda

1 February 2010 meeting notes.

Regards,

Paul

From: Tom Zarimis [mailto:tom.zarimis@philon.com.au]
Sent: Monday, 1 February 2010 5:52 PM
To: 'Wayne Richards'; 'Paul Sadler (CEO)'; 'John Ishak'
Cc: Andrew Collier; Paul Di Cristo
Subject: Scottish Hospital Paddington - Meeting with Mayor & Council Officers

Gentlemen,

Paul Di Cristo and I met with Cllr Andrew Petrie (Mayor), Cllr Chris Howe (Double Bay Ward), Allan Coker (Director of Planning and Development) and George Fotis (Team Leader) to discuss the proposed redevelopment of the Scottish Hospital property. On behalf of the Presbyterian Church, Paul and I advised the following:

- (i) following the initial presentation to Council and representatives of the Paddington Society (August 2009), the Church has taken on board the comments made and is currently addressing all issues. The Church's strategy is:
 - a. building a new 104-bed Aged Care Facility (45% concessions and 65% bonds) and 91 ILUs comprising of 2 and 3 bedroom units and hydrotherapy facility. The level of concessions is subject to achieving the desired number of ILUs. The ILUs will be sold on a loan lease agreement with the Church remaining the owner of the estate;
 - b. no building on the property will exceed the ridge height of the existing heritage Scottish Hospital building;
 - c. part of the proposal is the dedication of additional land to increase the size the current Dillion Reserve;
 - d. the Church proposes to present its updated scheme by the end of February 2010 for Council's comments;
 - e. furthermore, as the proposed development will exceed \$100m as valued by the Church's Quantity Surveyor (WT Partnership) as defined by the Department of Planning and confirmed by the Church's legal advisor (Malleon Stephen Jacques), the Church will seek to submit its Application under Part 3A of the Act. The purpose of the meeting was to inform Council of the path and to seek Council's understanding and support before the matter became public. The Church did not want a repeat of the Ashington Development process which was strongly fought by Council & the community and subsequently rejected by the Department of Planning. The Church wants Council to be fully informed and be part of the process to achieve the best result for the Church and community.
- (ii) The Mayor thanked the Church for advising Council of this strategy (Part 3A) in particular the Church's desire to provide a high level of concessions in the Aged Care Facility. The Mayor asked the Church to liaise with the Council Officers in order to navigate through the political process. Furthermore, the Mayor wanted to manage the Paddington Society to help expedite the approval process.

As you can see the meeting went extremely well. The Part 3A submission will be made by the end of this week.

Regards,

19/08/2010

Tom Zarimis
Managing Director
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WELCOME by Paul Sadler

Explained that the development was in its early stages and that PAC Paddington is interested in your thoughts about what can be done to make the new facility a better aged care facility.

PRESENTATION by Paul Di Cristo

1. Explained that the first stage of work has been undertaken by GM Urban Design and JPR Architects. Identified that this work has been informed by various specialist investigations and reports:
 - Arborist
 - Heritage
 - Conservation
 - Ecology
 - Fauna
2. Highlighted the Development Constraints and Opportunities
 - Topography, heritage trees, heritage building, local views.
 - Locate building forms within tree canopy.
 - Connect a built form through to Brown Street to create a pedestrian entry/exit point.
 - Civic Square on corner Cooper/Brown Streets to incorporate a community bus stop.
 - Put aged care apartments on the Cooper Street/Brown Street frontage.
 - Put residential development into the heritage building.
 - Maintain existing ambulance turning bay.
 - Re design the landscape terraces in front of the heritage building.
 - Create a green link through the site from the 1848 heritage building to the Dillon Street Reserve.
 - Create a green edge to the site.
3. Identified that 9 design principles have been established to guide development on the site.
4. Presented the 2 master plan options that had been formulated for the site in response to the design principles.
 1. Taller building on Brown Street. 6 storey to Brown Street, 9 storeys above ground level, dedication of significant area of the site to Woollahra Council for incorporation into the Dillon Street Reserve.
 2. Reduce height of the Brown Street building to 8 storeys above ground level and have 2 storey terrace style buildings along Stephen Street to the Dillon Street Reserve. Incorporate part of the site to Woollahra Council to enable the expansion of the Dillon Street Reserve. Note that in this option the area of land being dedicated is less than in Option 1.
5. Walked participants through each master plan option.
 - Explained that height levels were set by the Fig Tree on the corner of Brown and Cooper Street.
 - Height of heritage building.
 - Height of operating theatre building.

Development will contain:

- A new aged care building – 105 beds. This building to be located on the Stephen Street frontage.
- 90 Seniors Living apartments located in the 1848 heritage building, a new gate keepers building, and a 8 or 9 storey building on Brown Street.

**QUESTIONS**

QUESTION	CONSULTANT RESPONSE
How do you get away with getting rid of the trees?	The trees are the stumbling block.
The previous proposal included the renewal of the Norfolk Pine.	The arborist has rated all trees and the ones recommended for retention will be retained. We will retain all of the heritage trees except for the one tree at the Brown Street frontage which is sick and has to be removed for safety reasons. The Norfolk Pine is retained.
The units – are they self care units.	Yes. They won't be sold they will be retained by the Church. We will provide services into these units.
When will it all start?	The proposal is to be developed in 2 stages. Main priority is to keep existing residents happy. Stage 1 is the new aged care facility, restoration of the 1848 heritage building and the new Gate Keepers lodge at Cooper Street. Stage 2 will then commence and involve the second stage of the seniors living apartments. We hope to have planning approval by the end of April next year. Construction should commence at the end of 2011 and will take 3-4 years in total.
Noise to our neighbours in Stephen Street and Cooper will be an issue.	We will manage construction closely to ensure that work is undertaken only during the hours set by the Council.
It is a long time since any work has been done on the site.	Yes, the last work was undertaken in 2008 to ensure compliance with health and building controls.
So you will be able to enter the site from Stephen Street.	We are still exploring whether this is feasible.
I think the Neild Street entrance is OK.	Yes it is – we are still working through whether an entrance in Stephen Street is appropriate.
Heritage Building – will the terracotta roof be removed.	Yes, the original slate roof will be reinstated.
The process forward.	We will continue to meet with you. When we work out the actual design we will bring these plans back to you. Timing of this will be in July.



IN ATTENDANCE:

Paddington Society

Robyn Attuel (RA)
John Richardson (JR)
John Mant (JM)
Graham Stewart (GS)

Project Team

Paul Di Cristo (PDC)
Andrew Collier (AC)
Dennis Rabinowitz (DR)
Judith Rintoul (JR)
Jacqueline Parker (JP)
Belinda Barnett (BB) (Responsible for preparation of the minutes)

PAC

Paul Sadler (PS)

Meeting commenced: 9.15am

PRESENTATION TO PADDINGTON SOCIETY – PREFERRED MASTER PLAN

We would recommend that the minutes be read in conjunction with the presentation dated 17 June, 2010 which can be viewed on the project website www.pacpaddington.org.au

1. WELCOME AND INTRODUCTION of team by Paul Di Cristo

- 1.1 Confirmed second stage of consultation.
- 1.2 Acknowledged that the first stage of consultation including the presentation of the two master plan options generated a range of views.
- 1.3 Indicated that the preferred master plan was being presented today.
- 1.4 Acknowledged the submission made by the Paddington Society and the issues raised.
- 1.5 Robyn Attuel introduced members of the Paddington Society Committee and thanked PAC for the meeting.

2. GM URBAN DESIGN & ARCHITECTURE Presentation by Karla Castellanos

- 2.1. Progress to Date
 - 1st Stage
 - 22nd March – Presentation to Council
 - 1st May – Site tours
 - 3rd and 4th May – Community Workshops
 - Principles and plans have been reviewed to reflect comments received during Stage 1 consultation
 - 2nd Stage
 - 9th June – Second presentation to Council
 - 17th June – Community Information Evening
- 2.2. Revised Community Constraints. Constraints identified in red are new constraints added as a result of Stage 1 consultation. Refer Attachment 1.
- 2.3. Revised Community Opportunities. Opportunities identified in red are new as a result of consultation. Refer Attachment 2.



- 2.4. Key principles – 9 original principles were identified. Paddington Society and Woollahra Council have also established design principles for the site. We have now sought to consolidate the original design principles accordingly.

We have gone from 9 to 20 principles and have grouped them by type or category

- 2.5. Categories include:

- Public Domain and Urban Context
- Built Form and Design Excellence
- Topography and Landscape
- Views and vistas
- Heritage
- Vehicular Access and Parking
- Use and zoning

Refer Attachment 3.

- 2.6. In addition to the design principles there were also directives/or work to be undertaken as part of the design process. Refer Attachment 4.

- 2.7. Master Plan – two options were presented during Stage 1.

Option 1 has been amended to become a preferred master plan.

- 2.8. The preferred master plan has evolved out of the consultation process. Refer Attachment 5.

3. ARCHITECTURAL PRESENTATION by Dennis Rabinowitz

- Summary slide of changes that have been made
- Indicated Sim Urban model is being finalised

Refer Attachment 6 detailing the architectural presentation

4. **HERITAGE PRESENTATION by Judith Rintoul** detailing the adaptive use of the 1848 Scottish Hospital Building. It was indicated that Noel Bell Ridley Smith is nearing completion of the updated heritage plan.

5. OUTSTANDING PLANNING ISSUES by Jacqueline Parker, Urbis

- The key outstanding issue was associated with information that had been presented during the Stage 1 consultation concerning the Gross Floor Area (GFA) of the previous (now lapsed) consent.
- Jacqueline Parker, Senior Consultant with Urbis explained that the 2002 DA had a FSR of 0.88:1 as stated in the Statement of Environmental Effects. This was based on a Gross Floor Area of 12,932.48 sqm.
- Woollahra Council's calculation for the approved DA had an FSR of 0.925:1 based on a Gross Floor Area of 13,588 sqm.
- At the time the Preliminary Environmental Assessment application was prepared the previous architects, Noel Bell Ridley Smith advised that the 2002 scheme had a FSR of 1.17:1 based on a Gross Floor Area of 17,299 sqm.
- JPR Architects has now been supplied with the CAD files for the 2002 scheme. Based on Woollahra Council's definition of Gross Floor Areas JPR has calculated a GFA of 15,622.71 and an FSR of 1.06:1.
- Marked up copies of the CAD plans indicating how this figure has been arrived at have been sent to Woollahra Council and we are awaiting Council's verification of our calculations.

**RECORD OF DISCUSSION**

	QUESTION	RESPONSE
1.	<p>JR – I think you can see why we are concerned about this issue of GFA. Your figures have changed peoples perceptions about what is actually there/what was originally approved.</p> <p>Given that your preliminary EA quoted figures that are 4,000m² more than what was actually approved makes for a very different scheme which you are putting to the Government. You put it to Government as only a 2,000+ sqm increase. Had it been presented at the Councils figure or even at your revised 15,000 figure it would have made the Government look closer at the Capital Investment Cost figure, at the scheme as a whole.</p> <p>As a community group we have a poor view of people doing that. This is an issue of bonefide.</p> <p>Our concern is that this project is still too big. It is too high.</p>	<p>PDC - There is no FSR on this site. The bonefide that you talk about – the actual floor space that you talk about has not changed. You are presenting the new proposal against a background of the previous DA being 17,000 sqm – but this DA has lapsed. This development should be assessed on its own merits.</p>
2.	<p>JR – If the Department assumed that the previous DA was only 2,000m² less than the new proposal they would not have looked closely at this.</p>	
3.	<p>JM – There are 2 tests that the Department has to do – a preliminary test and a mathematical test.</p>	<p>PDC – The Government has written to all Councils asking them to consider opportunity sites with a 1.5: FSR. This site has been put forward as an opportunity site.</p>
4.	<p>JR – the other part of this is that with opportunity sites the FSR of 1.5:1 is based on 4 storey high development. Will you guarantee your project is only 4 storeys?</p> <p>You want your cake and to eat it too.</p> <p>You can understand why the community is so upset because it is wrong how you have presented the FSR and the GFA.</p>	<p>PS (PAC) –We did not ask anyone to take this the Part 3A planning route. We were told that we had to go to the Department of Planning.</p> <p>At our very first meeting we went to Woollahra Council. Nobody sought to deceive the local people. We would have undertaken the same robust process whether we went through Council or Part 3A.</p> <p>DR – John is implying that this group has been trying to mislead the community and this not the case.</p> <p>PS – The Church did not instruct anyone to go with Part 3A.</p>
5.	<p>GS – Was it a stuff up or a conspiracy? The figures exist. We would be remiss not to mention and address this.</p>	
6.	<p>JM – We can accept your assurance that it was a mistake.</p>	<p>JP - We are presenting the figures in good faith. We will correct the mistake on the public record.</p>



		PS – We will take this to the Department.
7.	JM – We hope that you present these floor space calculations to the Community. This information needs to be placed on the public record. Will you do this?	
8.	JR – GMU diagram shows footprints in one plan and you put them in another.	DR – it is pretty clear that we have removed a large part of the Stephen Street façade to create park. DR – Isn't it true that in the original DA there were buildings right along Stephen Street. When you remove these building the height goes up. We all value the trees – we value the visual access into the open space and this access helps to mitigate the increase in height.
	JR – I am not misrepresenting anything.	You are misrepresenting something.
9.	JM – It is an improvement on the various schemes – it is the starting point that is the problem – 19,000 sqm– Have less than 19,000. You can ask what is the consequence of this – how did we get from 13,000 → 19,000 and is 19,000 the right figure. The correct amount of floor space for this site.	
10.	JR – I do not think your floor plates abide by your GMU's drawings. We have always said that there should be a DCP for this site. So your (GMU) plans become what is being used to guide development in the absence of a DCP?	Karla – I want to clarify. What we have presented is a very rigorous Urban Design Analysis – 2 options were presented that both were very valid. We presented areas – not building footprints. The areas on our diagrams are the areas that we think is suitable for developing. JPR have done a good job in staying within these footprints GMU believes strongly that is is appropriate.
11.	GS – The architect should test your principles/masterplans. There is too much going on this site. The clients brief requires too much for the site. We are not disputing your process. It is the quantum of development that is going onto the site. 3D models of the proposal prepared by the Paddington Society were tabled.	DR – We were not trying to mislead. There is no point in looking at raw 3D's. It is not fair to evaluate the scheme on this basis. We have not put all trees into our images. We have been conservative.



12.	<p>GS – We acknowledge that you have a better process and scheme – than the first time around.</p> <p>How can we get this project to be realised.</p> <p>As architects we use all tools that are available to us then we make a value judgement. I think its right or too big. We are saying that it too big. We can't question the number of beds and we understand the need to be self sustaining.</p> <p>The volume has been set by the Church and we understand that you need to be responsive to their requirements. This is where we have a difference of opinion.</p>	
13.	<p>JM – It is the starting point that is the problem – we think the starting point is too high and hence the quantum of floor space that we are now looking at going onto the site is too big.</p>	<p>PS – To summarise, it was indicated that feedback was appreciated. We don't want an overdeveloped site but we do want to meet the demand for aged care and retirement housing and provide a substantial number of concessional beds.</p> <p>We also do not want to close the nursing home and relocate people, hence the staging of the project.</p> <p>We need to find the right financial outcome – we cannot access government grants for the residential care building in the inner city, so the project must break even.</p>
14.	<p>JR – we would be concerned about widening any streets – The narrow width of Stephen Street it is part of the heritage character of Paddington. To go through all of that to add 1 parking space I don't believe is warranted.</p>	<p>DR – it was widened to address views expressed through the consultation.</p>
15.	<p>Robyn Attuel thanked PAC for the briefing on behalf of the Paddington Society.</p>	

Meeting closed at 11am

CONSTRAINTS IN RESPONSE TO CONSULTATION



OPPORTUNITIES IN RESPONSE TO CONSULTATION



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

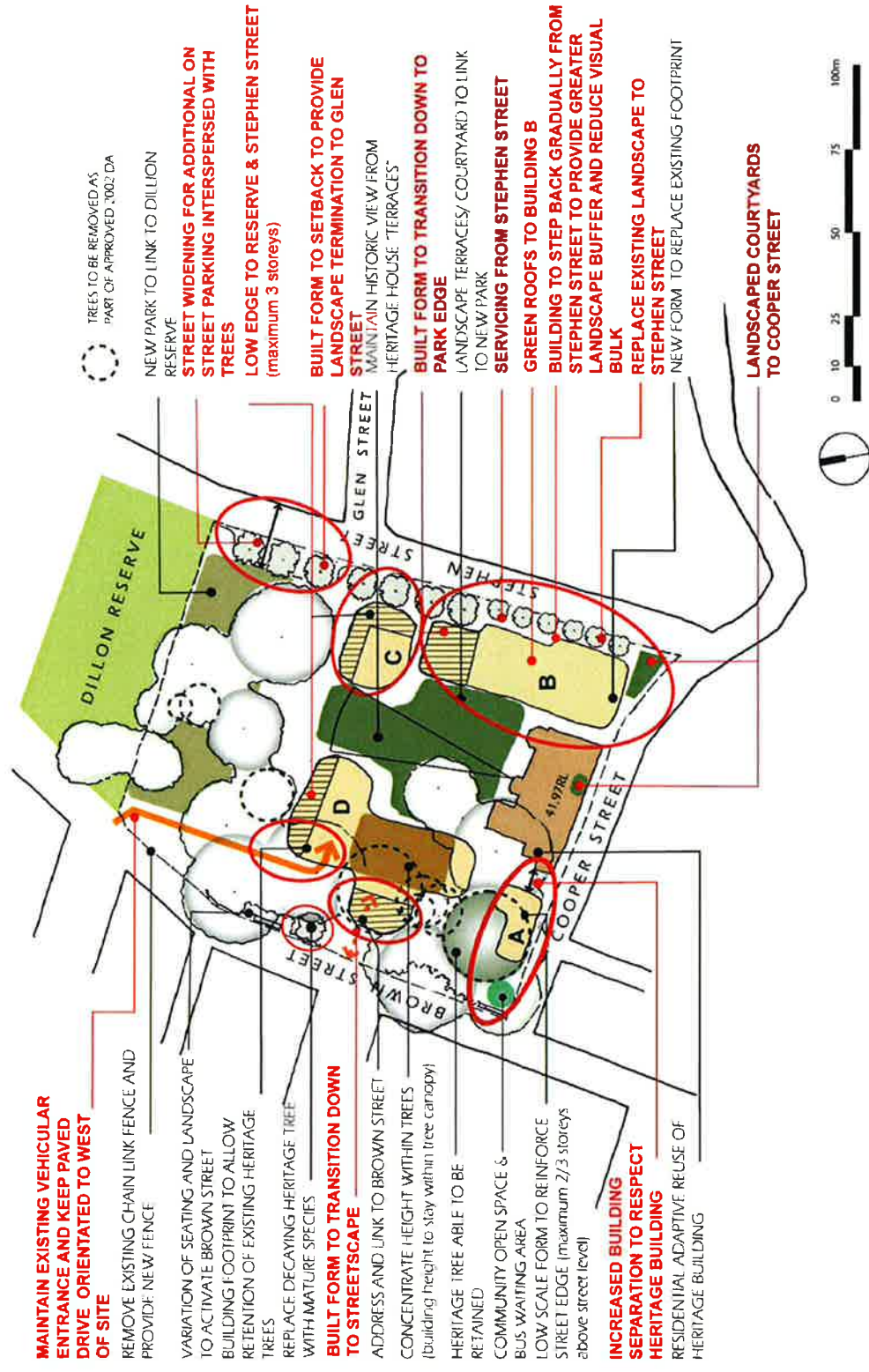
- 20. Maintain a dominant health & aged care component to recognise the historically adaptive use & zoning of the land**

WORK TO BE UNDERTAKEN

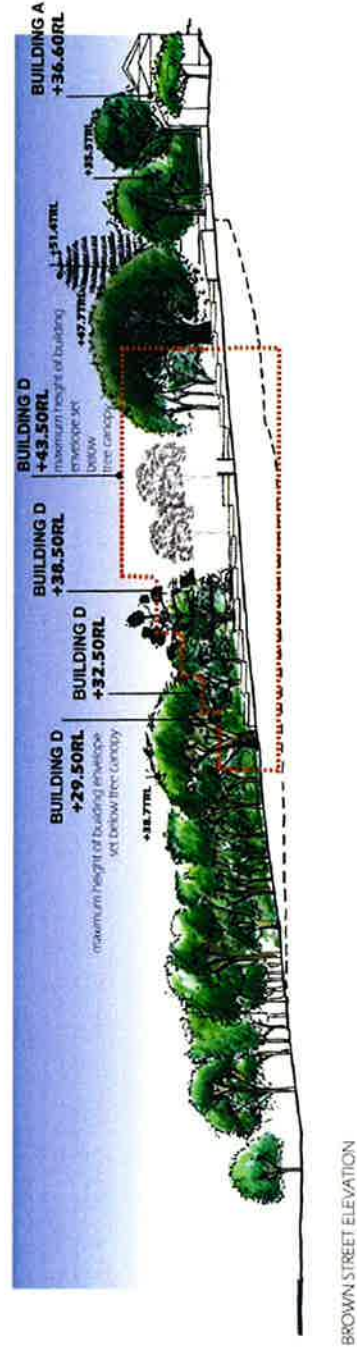
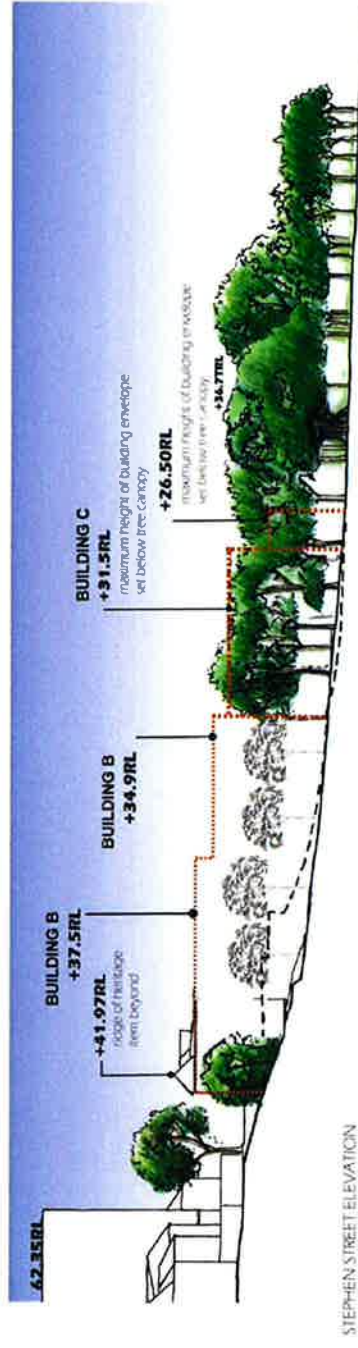
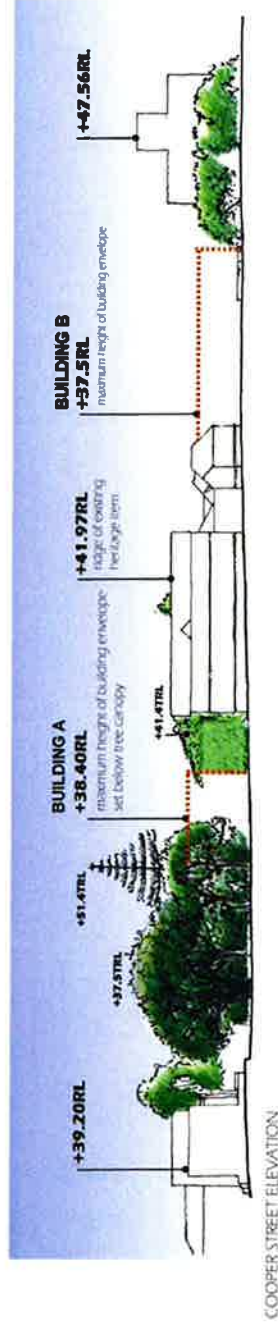
- **Identify solar access controls for public open space, private open space and neighbouring residential property**
- Identify proper built form controls for setbacks and heights set by surrounding heritage buildings and the existing tree canopies
- **Ensure SEPP 65 compliance with regard to solar access, 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



FINAL MASTERPLAN IN RESPONSE TO CONSULTATION



FINAL MASTERPLAN ELEVATIONS





PREFERRED MASTER PLAN



MINUTES OF MEETING HELD ON WEDNESDAY 30TH JUNE, 2010 – 2.00-4.00pm
 Presbyterian Aged Care NSW & ACT, 168 Chalmers Street, Surry Hills

IN ATTENDANCE:

Woollahra Council
 Dept of Health and Ageing
 Uniting Care Ageing
 The Benevolent Society
 Wallace MacKinnon & Associates
 Presbyterian Aged Care
 Presbyterian Aged Care

Tom Jones
 Michael Kennedy
 Drago Chikitch
 Barbara Squires
 David Wallace
 Pauline Solomons
 Lisa Ralphs

Project Team

PAC

Cerno Management

Philon

Urban Concepts

Repute Communication

Paul Sadler (PS)

Paul Di Cristo (PDC)

Andrew Collier (AC)

Belinda Barnett (BB) (Responsible for the preparation of the minutes)

Matthew Watson (MW)

PRESENTATION TO AGED CARE FOCUS GROUP – PREFERRED MASTER PLAN

1. INTRODUCTION by Paul Sadler

OVERVIEW

- Existing on the site is an 88 bed aged care facility comprising 45 high and 53 low care beds.
- The building was constructed in the 1970's and it's capacity to continue operation is questionable.
- There is also a heritage building on site (circa 1848). It was used as a private hospital and has been shut for 15 years. This building presents a restoration and adaptive opportunity.
- The site measures 1.5 hectares in area.
- It provides an important green space for the local community and it adjoins the Dillon Street Reserve at its northern boundary.
- The focus of today's session is to discuss how PAC's plans for this site address service and delivery and demand for aged care.
- The client brief which was given by PAC for this project required:
 - No relocation of existing residents off the site.
 - A housing model that would enable a high proportion of concessional beds to be provided on the site.
 - The replacement and expansion of the aged care building.
 - The inclusion of a dementia care unit (growth area for the future) within the aged care facility.
 - Independent living units that were purpose designed and targeted to the 70+ age group.
- PAC is keen to understand through consultation the level of demand for aged care/home care services and local needs – opportunities we are currently considering include:
 1. a hydrotherapy pool
 2. day care programs for older people
 3. allied health and general practice consulting rooms.



2. PRESENTATION OF CURRENT DEVELOPMENT PROPOSAL by Paul Di Cristo

- The client brief was confirmed. Refer Attachment 1.
- The preferred master plan was explained. Refer Attachment 2.
- It was indicated that there are significant site constraints that have to be accommodated on this site. These include:
 - the steep topography of the land which provides a 12 metre height variation between the southern Cooper Street boundary and the northern boundary at the Dillon Street Reserve.
 - the occurrence of 5 heritage listed trees which must be retained.
 - the 1848 heritage building/heritage terraces which is to be restored and adaptively reused.
 - the requirement not to displace the existing residents of the aged care facility hence the need to advance the development in 2 stages.
- The proposed buildings that will comprise the new development were explained. These are to include:
 - The residential aged care facility comprising 105 beds. (located on the western side or Stephen Street side of the site)
 - The conversion of the 1848 heritage building to independent living units. (Cooper Street frontage)
 - The Gate Keepers independent living units. (Cooper Street frontage)
 - New purpose built independent living units in that area of the site (Brown Street frontage) currently occupied by the existing aged care building.
 - The vehicular access will be maintained off Nield Avenue. Service access is being reactivated off Stephen Street.
- An overview of the community consultation process was provided:
 - Stage 1 – involved the presentation of 2 master plan options to the community. This occurred in May and included a site open day and 4 design evaluation workshops.
 - Stage 2 – involved the presentation of the preferred master plan. This was a 3rd master plan option which evolved out of the Stage 1 consultation. It was presented to the community in June.

3. PRESENTATION OF NEEDS ANALYSIS REPORT by David Wallace

It was indicated that the needs analysis was undertaken in 2 stages with each stage culminating in a report.

Stage 1 – demographic and data review to provide a 'macro' analysis.

Stage 2 – discussions with stakeholders to provide a 'micro' analysis.

Report 1

Key Findings

- Strong growth in the aged and emerging aged care sectors this is being fuelled by the 'baby boomers'.
- There are minimal services for the aged – strong home ownership and strong housing prices make it difficult to address this demand.
- The number of aged care places in the Paddington/eastern suburbs area is significantly below Federal Government requirements.
- There is a limited number of services reducing choice in the area.
- There is a lack of services in the Sydney CBD notwithstanding strong growth of the residential market in the Sydney CBD.
- There is an existing high level of supported care on the PAC site which needs to be maintained and enhanced.



Macro review supports the need for the proposed development. Hence further investigation was undertaken.

Report 2

Key Findings

- The report presented an overview of competitor's fees and charges.
- Highlighted the demand for 'Extra Service' care in the area
- There is limited new pipeline development planned or under construction in surrounding LGA's.
- Low vacancy levels in existing aged care and retirement housing accommodation.
- Client expectations require affordability and accessibility.
- Government arrangements for the disadvantaged are restricted with limited capital funding opportunities.

The Stage 2 report supports the development of residential aged care and independent accommodation because of continual strong growth, current and future aged care places below Government benchmark, low vacancy rates, high entry levels, lack of services in the Sydney CBD and limited services for dementia sufferers.

It is also highlighted the need for PAC to consider 'extra service' aged care provision. It was indicated that a lot of existing facilities in the Eastern Suburbs are old. A development of the kind being proposed will be very popular in the eastern suburbs market.

4. QUESTIONS AND ANSWERS

Paul Sadler opened the floor to questions and comments.

Michael Kennedy

Supported David's general statements about Government funded services – yes, there is an undersupply of residential aged care which has been addressed in part by an increase in supply of packaged care.

It was indicated that the Federal Government has set a benchmark of 15% for 'Extra service' care at a national level and for each State and Territory. It was identified that the south east Sydney region (which includes Paddington) is currently running around 30% and is above the Government's benchmark.

Supported PAC's target to provide 45% concessional beds. It was indicated that this would be generally well supported by the Department.

Paul Sadler

We are doing this as a mixed development to provide a level of funding for concessional beds.

Would there be any capital funding for opportunities from the Government for this project?

Michael Kennedy

It is unlikely under the current structure to get a capital grant for this project in the eastern suburbs.

There may be an opportunity under zero real interest loans to receive funding though this wasn't originally targeted to the eastern suburbs but the Government is looking to broaden its application.

The model that you are adopting of providing ILU's to fund concessional beds is the best and commonly used model.



David Wallace

'Extra Service'. Vast majority of extra service spaces are high care – what if PAC sought low care extra service, would this be supported?

Paul Sadler

PAC is looking to construct the top level of the aged care building as extra service.

There is an issue for us that we need to have a standard of aged care development that matches the high quality level of the independent living units. We need to be able to cater for the flow on from high end independent living units to supported aged care and to meet the expectations of our independent living residents.

Michael Kennedy

These people will most probably want high care. I do not think that low care extra service beds will help you.

Paul Di Cristo

We are trying to also give people the opportunity to age in place through the independent living units.

Michael Kennedy

What you are proposing generally for concessional residents will be supported by the Department.

Barbara Squires

Good to have Government support.

The development sounds great. It is a good example of a service integrated housing model.

You may run into difficulty being able to move residents between independent living units and aged care beds. With concessional and extra service beds you may run into difficulty in that residents that have the capacity to pay may be put off paying high end prices due to the concessional component of the project.

I would encourage you to go further with the aging in place ILU's. Explore accessible design – it would be wise to look at this. A lot of people do not want to go to a nursing home – I believe this is your niche market.

Our experience has indicated that real estate agents are suggesting that we should offer discounts on ILU's because of the concessional component of a development, you will run into this problem. It is a project marketing issue.

You could look at providing additional services on a fee for service basis. But you have to be careful with this because some people won't pay and they live in squalor.

The ILU's are scattered around the site. If you are going to service them at night your security will be an issue.

Paul Sadler

There will be a basement that sits under the entire building footprint. This basement will provide access to each component of the development.

Barbara Squires

St Vincent's are not here but they were very helpful to our organisation when we were at the planning stage. They may be interested in having an outreach base for their community staff.



We have had offers from day surgery rooms. This may be an area of interest.

Paul Sadler

We are of the view that a large day surgery would have implications for this site due to traffic and parking impacts on local road networks – also there is no bus service that drops off immediately outside the property.

Michael Kennedy

We would support a day centre on the site, noting the site originally had a Department funded Day Therapy Centre which had to close due to the inadequate facilities in the current aged care building.

Drago Chikitch

We are going through service planning presently. Our findings are consistent with David's.

Our research indicates that there is significant need in the areas of mental health and homelessness.

While Paddington is an affluent area there are great ranges of capacity to pay. There is a need for affordable accommodation particularly for people who cannot afford to pay an accommodation bond.

We are looking to certify our ILU's so that an aged care place can be delivered into an ILU. We believe it is important to provide for this level of flexibility.

Barbara Squires

Universal design and accessible housing will allow you to achieve a variety of accommodation needs.

Paul Sadler

We are designing the ILU's to achieve universal design principles, not aged care building certification standards (which will apply, of course, to the aged care building).

Michael Kennedy

What is the life of this project?

Paul Sadler

30 – 40 year life.

Michael Kennedy

What you propose will work for the next 10 years. I think then demand and changing employment patterns will require a greater focus on residential aged care, and also require services to be provided into the ILU's.

Barbara Squires

In terms of the residential aged care facility I am assuming that you are doing this with a limited number of load bearing walls so that you can refigure in the future into bedsits. Bedsits will always be in demand.

Tom Jones

Council is supportive of the development generally and wants the site to continue its traditional use and be dominated by health care. Our concern is to make sure it responds to its heritage/conservation surroundings. This is a different set of criteria to today's discussion but we recognise there are crossovers and that is our interest – its interface both socially and physically, will it be a satellite or will it integrate. We believe that it should be integrated.



Barbara Squires

Catering for local needs can assist with integration. Will there be community facilities or meeting rooms?

Paul Sadler

We don't want this to be an enclave. There could be an opportunity to have a community meeting room. We are looking at a hydrotherapy pool, a café spilling out into piazza, looking at dedicating part of the site to Council for inclusion into the Dillon Street Reserve – we are in discussions with Council at the moment. We believe these initiatives will help to ensure this development is well integrated.

Tom Jones

From a Council designers point of view the dedication of park land does make sense but there are strings attached in terms of its design, maintenance and the size of the offset that is provide in terms of the developer contributions that would be payable to the Council.

Michael Kennedy

You have the place, you have the timetable, you have got time. You have a lot of flexibility don't lock into extra services too quickly.

Meeting closed at 3.30pm



Confirmation of the Client Brief

Φ Client brief:

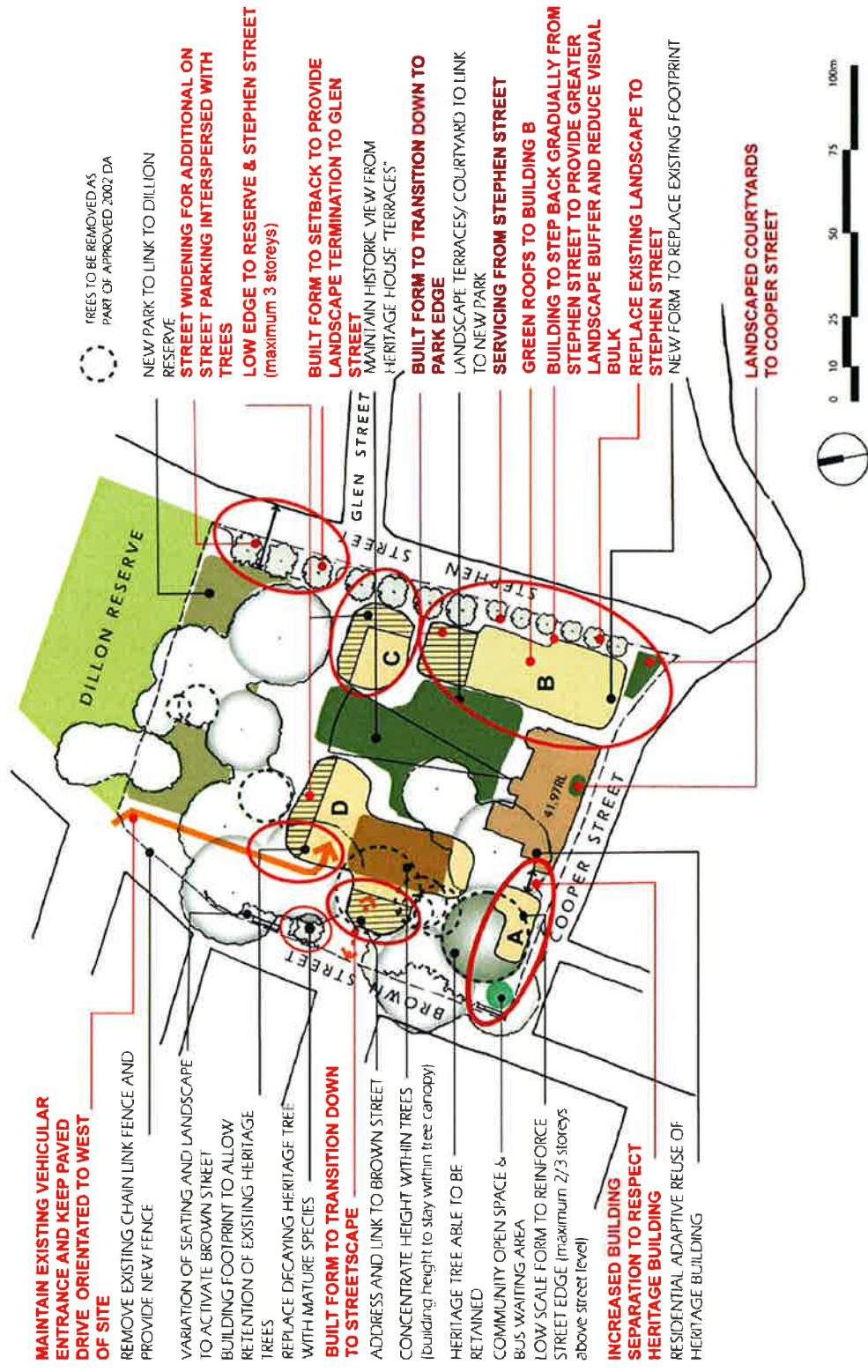
- φ *105-bed Aged Care Facility with 45% concessions;*
- φ *90 independent living units (ILUs);*
- φ *reinstatement of the heritage building and terraces;*
- φ *increase the level of Aged Care Facility concessions to 45% for high care residents ;*
- φ *create a **state-of-the-art** facility with special 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*



PRESBYTERIAN AGED CARE
NSW AND ACT

Φ PHILON

FINAL MASTERPLAN IN RESPONSE TO CONSULTATION





MINUTES OF MEETING HELD ON WEDNESDAY 30TH JUNE, 2010 – 6.45 – 8.00pm
Apartment H, 40 Stephen Street, Paddington

IN ATTENDANCE:

Alan McCormick	'D'/40 Stephen Street
Ray Collett	502/40 Stephen Street
Amelia Cooper	602/40 Stephen Street
Gary Lazarus	803/40 Stephen Street
Amanda Hall	302/40 Stephen Street
Phoebe Ashton	H/40 Stephen Street

Project Team

Cerno Management	Paul Di Christo (PDC)
Urban Concepts	Belinda Barnett (BB) (Responsible for preparation of minutes)

PRESENTATION TO BODY CORPORATE 40 STEPHEN STREET – PREFERRED MASTER PLAN

1. WELCOME and INTRODUCTION by Phoebe Ashton on behalf of the Body Corporate

2. PRESENTATION by Paul Di Cristo

Read in conjunction with Attachments 1-5C.

Attachment 1 – Constraints in response to community consultation

Attachment 2 – Opportunities in response to community consultation

Attachment 3 – Integrated Key Principles

Attachment 4 – Work to be undertaken

Attachment 5A – Final Master Plan in response to community consultation

Attachment 5B – Final Master Plan elevations

Attachment 5C – Preferred Master Plan

1. Overview

It was indicated that the project had been advanced in two stages and that the outcomes of the community consultation process informed the design.

Stage 1 - Site Analysis and Design Evaluation

- Development opportunities/constraints
- 2 master plan options had been proposed and were presented to the community at 4 design evaluation workshops on 3rd and 4th May.

Stage 2 – The Preferred Master Plan Option which I am presenting to you tonight is a 3rd master plan which has evolved based on the feedback that we have received. Refer attachments 1-5.

2. The preferred Master Plan – key features that relate to Stephen Street:

- No development on the lower northern section of the site
- Stephen Street development is stepped back with setbacks of between 4-7 metres recessed from the property boundary.
- Visual connection across the site to Neild Avenue is maintained.
- Narrow width of street at Glen/Stephen intersection - proposal to widen Stephen Street north of Glen Street and provide 90 degree car parking.



- Arborists report identified low retention value of landscape along Stephen Street increased setback enables planting of mature tree species to replace existing trees.
- Long distance views across Cooper Street to be maintained.
- Phoebe identified that the heritage areas associated with the site were a constraint as the 1848 heritage building and landscape terraces meant that development could not occur in the middle of this site.
- It was also indicated that one of the objectives of Presbyterian Aged Care was not to displace existing residents of the aged care facility. Accordingly, development had to be able to occur in two stages with a replacement aged care facility being constructed first so the existing residents can move into the new aged care facility.
- 5 Heritage trees on the site with 3 at the northern boundary. These are to be maintained.
- In light of this the Aged Care Facility is located on the Stephen Street frontage and will comprise the first stage of the development.

QUESTIONS AND ANSWERS

	QUESTION	RESPONSE
1	You are widening Stephen Street below its junction with Glen Street. Is this because you want to create an entry on Stephen Street.	Widening the street will assist with maneuverability. It will also enable an additional car parking space to be provided as 90 degree parking. We can accommodate 8 spaces as 90 degree parking.
2	Is there a net gain in spaces on Stephen Street or are you just replacing the 2 lost by the service entry. Is this why you are providing 90 degree parking.	There is a net gain of 1 space.
3	Are the car parking spaces provided for the development on title?	No because this development will not be a strata title development. The spaces will be assigned to residents of the ILU's and will be on their lease. Additional spaces are provided for the staff of the aged care facility and visitors to the development
4	Can you confirm the exact car park numbers? What happens if a couple has 2 cars – 1 would be parked on the street?	Approximately 135 on-site parking spaces are proposed. Further information concerning the traffic and parking assessment can be found in the Transport Assessment prepared by Halcrow dated 16 June, 2010 which is uploaded onto the project website at www.pacpaddington.org.au Antidotal evidence that we have indicates that couples downsize to 1 car.
5	Is this antidotal evidence written in the traffic report?	Yes it is. The traffic report will be available for you to read on the web site.
6	In respect to the urban design principles. Principle 19 – is at odds with what you are saying. Why do you need a service entry? Why can't the service vehicles go through Brown Street? Can you not build the road so that all the traffic goes off Brown Street?	The design of the building and the levels that are required for the driveways that service the basement car parking levels do not have the clearance distances to cater for service vehicles. Hence the loading bay needs to be accommodated at ground level. This is why we are reactivating the service entry.
7	Is this (Stephen Street) a day/night entry?	There will be a traffic management plan that



	QUESTION	RESPONSE						
		sets out when deliveries etc will occur. The development will function in accordance with this plan.						
8	During construction we will have construction vehicles entering the site off Stephen Street. How long will construction take for each stage?	<u>All construction vehicles will be off Brown Street.</u> No construction vehicles will use Stephen Street. Construction will take approximately 4 years – each stage will be approximately 2 years.						
9	How far is the existing operating theatre building from the fence?	7 metres. The current proposal is 4 metres at that point.						
VIEW IMPACT								
10	What about the impact on our views?	<p>The foreground view will change however the background view is dictated by the existing tree canopy.</p> <p>The background view is dictated by the tree canopy view because you will see the tops of the trees. This will not change.</p> <p>We are willing to undertake view impact analysis from your apartments.</p> <p>Residents who would like to register for this should complete the form at Attachment 6 and forward to Urban Concepts. Contact details are on the form.</p>						
KEY CHANGES TO DESIGN THAT EFFECT STEPHEN STREET								
11	Can you confirm/explain key changes that you have made that affect us.	<p>There is a greater setback along Stephen Street 4 metres at the top then stepping to 5 and 7 metres. The area that affects you has the greatest setback 5-7 metres.</p> <p>Road widening north of Glen Street and 90 degree parking to be provided. (As discussed above).</p> <p>Greater level of terracing in the design of buildings B and C. This terracing has reduced height – building C has dropped by 1 floor and building B is lowered by one floor in part.</p>						
12	Just to confirm the height of Building B is 6-5 storeys. Where we look out it comes down to 5 storeys. Building C is 4 storeys.	Yes.						
13	You will be planting trees along Stephen Street.	Yes mature trees will be planted. The setback is wide enough to support mature tree species.						
14	Can you take us through the RL's of Buildings B and C.	<p>Slide showing preferred master plan was explained.</p> <table border="0"> <tr> <td>RL 37.5</td> <td>RL 33.9</td> <td>RL 31.5</td> </tr> <tr> <td>Building B</td> <td></td> <td>Building C</td> </tr> </table> <p>We are looking to provide a green roof to these buildings.</p>	RL 37.5	RL 33.9	RL 31.5	Building B		Building C
RL 37.5	RL 33.9	RL 31.5						
Building B		Building C						
15	Given that we have all these people in 40	No, we have not taken a floor off we have						



	QUESTION	RESPONSE
	Stephen Street is there scope to put a floor back on building C and take a floor off Building B.	sunk the building and reduced the floor to ceiling levels. The nursing home floor plates are module based floor plates. They cannot be reduced or broken up in area without having a detrimental impact on the operation of the nursing home. .
16	What is Building B and Building C used for?	Building B – Residential Aged Care Facility Building C – Independent Living Units
17	Where does the service entry go? We were talking about it going through to Brown Street why can't you take your road there. It is the service entry that is a major concern. Bowl and sand echos.	The service entry will be adjacent to the entry of 40 Stephen Street. It is important to note that this type of facility will not be serviced by large trucks.
18	What about garbage trucks.	We will provide our own waste collection. This development will not be serviced by Councils garbage trucks. Our management plan will specify when garbage is collected. It will not be at 5.30am in the morning.
20	We can't drive up this street so a truck to turn is going to have to maneuver. It will be very noisy.	There will be a hammerhead turning circle located on the site.
21	Won't they do a turn on our asphalt?	No, they will be able to turn on our site.
22	There is no way you could bring service vans through Building C? What clearance is required?	No, the clearance required is approximately 3.5 metres. Building C has its lobby at this point.
23	The gate that is there and closed serviced a small facility. It would not have interfaced with peoples living. During some months noise is a real problem. This service entry will greatly add to noise.	Our research and evidence from the operation of the existing aged care facility indicates that the delivery movements will be around 8 movements per day.
24	It is the well effect. It is an echo effect. Noise transmission is a real concern.	There is nothing to break the noise up in the current built form. We will look at this issue
25	You won't get too many trees growing in 4 metres.	Our specialist advice indicates that a setback of 4 metres can support mature trees.
26	You are quite wrong about the height of tree canopy – we are very concerned about the canopy disappearing.	The canopy will not disappear. The buildings are designed to sit below the tree canopy. The trees which provide the canopy which dictate the long distance views are located on Brown Street and adjacent to Dillon Reserve within the site.
27	The setback on Building C is 7 metres. Where is the parking going?	The street parking is further north. The resident/visitor parking for the development is all underground.
28	Setback on Building C is there capacity to have less on C and more on B?	No because we need to conserve the heritage terraces so we are constrained in terms of how far we can set the building back towards the centre of the site.
29	Is it the heritage terraces stopping you stepping Building B back further?	Yes, that is the case.
30	Will the stairs that access Cooper Street be maintained?	Yes, the stairs are located outside of the site boundary.
31	Has 38 Stephen Street lodged an objection?	No. I don't believe so.
32	Will the heritage trees at the northern end be maintained?	Yes, the 3 heritage trees will be maintained.



	QUESTION	RESPONSE
33	Is there any benefit for you in the angle parking?	To the extent that we are replacing the 2 spaces lost by the service entry.
34	You will still get to a bottleneck at southern end.	Your comment is noted.
35	People can get a view assessment done from their window – why/what will this show?	We encourage you to ask your residents to take this opportunity. Details about how residents can register is attached.
36	There will be lights on in the building. This will impact on our bedroom windows. There will be a level of lighting that we do not have at the moment.	The corridors are internal so that bedroom windows will face onto Stephen Street. When residents are asleep you will not see lights. We can look at external lighting.
37	Where will ambulances enter the site?	Off Brown Street entry only.
38	Will windows be looking straight into our development?	There will be bedroom windows facing Stephen Street. The buildings have not been designed yet – we will be able to look at privacy during the next design phase.
39	Is there a gate for the services entry? So trucks will drive underneath.	There will be a controlled access point for trucks. The loading dock is on the same level as the street.
40	What is the process from now. Is there a concept plan?	There is no concept plan. We will lodge a project application as part of the Environmental Assessment application.
41	What is the exhibition period for a DA?	30 days. Following the exhibition we will prepare the preferred project scheme. We will come back to the community both during the exhibition period and after the preferred project scheme (PPS).
42	What is the timeframe between PPS and final scheme?	The review of the final EA takes around 4 weeks.
	How long will construction take?	Construction will take approximately 4 years.
43	Can you confirm that the setback distances are from boundary not the road?	They are from the boundary.
44	I attended the Council meeting when the approval of the last scheme was granted – there was a lot of opposition to the last DA. The figures were shonky that were allowed. You have used the gross floor space of the last DA to ramp up what you can have now.	This scheme is more than what was approved. One of the reasons Woollahra Council is removing FSR because it inadequately address sites with steep topography. On steep sites you can accommodate floor space below ground level without having an impact on bulk and scale presented to the street. This is what we are doing. We have been able to lower buildings by sinking part of the form further into the ground.
45	What does a green roof look like – will it be used?	It is not private open space. It is about promoting sustainable environmental design.
46	What will concern us will be noisy air conditioning on top of the roof.	This will all be addressed as we design the buildings.
47	Ducting from car park is normally above ground – what will you do? Do you have an acoustic engineer? Do Australian Standards have regard to surrounding residential development?	Yes, we will need to comply with all relevant Australian Standards and Building Code of Australia Standards. These are stringent and have regard to the residential surroundings of the building.
48	Will Cerno and Urban Concepts remain	Yes, both companies remain involved in the



	QUESTION	RESPONSE
	involved going forward?	project.
49	How will pedestrians move along your Stephen Street frontage?	We are looking at widening the footpath as part of the design work for Stephen Street.

The meeting closed at around 8pm. Phoebe thanked Cerno and Urban Concepts for attending. It was indicated that Urban Concepts would be commencing preparation of the Consultation Report after 20th July and that this report would form part of the Environmental Assessment documentation. This report will document Stages 1 and 2 of the Consultation process.

CONSTRAINTS IN RESPONSE TO CONSULTATION



OPPORTUNITIES IN RESPONSE TO CONSULTATION



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**

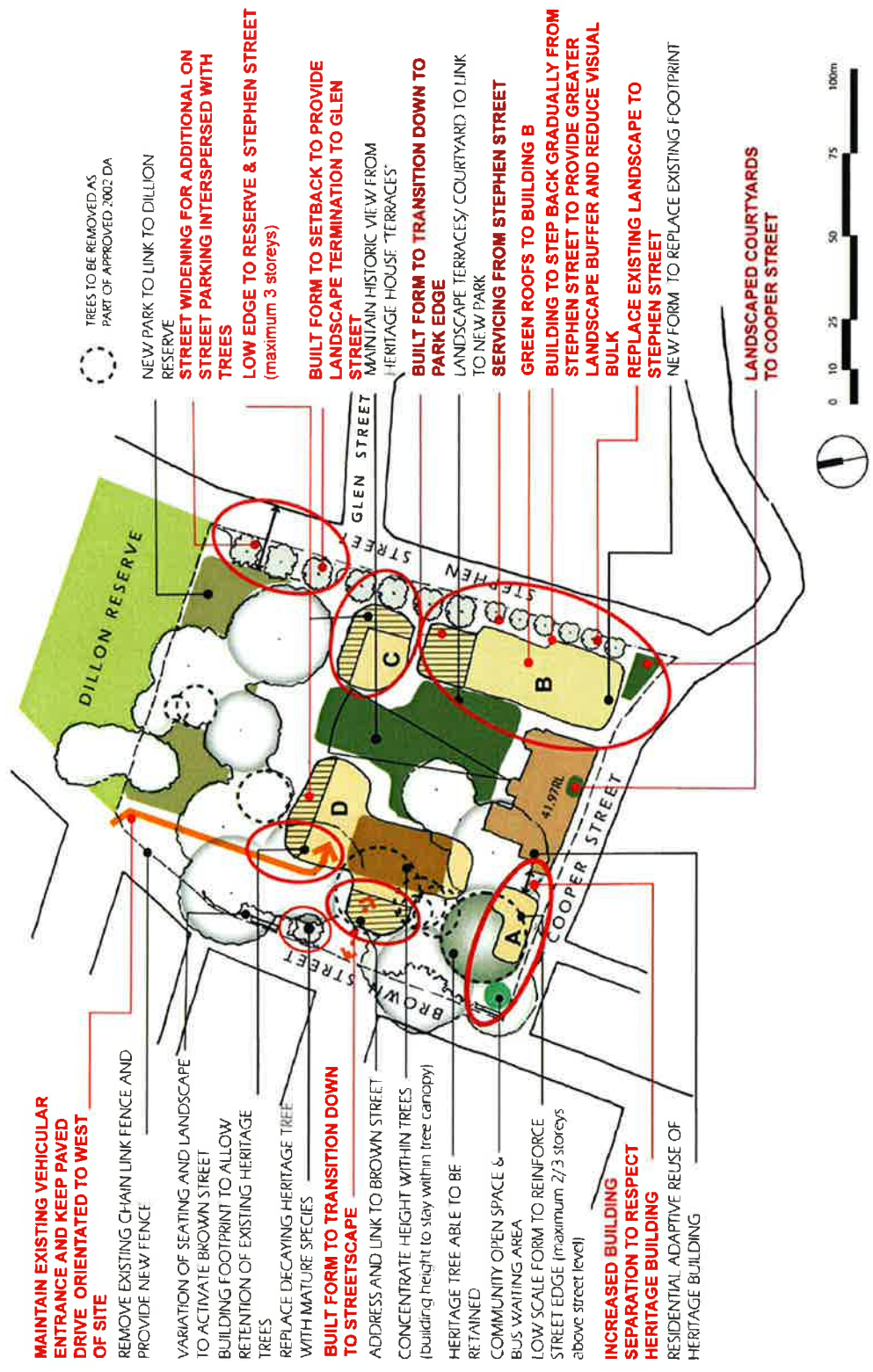


WORK TO BE UNDERTAKEN

- **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 adaptive 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



FINAL MASTERPLAN IN RESPONSE TO CONSULTATION



FINAL MASTERPLAN ELEVATIONS

