



APPENDIX C – Community Website



The Scottish Hospital Site Redevelopment

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**Record of Comments
Stage 2 Consultation**

WELCOME

Presbyterian Aged Care NSW & ACT (PAC) is advancing plans for the rejuvenation and expansion of aged care services available from the Scottish Hospital Site, Paddington.

PAC has been providing aged care and health services at the Scottish Hospital Site for over 100 years.

PAC is a Ministry of the Presbyterian Church in NSW and the ACT. Its charter is to provide care and accommodation for older people, with a commitment to excellence inspired by the life and teachings of the Lord Jesus Christ. PAC provides residential care, community care and seniors' housing to over 1,000 older people at sites across NSW and the ACT. For further information please visit www.presac.org.au.

With a rapidly aging population and fewer opportunities available for older people to secure accommodation in Inner Sydney, the redevelopment of the Scottish Hospital Site will greatly assist in addressing the insufficient supply of aged care and accommodation for all residents of the area. This website conveys information about the design and development process being adopted for this project and identifies how you can become involved.

To promote the two way exchange of information there is a community feedback form linked to this website. We are keen to heart your views about the redevelopment of this site and encourage you to take the time to keep us informed of your concerns and ideas.





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LOCATION

The Scottish Hospital Site is bounded by Cooper Street to the south, Dillon Street Reserve to the north, Brown Street and Nield Avenue to the west and Stephen Street to the east.

It is a unique landholding providing approximately 1.45 hectares, and is held under the single ownership of The Presbyterian Church (New South Wales) Property Trust.





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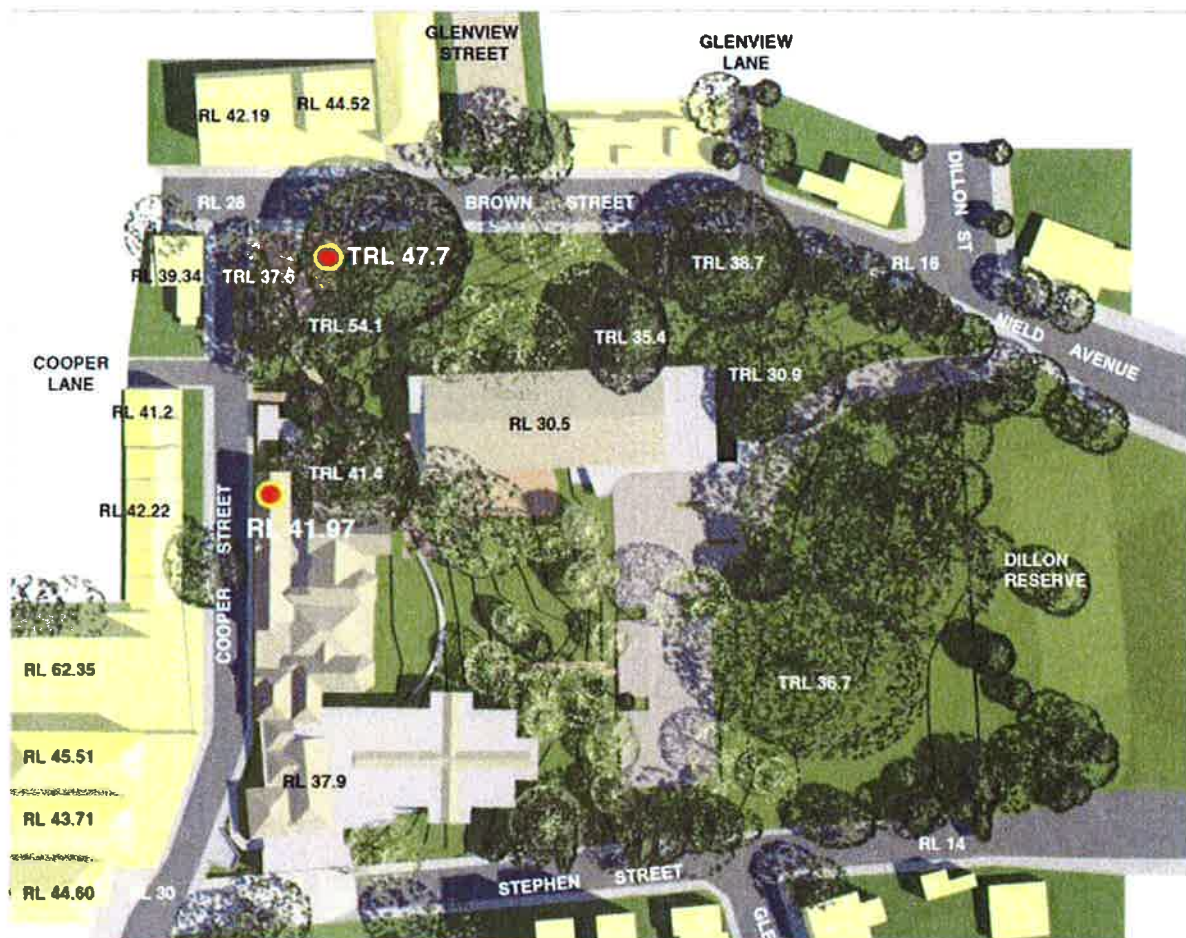
EXISTING IMPROVEMENTS

Existing development on the site is illustrated by the plan below and comprises:

- the original heritage listed 1848 Scottish Hospital Building with frontage to Cooper Street and its associated heritage gardens and terraces;
- a modern four (4) storey extension to the Scottish Hospital Building with frontage to Stephen Street and comprising operating theatres; and
- a four (4) storey aged care building providing 88 nursing home and hostel beds with frontage to Brown Street.

The only building currently operational on the site is the aged care building, which is operated by Presbyterian Aged Care NSW & ACT (PAC).

The redevelopment of the site will not result in the relocation or displacement of any of the existing aged care residents. It is intended that the project would be advanced as a staged development with the first stage of work being the construction of a new aged care building and a portion of the seniors' independent living accommodation.





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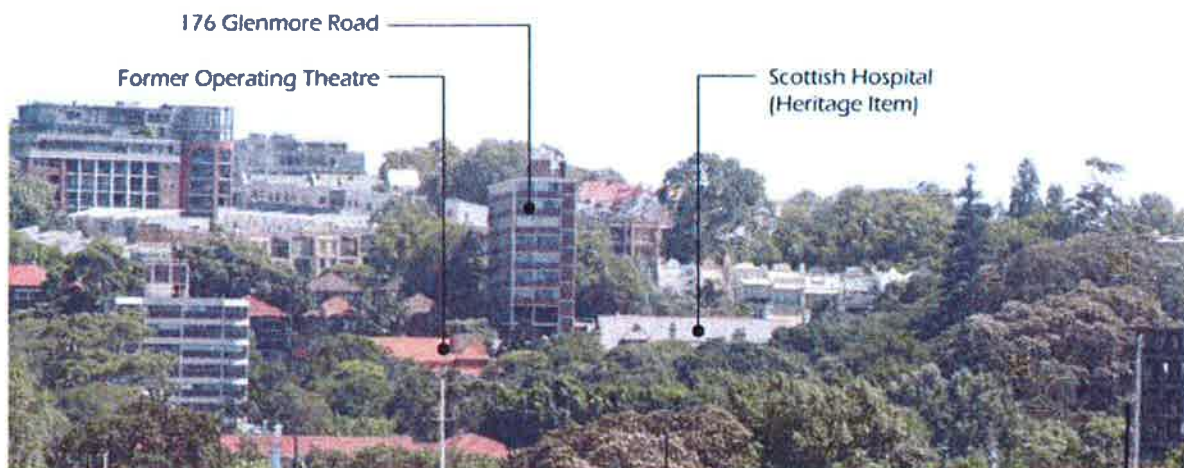
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SITE ANALYSIS

GM Urban Design and Architecture has undertaken extensive site analysis investigation to better understand the relationship that the Scottish Hospital Site has with surrounding development. These investigations have been used to define the design parameters and principles for the site and have informed the formulation of master plan options. To view the findings of the site analysis [Click Here](#)

Important features of this site are:

- the topography of the land, with a 12 metre fall from its southern frontage at Cooper Street to its northern boundary with the Dillon Street Reserve;
- the mature plantings and significant heritage trees that exist around its perimeter and on the northern and western portions. These trees define its garden character, assist to obscure existing building forms viewed from the surrounding local streets, and contribute to the green canopy that characterises the Paddington landscape;
- its rich social, built and landscape heritage significance which is reflected in its location in the Paddington Conversation Area and its Heritage listing;
- the context of surrounding residential development which ranges from Victorian Terraces interspersed with residential flat buildings. The result is a streetscape context consisting of 1-3 storey terrace forms interspersed with 3 storey walk up flats and punctuated by 8 and 9 storey residential flat buildings; and
- the green interface at the northern edge of the site between the Dillon Street Reserve and the established hospital gardens and the extension of this green spine through the site to the forecourt of the original 1848 Hospital Building.





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OVERVIEW



Presbyterian Aged Care NSW & ACT (PAC), under the stewardship of Paul Sadler, CEO, is looking to redevelop the Scottish Hospital Site into a residential care and accommodation precinct for older people. On completion, The Presbyterian Church (New South Wales) Property Trust will retain ownership of the site, and PAC will continue to operate the new aged care facilities.

PAC seeks to develop on the site:

- a 105 bed residential aged care facility, providing a mix of nursing home and low hostel-level care, with a dedicated area for people with dementia and a high proportion of the beds reserved for people who do not pay accommodation bonds;
- 90 seniors' independent living apartments, ranging in size from one (1) through to three (3) bedrooms, with dedicated gardens, community facilities, café and entertainment areas; and
- Ancillary Care Services to facilitate an "aging in place" care model.

The project will incorporate the restoration and adaptive reuse of the 1848 Scottish Hospital Building and its associated gardens and terraces.

PAC is aware of the sensitivity that this site holds for the local community and is committed to working with local residents and interested stakeholders to find an appropriate design solution that reflects the site's unique built heritage, achieves excellence in delivery of aged care services and embraces our Christian Ministry and values.



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CURRENT STATUS OF PROJECT

The redevelopment potential of the Scottish Hospital Site for aged care accommodation was previously advanced by The Presbyterian Church (New South Wales) Property Trust in 2002.

In 2002, Woollahra Council granted two development consents to The Presbyterian Church (New South Wales) Property Trust for the redevelopment of the site. The first approved a 191 bed aged care facility and 24 seniors' independent living units to be built on the site. The second approval involved remediation works to achieve compliance with relevant environmental legislation. The remediation consent is substantially commenced. The consent for the aged care facility lapsed in 2007.

To view the 2002 Approved Development Plans [Click Here](#)

Changing Government policies and shifting patterns of demand for aged care accommodation caused Presbyterian Aged Care NSW & ACT (PAC) to review its strategy for the site. This review resulted in PAC adopting its new aged care model for the site.

A Concept Plan was prepared for the site to reflect the new aged care model, and was presented to Woollahra Council and representatives of the Paddington Society in August 2009 to obtain feedback about the new approach.

To view the 2009 Concept Plan [Click Here](#)

The 2009 Concept Plan was independently costed by WT Partnership (Quantity Surveyors).

It was estimated to have a capital investment value in excess of \$100 million. Legal and planning advice subsequently confirmed that the project would fall under Part 3A of the Environmental Planning and Assessment Act 1979 and would need to be progressed as a Major Project with the Minister for Planning as the Consent Authority.

To view a flow chart illustrating the Major Project Planning Process [Click Here](#)

In February 2010, PAC advised Woollahra Council that it would lodge a Major Project Declaration and Preliminary Environmental Assessment (PEA) Application requesting the NSW Minister for Planning give consideration to progressing the development as a Major Project.

To view the PEA Application [Click Here](#)

On the 9th March, 2010 the NSW Minister for Planning formed the opinion that the project was a Major Project and in so doing determined that it is of State or Regional significance.

To view the Major Project Declaration [Click Here](#)



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THE WAY FORWARD

The Concept Plan that formed the basis of the Major Project Application to the Minister for Planning was representative of a projected scale of development in terms of dwelling numbers and building mass. It did not represent a final design solution for the site. That solution will only be formed by embarking upon a robust community consultation process.

Through the consultation process we invite you to join us on a journey of design. A journey that will involve testing the design principles that we have established, and the review of the design options that have been formulated to date. It may be that one of these options has community support, or we may find that by working together that these options evolve into a new master plan solution. Like all journeys we won't know the outcome until we get started. Details of the community consultation process and how you can register to become involved are available under the Community Consultation Process tab on this website.



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THE DESIGN TEAM

Working with PAC on the Scottish Hospital Site Project is a multi-disciplinary team with experience in architecture, urban design, landscape and heritage conservation.

The key members of the team and their responsibilities are:

- **JPR Architects** are responsible for the overall project design, and are an award winning practice that embraces the disciplines of architecture, interior design and sustainability.
- **GM Urban Design and Architecture** are responsible for the formulation of the master plan and urban design principles. The Director, Gabrielle Morrish has been appointed to Government advisory positions in the fields of urban design, landscape, conservation and the formulation of master plan solutions for large and complex urban sites.
- **Conneybeare Morrison (CM+)** are responsible for the architecture of the Heritage Building, and are well regarded heritage specialists, having been responsible for the restoration and adaptive reuse of the Kilmory and Babworth Estates in the Woollahra LGA.
- **Urbis Town Planning Consultants** will oversee the Part 3A Planning process and the preparation of the Environmental Assessment Report. Urbis is a national consultancy that has built a significant reputation working with private and public sector clients.
- **NBRS + Partners** are responsible for providing heritage advice and the updating of the existing Conservation Management Plan.
- **Flower and Samios** are responsible for the architecture of the Aged Care Building, and are well regarded for their Residential Aged Care, Religious and Community architectural work. They were the project architects for the Montefiore Aged Care Facility in Randwick.



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THE DESIGN PROCESS

A two stage design process has been adopted for this project:

STAGE 1: FORMULATION OF THE PREFERRED MASTER PLAN

The first stage involves the formulation of a preferred Master Plan for the site. The Master Plan will guide the placement and form of the building components, the restoration and adaptive re-use of the heritage building and landscape elements, the retention of significant trees and the delineation of public and private open spaces. The formulation of a preferred Master Plan will be undertaken throughout the months of May and June 2010.

Step 1 – Understanding the Site

GM Urban Design and Architecture have undertaken detailed examinations to understand the special characteristics of the Scottish Hospital Site and how it relates to its surroundings. These investigations have focused on important views, site topography, landscape and significant trees, heritage management, pedestrian, vehicular connections, and building form.

To view the findings arising from the GM Urban Design and Architecture site analysis investigations [Click Here](#)

Step 2 – Define Urban Design Principles

The investigations undertaken in Step 1 have resulted in the formulation of urban design principles. These principles have guided the formulation of two Master Plan options for the site. The urban design principles identify where new buildings should be placed, the scale and form of those buildings, the role of significant trees and landscaping, and how the 1848 Heritage Building on the site can best be restored and adaptively re-used.

To view the GM Urban Design and Architecture urban design principles, opportunities and constraints analysis [Click Here](#)

Step 3 – Formulate Master Plan Options

The two Master Plan options that have been formulated indicate how the site could be developed. Each option responds to the urban design principles and presents a different building form and landscape solution. Both options provide for a building mass that would accommodate approximately 90 seniors' independent units, a 105 residential aged care bed building and the restoration and adaptive reuse of the 1848 Heritage Building.

To view the master plan options prepared by JPR Architects [Click Here](#)

Step 4 – Community Consultation

The body of work that has been prepared in Steps 1-3 will form the basis of the first stage in the community consultation process. Details of the consultation and how you can become involved are available on this website.

To view the Stage 2 Community Consultation Presentation [Click Here](#)



STAGE 2: FORMULATION OF ARCHITECTURAL DESIGN

The second stage involves working the preferred Master Plan into an architectural solution. The architectural plans will form the basis of the Environmental Assessment report that will be lodged

with the NSW Minister for Planning in accordance with the Major Project Planning Process. At this stage we estimate the second stage will take place during July 2010.



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CONSULTANT REPORTS

- [Preliminary Traffic Assessment - Halcrow MWT](#) [Click Here](#)
- [Updated Draft Conservation Management Plan - NBRS + Partners](#) [Click Here](#)
- [Preliminary Arborist Advice & Survey - Treewise Men](#) [Click Here](#)
- [Archaeological Report - Casey & Lowe](#) [Click Here](#)
- [Fauna Assessment - Cumberland Ecology](#) [Click Here](#)



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THE PLANNING PROCESS

WHAT IS A MAJOR PROJECT?

The redevelopment of the Scottish Hospital Site has been declared a Major Project under the provisions of State Environmental Planning Policy (Major Projects) 2005 (hereafter referred to as the Major Projects SEPP).

Schedule 1 of the Major Projects SEPP details the types of development which can be considered a Major Project under Part 3A of the Environmental Planning and Assessment Act 1979. This redevelopment proposal falls under Clause 13 of Schedule 1, which includes development for the purpose of residential, commercial or retail projects with a capital investment value of more than \$100 million.

The proposed capital investment value of the 2009 Concept Plan had been independently assessed to exceed \$100 million, and therefore falls under the provisions of Clause 13.

THE MAJOR PROJECT APPROVAL PROCESS

Part 3A of the Environmental Planning and Assessment Act, associated regulations and the Major Projects SEPP established the planning process to be followed for the assessment and determination of a Major Project.

Further information about the process surrounding Major Projects can be found on the NSW Department of Planning website www.planning.nsw.gov.au.

ENVIRONMENTAL ASSESSMENT DOCUMENTS

To view a Flow Chart illustrating the Major Project Planning process [Click Here](#)

To view the Preliminary Environmental Assessment (PEA) Report [Click Here](#)

To view the Major Project Declaration [Click Here](#)

To view Director Generals Requirements (DGRs) [Click Here](#)



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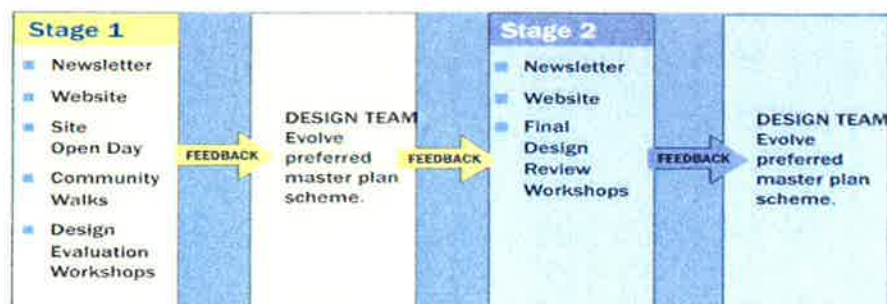
THE COMMUNITY CONSULTATION PROCESS

Presbyterian Aged Care NSW & ACT (PAC) is committed to working with the local community to ensure that the redevelopment of the Scottish Hospital Site is responsive to local needs.

PAC has engaged Urban Concepts to assist with the community consultation process for this site. Urban Concepts specialises in facilitating community consultation for town planning and development projects.

To coincide with the design process we have developed a two stage consultation process, as per flow chart below.

This will ensure that we obtain community feedback at key project milestones to enable our Design Team to respond to this feedback.



Stage 1 – Consultation initiatives are designed to obtain community feedback about:

- site analysis, opportunity and constraints investigations;
- building form, landscape and heritage design principles; and
- the master plan options that have been formulated so far.

The outcomes arising from the Stage 1 consultation will be used by our Design Team to advance a preferred master plan option for the site.

Stage 2 - Consultation initiatives will examine community attitudes to the preferred Master Plan option enabling it to be further refined into an architectural solution prior to its lodgment with the NSW Minister for Planning.



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CONSULTATION PROTOCOLS

Urban Concepts advises that:

- information prepared for public circulation including newsletters and media articles are approved by Presbyterian Aged Care NSW & ACT (PAC) prior to their release; and
- unless otherwise instructed, the involvement of a resident or stakeholder in a consultation event will not be interpreted by Urban Concepts as representing their acceptance or support of a design solution for the Scottish Hospital Site.

Urban Concepts will:

- maintain a log of all telephone, email and mail enquiries received, and prepare a fortnightly report to PAC identifying the issues or comments raised;
- prepare a report on the community consultation process which will form part of the Environmental Assessment documentation lodged with the NSW Minister for Planning, and will detail all aspects of the consultation process;
- ensure that any material forwarded to our offices about the Scottish Hospital Project is forwarded through to PAC for response;
- take every care to ensure that the comments raised by the community are faithfully represented and recorded, and we are pleased for you to advise us of any mistakes or omissions and we will amend our records accordingly; and
- provide a record of comments to all participants who attend consultation events, copies of which will also be placed on the website.



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HOW YOU CAN BECOME INVOLVED

Urban Concepts has developed a range of consultation initiatives to keep you informed about the project, and to provide you with the opportunity to become involved in the design process.

These initiatives include:

- **Freecall 1800 Number and Project Email Address**

Enables you to express your views and will be serviced by Urban Concepts during normal business hours Monday through Friday. The number is 1800 708 067, and the email address is feedback@pacpaddington.org.au.

- **PAC Paddington Website**

Carries information about the design and consultation process, and enables you to register for consultation events and provide your feedback. The website address is www.pacpaddington.org.au.

- **Community Newsletters**

Will be circulated to neighbouring residents at key project milestones to advise you of future consultation events. If you would like to be placed on our mailing list to receive future copies, please register your details using the 1800 number or website.

- **Regular Media Articles**

Wentworth Courier.

- **Community Consultation Events.**

PAC is progressing a new master plan design for the Scottish Hospital Site that has regard to the comments expressed through our May 2010 consultation events. On 17th June 2010 we will bring back to the community the preferred master plan for review and consideration. Two community information sessions will be held on the day at 4.00 – 6.00pm and 7.00-9.00pm at the Vibe Hotel located at 100 Bayswater Road, Rushcutters Bay. Details about how you can participate in these events are set out under the Upcoming events tab of this website



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UPCOMING EVENTS

The date for the next consultation events will be confirmed in due course



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REGISTRATION

First name:



Surname:

Address:

Suburb:



Postcode:

Telephone:



Email:



I would like to attend the Community Information Session to be held on:
(Please tick)

☐ Thursday 17th June 2010 from 4.00 - 6.00pm

☐ Thursday 17th June 2010 from 7.00 - 9.00pm

[submit](#)

The Community Information Session will be held at:

The Vibe Hotel
100 Bayswater Road
Rushcutters Bay



Directions to the appropriate function room will be displayed in the foyer.

There is parking at the Vibe Hotel but it is limited.



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FEEDBACK FORM

Please complete the form below and forward to Urban Concepts by clicking on submit button.

I am a resident and/or property owner within the Paddington locality.

☐ Yes ☐ No

I work in the Aged Care Sector

☐ Yes ☐ No

Optional to Complete:

Email:

Address:

I would like to provide the following comments about this project?



submit



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CONTACT

For more information about the redevelopment of the Scottish Hospital Site:

Phone

The freecall information line on 1800 708 067. The information line is serviced by Belinda Barnett and Rosemarie Sheppard of Urban Concepts during normal business hours Monday through Friday.

Email

The project email address is feedback@pacpaddington.org.au.

The email address is serviced by Urban Concepts.

Mail

Urban Concepts, t PAC Paddington Project, PO Box 780, North Sydney 2059

Urban Concepts will ensure that any material forwarded to their offices is directed through to PAC.

Disclaimer

The information and text presented on this website has been prepared in conjunction with and has been approved by Presbyterian Aged Care NSW & ACT.

Urban Concepts is the trading name for Ambaska Holdings Pty Ltd

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