



Community Consultation Report

A report documenting the findings from Stages 1 and 2 Consultation Initiatives

SCOTTISH HOSPITAL SITE PADDINGTON PROPOSED PRESBYTERIAN AGED CARE DEVELOPMENT

VOLUME 1 of 3

Prepared for

Philon Pty Ltd and Cerno Management Pty Ltd

On Behalf of the Proponent

**The Presbyterian Church (New South Wales) Property Trust
Incorporating Presbyterian Aged Care NSW and ACT**

For Submission to

NSW Department of Planning

Prepared by

Urban Concepts

October 2010



Disclaimer

Urban Concepts has taken every care to ensure that the comments represented and reproduced in this report and arising from the communication initiatives implemented as part of the Stage 1 and Stage 2 Consultation Process for the redevelopment of the Scottish Hospital Site, Paddington have been faithfully recorded and represented. If there are comments that have not been recorded or recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.



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EXECUTIVE SUMMARY

SECTION 1 INTRODUCTION

The Scottish Hospital Redevelopment Communication Plan was prepared by Urban Concepts in conjunction with Repute Communications to satisfy the Director General's Requirements issued for this project on the 27th April, 2010. The communication plan presented a four stage methodology.

This report presents the community and stakeholders attitudes to the proposed redevelopment of the Scottish Hospital Site arising from the implementation of Stages 1 and 2 of the Communication Plan.

Stage 1 Consultation initiatives were designed to obtain community feedback about:

- site analysis, opportunity and constraints investigations undertaken by GM Urban Design;
- building form, landscape and heritage design principles formulated by GM Urban Design; and
- the two master plan options prepared by JPR Architects.

The outcomes arising from Stage 1 were used by the design team to advance a preferred master plan option for the site.

Stage 2 Consultation initiatives examined community attitudes to the preferred master plan option enabling it to be further refined in line with community feedback prior to the lodgment of the Major Project Application and the Environmental Assessment.

This report has been structured in three volumes, each submitted under separate cover:

Volume 1 being this document presents the findings arising from the implementation of Stages 1 and 2 and comprises the following five sections being:

- **Section 1** The introduction.
- **Section 2** An overview of the Communication Methodology.
- **Section 3** The findings arising from the Stage 1 Consultation Initiatives.
- **Section 4** The findings arising from the Stage 2 Consultation Initiatives.
- **Section 5** Summary and Conclusion.

Volume 2 contains the following Appendices:

- **Appendix A** Telephone Log for the 1800 Information Line.
- **Appendix B** Project Emails and Website Feedback.
- **Appendix C** Community Website.
- **Appendix D** Community Newsletters.
- **Appendix E** Stakeholder Briefing Paper.
- **Appendix F** Media Management.
- **Appendix G** Design Evaluation Workshop Presentation.
- **Appendix H** Stage 1 Community Workshop Record of Comments.



- **Appendix I** Stakeholder and Community Presentation on the preferred Development Scenario.
- **Appendix J** Stage 2 Community Information Session Transcripts.
- **Appendix K** Stakeholder Submissions and Briefing Minutes.

Volume 3 is the original Communication Plan submitted to the NSW Department of Planning in April 2010 which formed the framework for the consultation approach.

The remaining stages of the consultation process will be implemented to coincide with the lodgment and exhibition of the Environmental Assessment Documentation. The findings arising from these two stages, being Stages 3 and 4, will be reported to the NSW Department of Planning during the Environmental Assessment process.

SECTION 2 COMMUNICATION METHODOLOGY

This Section presents the communication methodology that Urban Concepts employed for this project to date. The methodology is presented in terms of:

- The key messages communicated about the project;
- The target audiences; and
- The consultation events staged.

The key communication messages communicated through the process included:

- The desire by the proponent to continue the long tradition of health, aged care, welfare and ministry at the Scottish Hospital Site.
- The proponent's intention to work with the community and interested stakeholders to achieve an acceptable built form and landscape outcome.
- The need to present discussion about the height of new building forms on the site accurately using RL levels so that the community can understand proposed buildings heights relative to the built and landscape context of site and the surrounding area.
- The incorporation of concessional aged care beds as part of the project and the need to fund the provision of these beds through the independent living unit component of the development. This discussion also included the lack of capital grants funding that would be available for this project.
- The potential to dedicate to Woollahra Council the northern portion of the site for incorporation into the Dillon Street Reserve.
- The proponents desire to ensure all works are undertaken in accordance with the conservation management plan for the site.

A detailed description of each message is detailed in Section 2.

The project required the establishment of a number of lines of information and a range of consultation events with various target audiences. To assist with the management of information, its dissemination and the recording of community feedback the stakeholders were classified into target audiences or user groups.



The key target audiences identified for this consultancy were as follows:

- Local Residential Community
- Adjoining Major Landowners
- Local Business Community
- Staff and Existing Residents of the Scottish Hospital
- Special Interest and Community Groups
- Paddington Aged Care Providers
- NSW Department of Planning including Minister for Planning and Major Project Assessment Team
- Heritage Organisations
- Woollahra Council both Council Officers and Elected Representatives
- State and Federal Elected Representatives
- Local Political Parties
- State Government Agencies
- Utility Providers
- Emergency Services
- Adjoining Council Areas
- Media

A description of each target audience is provided in Section 2.

The Stage 1 and Stage 2 communication initiatives that have been completed for this project are detailed in the table below together with the level of participation that has occurred.

SUMMARY OF STAGE 1 AND STAGE 2 COMMUNICATION INITIATIVES AND PARTICIPATION

COMMUNICATION INITIATIVES	DATE UNDERTAKEN	LEVEL OF PARTICIPATION*
Information Lines		
1800 PAC Paddington Information Line 1800 708 067	1 st April through to 29 th July, 2010	47 telephone calls logged
Project Correspondence PO Box	8 th February through to 29 th July, 2010	6 letters were received. These were registrations for the Design Evaluation Workshop and Community Information Sessions.
Project Email	12 th April, 2010 through to 29 th July, 2010	25 emails have been received relaying comments about the project.
Community Website	12 th April, 2010 through to 29 th July, 2010	820 visitations including feedback comments and registration for consultation events.



COMMUNICATION INITIATIVES	DATE UNDERTAKEN	LEVEL OF PARTICIPATION*
Media Management	31 st March, 2010 through to 29 th July, 2010	5 display advertisements placed in the Wentworth Courier. 31 st March 21 st April 12 th May 9 th June 16 th June
Community Newsletters		
Newsletter 1	20 th April, 2010	1,750 newsletters distributed by Australia Post in conjunction with Woollahra Council
Newsletter 2	7 th June, 2010	1,750 newsletters distributed by Australia Post in conjunction with Woollahra Council
Stakeholder Briefing Paper and Letters	20 th and 21 st April, 2010	Briefing papers and or letters were issued by Australia Post and via email to the following groups: <ul style="list-style-type: none"> • PAC Paddington • Woollahra Council • Federal and State Elected Representatives • Resident Groups • Families and Residents • Emergency and Utility Groups • Aged Care Providers <p>In total 209 briefing papers and letters were circulated.</p>
Site Banners	No. 1 – Thursday 22 nd April, 2010 No. 2 – Thursday 10 th June, 2010	3 Site banners were erected around the Scottish Hospital Site advertising upcoming events.
Meet and Greet	22 nd April 28 th April	98 properties were visited. A letter inviting participation in the consultation process was left for those properties unattended.
Consultation Events		
Stakeholder Briefing Sessions	<ul style="list-style-type: none"> • 22nd March, 2010 • 6th May, 2010 • 16th June, 2010 	Stakeholder briefing sessions held as follows: <ul style="list-style-type: none"> • Woollahra Council • Residents and Staff of the existing PAC Nursing Home on the site • Paddington Society – Executive Committee



COMMUNICATION INITIATIVES	DATE UNDERTAKEN	LEVEL OF PARTICIPATION*
	<ul style="list-style-type: none"> 30th June, 2010 30th June, 2010 22nd June, 2010 	<ul style="list-style-type: none"> Aged Care Focus Group – 6 attendees Body Corporate Executive 40 Stephens Street — 7 attendees The Member for Sydney the Hon Clover Moore Lord Mayor of Sydney
Site Open Day and Site Walks	Saturday 1 st May, 2010 9am – 5pm Site Walks - 10.00-11.30am - 12.30-2.00pm - 3.00-4.30pm	Total number of participants throughout the day 86.
Design Evaluation Workshops	Monday 3 rd May, 2010 Tuesday 4 th May, 2010	Session 1 – 4-6pm 17 attendees Session 2 – 7-9pm 5 attendees Session 1 – 4-6pm 14 attendees Session 2 – 7-9pm 16 attendees
Community Information Sessions	Thursday 17 th June, 2010	Session 1 – 4-6pm 21 attendees Session 2 – 7-9pm 15 attendees
Comment Sheets		Stage 1 – total 39 received. Stage 2 – total 14 received

** Participation levels have been compiled based on Urban Concepts records and do not include enquiries made of PAC or its sub consultants directly about the project.*

SECTION 3 CONSULTATION FINDINGS - STAGE 1

This section presents a summary of the findings arising from the Stage 1 community and stakeholder consultation initiatives. These initiatives included:

- Comment sheets submitted at the Site Open Day, Community Walks and Design Evaluation Workshops.
- Feedback forms submitted through the project website.
- The record of comments that were prepared for each of the four Design Evaluation Workshops.



- The stakeholder briefing sessions that were held between April and May 2010 with Woollahra Council, the Paddington Society and the families and residents of the existing Aged Care Facility that is located on the Scottish Hospital Site.

In presenting the responses we have for privacy reasons, withheld the names and contact details of the participants. This section should be read in conjunction with the record of comments, meeting minutes and submissions reproduced in full in Volume 2 of this report.

The range of issues and views expressed through the Stage 1 consultation initiatives were analysed by the Design Team at the conclusion of each consultation event. In this way, community feedback has been systematically reviewed by the proponent and this has facilitated the evolution of a preferred master plan design that formed the basis of the Stage 2 consultation initiatives discussed in Section 4.

The preferred master plan comprised:

- A rationalised set of Urban Design Principles that addressed the Urban Design Principles developed for the site by the Paddington Society, Woollahra Council and the community comments received during the Stage 1 initiatives.
- A third master plan option as there was no outright community support for either of the Option 1 or Option 2 master plans. This third master plan was advanced in Stage 2 as the Preferred Master Plan.

The preferred master plan sought to address a number of concerns however, it is noted that not all concerns were resolved in line with the concern or issue identified. The key design changes evolving from the Stage 1 consultation are summarised below.

- **STEPHEN STREET**

- The provision of increased setbacks for the aged care building form at the Stephen Street frontage. This setback was increased from a nil setback to 4 metres – 7 metres. The setback will be planted with mature trees.
- The height of the Stephen Street aged care building is terraced and reduced in height by one storey. This height reduction is achieved by sinking the building into the ground.
- The height of building C (the independent living units) at the Stephen Street frontage is reduced in height by one storey and its length is shortened so that it terminates at the junction of Glen Street.
- The second vehicle entry point is rationalised to a service entry providing access for service vehicles to a ground level loading bay. This entry was designed with an on site hammerhead turn to enable all vehicles to turn on site and enter and leave in a forward direction.
- Stephen Street is to be widened and provision made for eight 90 degree parallel parking spaces and a widened pedestrian footpath. These spaces will not be metered.

- **BROWN STREET**

- The Brown Street building has been tiered with setbacks ranging from 9 metres through to 25 metres at its top levels. The building height of nine storeys is maintained, being six storeys above the street level of Brown Street.
- The pedestrian entry point onto Brown Street opposite Glenview Street is retained.
- The Brown Street vehicular access is re-instated as the primary vehicular address and the entry point for all residents, visitors and staff vehicles. Ambulance vehicles will also use this entry.



- Existing vegetation, with the exception of the diseased heritage tree at the Brown Street frontage will be retained.
- The community bus stop on the corner of Brown Street and Cooper Street is retained.
- **COOPER STREET**
 - The Gate Keepers Lodge is retained and moved closer to the Brown Street frontage to reduce the built edge of the Cooper Street elevation and provide green views through into the site.
 - The 1848 heritage building is restored to accommodate independent living units. The historic garden terraces at the forecourt to this building are retained and restored.
 - The aged care building retains its two storey building form at the south eastern corner of Cooper Street. This building is setback from Cooper Street and deep soil landscaping provided in the former turning circle.
- **GENERAL**
 - The development maintains a gross floor area of 19,500 square metres.
 - All building heights remain below the tree canopy.
 - The proposal provides for the dedication of land at the northern part of the site from boundary to boundary to enable the expansion of the Dillon Street Reserve. No car parking is provided at the Brown Street entry for the Reserve.
 - All heritage trees (with the exception of the diseased fig at the Brown Street frontage) are retained.
 - A heritage landscape conservation plan is commissioned.
 - A traffic study is commissioned.
 - A Stormwater Management Plan is commissioned.
 - A Simurban Model is commissioned.
 - The proponent resolves to clarify the GFA discrepancies quoted in Major Project Declaration for the 2002 development approval.
 - The southern view through the site to the 1848 heritage building is retained and the heritage terraces are to be restored.
 - The project is named The Terraces to reflect its historical importance.

SECTION 4 CONSULTATION FINDINGS - STAGE 2

This section presents the community and stakeholder responses arising from the Stage 2 consultation initiatives. The Stage 2 initiatives sought community and stakeholder response to an updated set of urban design principles and a preferred master plan.

The original urban design principles that had been developed by GM Urban Design during Stage 1 were rationalised and updated to reflect Stage 1 consultation findings and the design principles that had been prepared for the site by both the Paddington Society and Woollahra Council.

This rationalised set of urban design principles together with the feedback that had been received about the Stage 1 master plan options then informed the preparation of a preferred master plan for the site. The preferred master plan was a new master plan option as there was no outright community and stakeholder support for either of the two options that were presented during Stage 1. Hence the preferred master plan evolved out of the community and stakeholder consultation process.



The updated urban design principles and the preferred master plan are detailed in the presentation that is reproduced in Volume 2, Appendix I. It was this presentation that formed the body of the information for the Stage 2 consultation initiatives. These initiatives included:

- Two Community Information Sessions held on the 17th June 2010 at 4.00 – 6.00pm and 7.00 – 9.00pm at the Vibe Hotel in Rushcutters Bay;
- Feedback received through the website and comments sheets issued at the 17th June information sessions; and
- Stakeholder briefings held with Woollahra Council, the Paddington Society, the Hon Clover Moore, Member for Sydney and Lord Mayor of Sydney, the Executive Committee of the Body Corporate for 40 Stephens Street, Paddington and Aged Care Providers working in the Eastern Suburbs and Inner Sydney Region.

A description of the key comments arising from these initiatives is presented in Section 4.

The proponent's response to the issues raised by both the community and key stakeholders during the second stage of the consultation process are then detailed in Section 5.s

SECTION 5 SUMMARY AND CONCLUSION

This section documents the proponent's response to the issues and comments raised during the Stage 2 Community and Stakeholder Consultation.

It is recognised that the proponent through revised urban design principles, the preferred master plan and the final architectural scheme has taken on board the issues raised during the consultation, however, it is acknowledged that there are areas where a resolution in line with the community and stakeholder expectation has not been possible to achieve. In these situations, the proponent has sought to address the underlying intent that forms the basis of the concern.

For example, where members of the community felt that the height of the Brown Street independent living unit building was too high the underlying concern from the community was that the bulk of the form would adversely intrude into the Brown Street streetscape impacting on amenity, views and solar access. Accordingly, the proponent while not reducing the overall height in terms of the number of storeys contained in this building increased the setbacks of the floors and further reduced the footprint to create a more compact form thereby addressing the underlying intent of the concern.

In documenting the responses to the community concerns, Urban Concepts has used a matrix system to reconcile community and stakeholder concerns, the proponent's response and a statement of resolution. Issues and comments raised by the community are reconciled in the community consultation matrix at Table 5.1 and the stakeholders concerns in the stakeholder consultation matrix at Table 5.2.

During the Stage 1 and Stage 2 consultation process residents were able to register to have a view analysis undertaken from their property. During the consultation process twenty six residents registered to have photomontages prepared of the view they would see from their property with the redevelopment of the Scottish Hospital Site. The proponent has completed all of these views and they are contained in the Environmental Assessment documentation.



1.0 INTRODUCTION

This report has been prepared by Urban Concepts on behalf of Presbyterian Aged Care NSW and ACT (hereafter referred to as PAC), the proponent of Major Project, Project Application MP 10_0016 being the development of a new aged care facility and independent living units on the Scottish Hospital Site, Paddington. The report presents the community and stakeholder attitudes to the proposed development arising from the implementation of Stage 1 and Stage 2 of the Scottish Hospital Redevelopment Communication Plan.

The site is currently owned by The Presbyterian Church (New South Wales) Property Trust and the existing 88 bed aged care facility on the site is operated by PAC. 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 Christian faith. PAC provides residential care, community care and seniors housing at sites across NSW and the ACT.

The Scottish Hospital Redevelopment Communication Plan was prepared by Urban Concepts in accordance with the Director Generals Requirements (DG's Requirements) issued for this project on the 27th April 2010. The Communication Plan presented a four stage consultation methodology to complement the formulation of master plan options for the site, the selection of a preferred master plan and the preparation of the Environmental Assessment Application. The first phase of the consultation, which has now been implemented, was undertaken in two stages and the findings are documented in this report. The second phase of the consultation which will comprise stages 3 and 4 will be undertaken and reported to the NSW Department of Planning to coincide with the exhibition and consideration of the Environmental Assessment.

Stage 1 Consultation initiatives were designed to obtain community feedback about:

- site analysis, opportunity and constraints investigations undertaken by GM Urban Design;
- building form, landscape and heritage design principles formulated by GM Urban Design; and
- the two master plan options prepared by JPR Architects.

The outcomes arising from Stage 1 were used by the design team to advance a preferred master plan option for the site.

Stage 2 Consultation initiatives examined community attitudes to the preferred master plan option enabling it to be further refined in line with community feedback prior to the lodgment of the Major Project Application and the Environmental Assessment.

Urban Concepts role in the communication process has been to formulate the consultation methodology as documented in the Communication Plan and to take responsibility for the implementation of the Plan. Understanding the views of all stakeholders has been fundamental to the design approach adopted for this site and reflects the proponent's commitment to achieving a responsive and responsible aged care solution for the Scottish Hospital Site.



Implementation of the Plan has involved a range of specialist consultants including:

- Cerno Management
- Philon Development Management
- Repute Communications Media Management
- JPR Architects
- GM Urban Design and Architecture
- Urbis Town Planning Consultants
- Halcrow Traffic Management
- Conybeare Morrison International Architects

1.1 Report Structure and Supporting Documentation

This report has been structured in three volumes.

Volume 1 presents the findings arising from the implementation of the Communication Plan and comprises the following five sections being:

- **Section 1** This introduction.
- **Section 2** An overview of the Communication Methodology.
- **Section 3** The findings arising from the Stage 1 Consultation Initiatives.
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- **Appendix K** Stakeholder Submissions and Briefing Minutes.

Volume 3 is the original Communication Plan submitted to the NSW Department of Planning in April 2010 which formed the framework for the consultation approach.



1.2 Communication Objectives

The specific objectives PAC sought to fulfill from implementing the Communications Plan are:

- To engage with surrounding residents and integral stakeholders to develop a design solution for the proposed aged care development that considers community concerns and achieves PAC's charter.
- To promote awareness of the heritage and conservation of the site through the adaptive reuse of the 1848 heritage building and the heritage gardens.
- To explain the funding nexus between the provision of aged care beds for the socially disadvantaged and the provision of independent aged care units.
- To investigate the opportunity for setting aside part of the site to the community for incorporation into the Dillon Street Reserve.
- To document how the proposal will help to address the chronic shortage of aged care accommodation that exists within Inner Sydney.
- To communicate the willingness and desire of the proponent to work with Woollahra Council notwithstanding the Part 3A project status resulting from its declaration as a Major Project.
- To ensure surrounding residents and integral stakeholders are provided with the opportunity to express their views about the aged care proposal from master plan formulation through to the final architectural design solution.
- To establish and maintain open channels of communication between surrounding residents and integral stakeholders that will remain in place for the development assessment and pending approval the construction process.
- To ensure surrounding residents, the retail and business community and integral stakeholders understand the urban design and economic considerations that underpin the design and the urban design process that has culminated in the preferred architectural concept.

1.3 Community Consultation Requirements

The Director Generals Draft Requirements issued to the proponent by the Department in mid April, 2010 established the community consultation requirements for this Part 3A Project. The consultation requirements issued for the Scottish Hospital project stated:

'The EA shall demonstrate than an appropriate level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007 is to be undertaken and a comprehensive Community Consultation Strategy shall be provided'.



The Guidelines for Major Project Community Consultation were issued by the NSW Department of Planning in October 2007. The Guidelines recognise that community and stakeholder consultation is an important component of the NSW Governments Environmental Assessment process for projects under Part 3A of the Environmental Planning and Assessment Act 1979.

The Communication Plan that was prepared and implemented for this project was presented to the NSW Department of Planning on the 27th April, 2010 and was found to satisfy the requirements of the Guideline document. The Communication Plan is reproduced as Volume 3 of the Communication Report.

1.4 Overview of Communication Initiatives

A summary of the Stage 1 and Stage 2 communication initiatives that have been completed for the first phase of this project in accordance with the Communication Plan are provided below in Table 1.1. Details concerning these initiatives and the findings arising from the stakeholder and community events are contained in Sections 3, 4 and 5 of this report.

TABLE 1.1
SUMMARY OF STAGE 1 AND STAGE 2 COMMUNICATION INITIATIVES AND PARTICIPATION

COMMUNICATION INITIATIVES	DATE UNDERTAKEN	LEVEL OF PARTICIPATION*
Information Lines		
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COMMUNICATION INITIATIVES	DATE UNDERTAKEN	LEVEL OF PARTICIPATION*
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Stakeholder Briefing Paper and Letters	20 th and 21 st April, 2010	<p>Briefing papers and or letters were issued by Australia Post and via email to the following groups:</p> <ul style="list-style-type: none"> • PAC Paddington • Woollahra Council • Federal and State Elected Representatives • Resident Groups • Families and Residents • Emergency and Utility Groups • Aged Care Providers <p>In total 209 briefing papers and letters were circulated.</p>
Site Banners	<p>No. 1 – Thursday 22nd April, 2010</p> <p>No. 2 – Thursday 10th June, 2010</p>	3 Site banners were erected around the Scottish Hospital Site advertising upcoming events.
Meet and Greet	<p>22nd April</p> <p>28th April</p>	<p>98 properties were visited.</p> <p>A letter inviting participation in the consultation process was left for those properties unattended.</p>
Consultation Events		
Stakeholder Briefing Sessions	<ul style="list-style-type: none"> • 22nd March, 2010 • 6th May, 2010 • 16th June, 2010 • 30th June, 2010 • 30th June, 2010 • 22nd June, 2010 	<p>Stakeholder briefing sessions held as follows:</p> <ul style="list-style-type: none"> • Woollahra Council • Residents and Staff of the existing PAC Nursing Home on the site • Paddington Society – Executive Committee • Aged Care Focus Group – 6 attendees • Body Corporate Executive 40 Stephens Street — 7 attendees • The Member for Sydney the Hon Clover Moore Lord Mayor of Sydney



COMMUNICATION INITIATIVES	DATE UNDERTAKEN	LEVEL OF PARTICIPATION*
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Community Information Sessions	Thursday 17 th June, 2010	Session 1 – 4-6pm 21 attendees Session 2 – 7-9pm 15 attendees
Comment Sheets		Stage 1 – total 39 received. Stage 2 – total 14 received

* Participation levels have been compiled based on Urban Concepts records and do not include enquiries made of PAC or its sub consultants directly about the project.



2.0 COMMUNICATION METHODOLOGY

This section details the communication methodology employed for Stages 1 and 2 of the project. The methodology which forms part of the Communication Plan is reproduced in full in Volume 3.

For the purposes of this section the methodology is discussed in terms of:

- communication messages;
- target audiences; and
- consultation techniques.

This section includes details of the participation levels in the various communication initiatives.

2.1 Communication Messages

Based on our understanding of the project, Urban Concepts and Repute Communications at the commencement of this project identified the following key messages to be communicated through the consultation process.

Message 1 The Scottish Hospital – Continuing the long tradition of health and aged care

The desire by PAC to continue a long tradition of health, aged care, welfare and Ministry services at the Scottish Hospital Site. The site has been used for such services since 1848, changing and evolving along the way. The formulation of a master plan is the first step in the design process to establish an appropriate aged accommodation model for the site that will respond to the demand for seniors' accommodation across all welfare levels. The provision of both aged care beds in a nursing home style building together with independent living units will allow seniors to make the transition to appropriate accommodation in the inner city so that they can remain close to their families and social networks.

Message 2 Community Consultation is important to PAC, we invite residents to join us at the drawing board to be part of the design process

At the outset of the project local media focused its attention on a rumoured plan for a 10 storey tower on the site. The reality was that at this time there was no fixed plan in place. The proponent's approach being to present options to the community for discussion.

The proponent understands that it needs to work with the community and interested stakeholders to achieve an acceptable built form and landscape outcome. The proponent does not operate in isolation and has worked with the local community through a comprehensive consultation process.

Message 3 Building Height

Height is a key area of community interest within the public arena with a number of the early media articles speculating the development of a 10 storey tower. It is evident that the proposal will raise non compliances with the 9.5 metre height control established under the Woollahra Local Environmental Plan 1995. While non compliance is always an area of public scrutiny it is important to communicate that the:

- existing 1848 heritage building on the site does not comply with the current 9.5 metre height control;



- 2002 development consent that was approved by Woollahra Council also did not comply with the established height provisions at that time; and
- a number of surrounding properties do not comply with the 9.5 metre height control.

It has been important for the project team to communicate height accurately and to ensure that height has always been presented in terms of RL levels across the site. In this regard the RL's of the existing buildings have been identified on plans as have the RL's of surrounding buildings. It is only by referencing RL's to Australian Height Datum that professional and community stakeholders can accurately understand building height. RL's give people a practical and factual way of understanding building form and actual building height relative to the built context of an adjoining area. This is particularly true on the Scottish Hospital Site where the dramatic fall in the land from Cooper Street to Dillon Street Reserve means that much of the building form is nestled into the landscape below the established tree canopy and below the ridge height of the existing 1848 hospital building.

Message 4 Major Project Status

Due to the projected capital investment value exceeding \$100 million, the project must be considered under Part 3A of the Environmental Planning and Assessment Act 1979 as a major project by the NSW Minister for Planning. There has been speculation in the media that the capital project cost has been inflated to trigger assessment of the project by the NSW Minister for Planning. This is part of a broader community debate that has arisen across Sydney since the introduction of the controversial Part 3A planning legislation. It is the proponent's position that it has and will continue to proactively involve Woollahra Council in the design and development process. This has been achieved through regular meetings with representatives of Woollahra Council. Minutes of these meetings have been reported on through the consultation process.

Message 5 The provision of aged care accommodation choices, including accommodating the less fortunate

The proponent is a non for profit organisation. The project incorporates both aged care beds in a nursing home style building and independent living units. PAC's objective is to utilise revenue streams from the Independent Living Units to subsidise the operation of the nursing home facility. This project is not eligible for Government Funding hence it must be economically viable in its own right. The overall objective is to increase the level of concessional beds from 19% to 45%.

Message 6 Delivering community benefits

The proponent recognises that the heritage gardens are treasured by the local community. The adjoining Dillon Street Reserve is also a highly utilised recreational reserve. Fundamental to the design approach is the transferral of part of the site back to the community for incorporation into the Dillon Street Reserve by way of a voluntary planning agreement.

Message 7 Built and landscape heritage conservation

A conservation management plan was adopted for the site in 2006. This plan has been updated and includes a series of investigations by a specialist heritage landscape architect, Musecape and arborists, Tree Wise Men to better understand the health of the heritage listed trees. The proponent acknowledges and appreciates the unique heritage of the site both in terms of the buildings and landscaping but also the unique social linkages that the site has had with many great Australians. The design team assembled for this project has addressed the recommendations of the updated conservation management plan as a primary consideration in the formulation of urban design parameters and development options for the site.



2.2 Target Audiences

The project required the establishment of a number of lines of information and a range of consultation events with various target audiences. To assist with the management of information, its dissemination and the recording of community feedback the stakeholders were classified into target audiences or user groups.

The key target audiences identified for this consultancy were as follows:

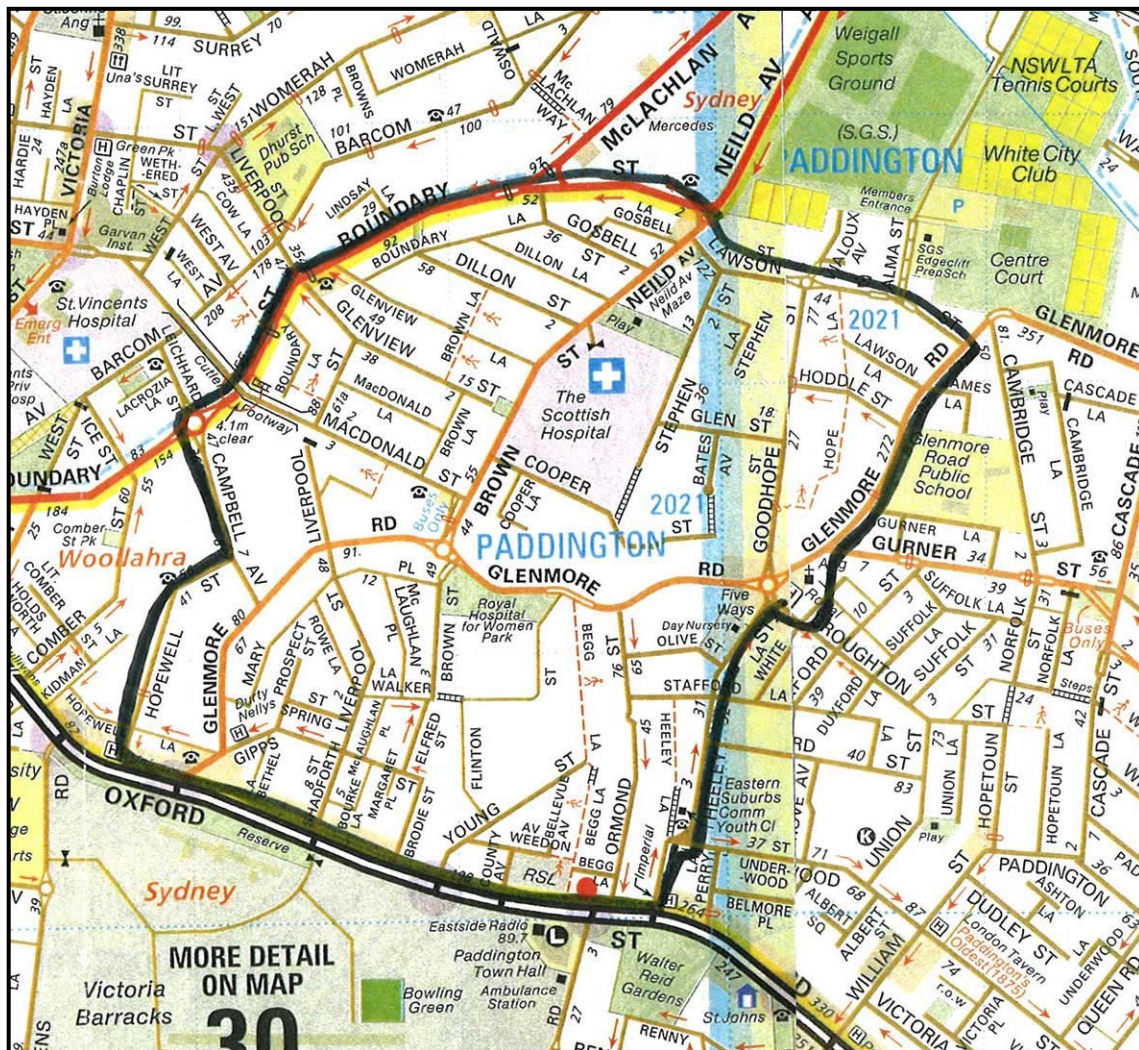
- Local Residential Community
- Adjoining Major Landowners
- Local Business Community
- Staff and Existing Residents of the Scottish Hospital
- Special Interest and Community Groups
- Paddington Aged Care Providers
- NSW Department of Planning including Minister for Planning and Major Project Assessment Team
- Heritage Organisations
- Woollahra Council both Council Officers and Elected Representatives
- State and Federal Elected Representatives
- Local Political Parties
- State Government Agencies
- Utility Providers
- Emergency Services
- Adjoining Council Areas
- Media

A database was established documenting the contact details for each target audience. A description of each target audience is provided below.

LOCAL RESIDENTIAL COMMUNITY

Local residents living in the locality bounded by Oxford Street to the south, Heeley Street and Glenmore Road to the east, Boundary Road to the north and Campbell and Hopewell Avenues to the west is the suggested resident catchment area for this project. This catchment was discussed and agreed with Woollahra Council at a meeting on the 7th April 2010. There are 1,750 households within this notification area. Refer Figure 2.1.

FIGURE 2.1 - RESIDENT NOTIFICATION AREA



ADJOINING MAJOR LANDOWNERS

The residents in the streets that immediately surround the site (Cooper Street, Stephen Street, Brown Street, Dillon Street, Glenview Street, Glen Street and Glenmore Road) are important as they represent the immediate neighbours of this property. The specific households identified in this target audience are detailed below.

- Dillon Street - No's 1, 2, 3, 4.
- Glenview Street - No's 1, 3.
- Cooper Street - No's 1, 4, 5, 6, 7, 8, 8A, 9, 10, 10A, 11, 12, 13, 15, 17, 19, 21, 23.
- Stephen Street - No's 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 20, 22, 24, 26-28, 30-34, 36, 38, 40.
- Brown Street - No's 53, 55, 47, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72.
- Glenmore Road - No's 176, 186, 188, 190, 192, 194, 196, 1908, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218.



LOCAL BUSINESS COMMUNITY

The increase in local population provided on the hospital site will be of interest to local business operators. It may provide opportunities for these businesses to expand their product range and services to cater for the demands of this new local population. We would recommend that consultation be undertaken with the peak organisations that represent local business interests:

- The Paddington Business Partnership
- Local businesses operating from the Five Ways in Paddington

STAFF AND EXISTING RESIDENTS OF THE SCOTTISH HOSPITAL

Aged accommodation currently operates on the site and there are 88 existing residents being cared for in the Brown Street nursing home building. This facility currently employs approximately 60 PAC staff. No existing resident will be displaced as a result of the proposed redevelopment of the site. Development will be undertaken in stages with the first stage being the construction of a new nursing home building into which the existing residents will be relocated. The staff, residents and their families have been kept informed throughout the design process.

SPECIAL INTEREST AND COMMUNITY GROUPS

These groups are important in the environment of debate and public opinion. They provide an insight into the workings of a community and specific issues of concern. Communication lines must be established that allow for a steady flow of information and discussion with these groups at key project milestones.

It is recognised that the Paddington Society has a long standing interest in the Scottish Hospital Site and became involved in the 2002 application. Key concerns that the Paddington Society had with the 2002 scheme approved by Woollahra Council were:

- Impact of development on the heritage significance of the site as the only intact gentry estate left in Paddington.
- Scale of the project.
- The removal of 69 trees from the site.

The proponent has maintained a dialogue with the Paddington Society and this will continue throughout the Environmental Approval process. It is noted that the Society has nominated Committee Member John Richardson to be their primary liaison for this project.

Other Woollahra Council Resident Associations

- Harbour View Residents Group
- Double Bay Resident Association
- Action Committee for the Environment
- Darling Point Society
- Edgecliff Preservation Society
- Rose Bay Residents Association
- Vaucluse Progress Association

Other important Resident Groups

- Paddington Action Committee also known as the Paddington Taskforce



PADDINGTON AGED CARE PROVIDERS

These groups are important as they represent the health and aged care sectors. These groups are important for providing feedback on the suitability of the aged care model that will be adopted. The consultation will look to draw on the combined experience of these stakeholders.

- Council of Social Service NSW
- Federal Department of Health and Ageing (Sydney)
- The Aged Car Standards & Accreditation Agency
- Aged and Community Services (NSW & ACT)
- Eastern Suburbs Division of General Practice
- St Vincent's Hospital
- Sydney Eastern Suburbs ACAT Teams

NSW DEPARTMENT OF PLANNING

The proposed development is being progressed pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (EP&AA) by the NSW Minister of Planning. Clause 75B of the EP&AA specifies criteria for projects to which Part 3A applies and invokes the provisions of the Major Projects SEPP. The NSW Department of Planning is responsible for assessing the Environmental Assessment application. The Department will act on behalf of the Director General and the NSW Minister for Planning, the Consent Authority for the project.

The Communication Plan was reviewed by the NSW Department of Planning in April 2010 and it was found to fulfill the requirements of the Major Project Community Consultation Guidelines October 2007.

NSW Minister for Planning

Hon. Tony Kelly, MP

NSW Department of Planning

- Director General, Sam Haddad
- Major Project Assessment Team

HERITAGE ORGANISATIONS

The built and landscape heritage of the site recognised by its listing on the Register of the National Estate, the State Heritage Inventory Data Base, the WLEP 1995 as individually listed items of heritage and landscape significance as well as being a part of the Paddington Conservation Area and its classification by the National Trust. Stakeholders involved in heritage conservation with an interest in this project include:

- Federal Government Department of Environment, Water and Heritage
- NSW Heritage Office
- NSW National Trust
- Woollahra History and Heritage Society
- Paddington Society



WOOLLAHRA COUNCIL

The importance of maintaining regular liaison with this target audience has been given a high priority in the consultation process. The proponent recognises the sensitivity of the Part 3A process from both the standpoint of the Council and the community. PAC is keen to put in place a process of regular briefings and liaison to ensure Council is kept fully informed and involved in the design and development process. All consultation initiatives have been minuted and reported on as part of the consultation process.

STATE AND FEDERAL ELECTED REPRESENTATIVES

It is essential to ensure all elected representatives are kept informed of the progress of the project and invited to participate. These stakeholders must be able to address concerns and questions raised by their constituents about the project. The respective State and Federal Members for this area are:

State

Member for Sydney
Ms Clover Moore

Federal

Member for Wentworth
Malcolm Turnbull

LOCAL POLITICAL PARTIES

This audience includes the branches of the political parties that have representation in the Woollahra Local Government Area.

- Residents First Woollahra
- Woollahra Greens
- Woollahra Branch Liberal Party of Australia
- Woollahra Branch Australian Labor Party

STATE GOVERNMENT AGENCIES

This audience includes agencies involved in the provision of health and aged care services as well as infrastructure providers and organisations that play a role in sustainability and design. Consultation will be undertaken with these agencies by PAC and the appropriate specialist consultants.

- NSW Department of Health
- NSW Department of Aging, Disability and Home Care
- Sydney South West Health Service
- NSW Department of Planning
- NSW Heritage Office
- NSW Roads and Traffic Authority
- NSW Department of Environment, Climate Change and Water
- NSW Ministry of Transport
- State Transit Authority
- Sydney Buses



UTILITY PROVIDERS

Liaison will be undertaken with the following utility providers by the appropriate specialist consultants.

- Sydney Water
- Telstra
- Energy Australia
- AGL
- Woollahra Council – Stormwater System

EMERGENCY SERVICES

Local emergency service providers will be consulted about the project by the appropriate specialist consultants.

- NSW Police
- NSW Fire Brigade
- Ambulance Service of NSW

ADJOINING COUNCIL AREAS - COUNCIL OF THE CITY OF SYDNEY, RANDWICK AND WAVERLEY COUNCILS

Responsibility for the suburb of Paddington falls between Woollahra Council and the Council of the City Of Sydney. It will be important to keep the City Council informed of the project and to provide opportunity for comment. Liaison should occur both through the Lord Mayor's Office and at officer level through the General Manager and the Town Planning Department

Woollahra Council is also adjoined by both the Waverley and Randwick Local Government Areas. As the project will assist in addressing aged care and housing demand in the Eastern Suburbs we would recommend that both Waverley and Randwick Council be kept informed about the project.

MEDIA

The media is crucial for informing the community and stakeholder groups about the progress of works, particularly the completion of key milestones. It will also play a crucial role in advising the community of forthcoming information initiatives and opportunities for involvement.

2.3 Consultation Techniques

The communication methodology has focused on establishing lines of communication that can stay in place throughout the design, environmental assessment and construction process and specific consultation and stakeholder events. It has also included a range of interactive community and stakeholder events.

A summary of the range of initiatives that have been implemented throughout Stages 1 and 2 follows.



2.3.1 Information Lines

- **FREECALL 1800 NUMBER, PROJECT PO BOX AND EMAIL ADDRESS**

The following information lines were established:

- **The PAC Paddington Information Line** was a 1800 freecall number. The freecall number is 1800 708 067. The information line was serviced during business hours by Urban Concepts. All telephone calls received on the 1800 number were logged by Urban Concepts. The calls included registrations for consultation events and comments about the proposed development. The 1800 number became operational 1st April and until the time of writing being 31st July 2010, 47 calls have been logged. The telephone log of phone calls is detailed in Volume 2, Appendix A.
- **A project mailing address** was established:
Presbyterian Aged Care
PO Box 780
NORTH SYDNEY NSW 2059

The PO Box was administered by Urban Concepts. In the period between the 1st April 2010 and until the time of writing being 31st July 2010, 6 letters have been received. These letters included registrations for consultation events and comments. The letters received were registrations for consultation events.

- **The project email address** established for the project is feedback@pacpaddington.org.au
The project email was administered by Urban Concepts. In the period between the 1st April and until the time of writing being 31st July, 2010, 25 emails have been received relaying comment about the project. Email communication was used both for the registration to consultation events and to relay comments about the project. The emails providing comment about the project are reproduced in Volume 2, Appendix B.

These contact details appeared on all information prepared about the project including newsletters and media advertisements. These information lines will remain in place during the subsequent stages in the communication process being post lodgment of the Environmental Assessment and pending approval during construction.

- **THE COMMUNITY WEBSITE**

The website templates are reproduced in Volume 2, Appendix C. Between April and August, 2010, 820 people visited the website. The breakdown by month is presented below in Table 3.2 It is noted that peak periods of visitation coincide with the distribution of the community newsletters and the staging of the Community events. The visitation figures include registrations to consultation events and comments received via the feedback form. The website will remain in place for subsequent stages in the communication process.



TABLE 2.1 - MONTHLY WEBSITE VISITATIONS

Monthly Report Date	Visits
April, 2010	79
May, 2010	201
June, 2010	255
July, 2010	147
August, 2010	138
Total Visitation	820

Source: Compiled by Urban Concepts

- **COMMUNITY NEWSLETTERS**

Newsletter 1 was circulated on the 20th April, 2010. The first newsletter was prepared as a 16 page DL colour booklet. A copy of the newsletter is presented in Volume 2, Appendix D.

This newsletter presented:

- PAC's commitment to the Paddington Community
- Provided an overview of the site, existing development and key built and physical characteristics
- The proposed aged care model
- Current status of the project including a timeline of key project milestones that have been completed
- A description of the major project planning process
- The design approach being adopted for taking the project forward the community consultation approach inviting participation in Stage 1 consultation events being the Site Open Day and Design Evaluation Workshops.

Newsletter 2 was circulated on the 7th June, 2010. This newsletter was prepared in full colour A4 format. A copy of the newsletter is presented in Volume 2, Appendix D.

This newsletter presented:

- Provided an update on the project;
- Thanked the community for participating in the first stage of consultation events; and
- Invited participation in the stage 2 events being the community information sessions.

- **STAKEHOLDER BRIEFING PAPER**

A stakeholder briefing paper was prepared providing a comprehensive overview of the proposed development for target audiences requiring a higher level of information than provided by the community newsletter.

A copy of the stakeholder briefing paper is presented in Volume 2, Appendix E. In total 209 stakeholder briefs and letters were issued to the following target audiences either by mail or email on the:

- Current status of the project
- Results of the site analysis and urban design investigations



- Proposed aged care model
- Part 3A Major Project planning process
- Community consultation process and forthcoming community consultation events.

Subsequent stakeholder briefing papers will be prepared to coincide with the exhibition of the Environmental Assessment Documentation, post determination and pending approval prior to the commencement of construction.

• **MEDIA ADVERTISING**

Repute Communications managed the media for this project which included regular display advertisements in the Wentworth Courier and the issuing of project updates in the form of press releases.

In total 5 display advertisements were placed in the Wentworth Courier between the 31st March to the 29th July, 2010. Copies of each display advertisement are reproduced in Volume 2, Appendix F.

In addition to the display advertisements, four press releases were issued to the local media. Copies of these releases are also contained in Volume 2, Appendix F.

2.3.2. Stakeholder and Resident Consultation Initiatives

• **STAKEHOLDER INFORMATION SESSIONS**

Stakeholder briefing sessions were held with various target audiences to ensure that these stakeholders fully understood the proposal and to canvas their opinion to the site analysis, urban design and master plan investigations. Each session was structured around a presentation followed by a facilitated question and answer session. The sessions were held either at the PAC Head Office in Surry Hills or at a venue nominated by the respective stakeholder.

Stakeholder sessions have been held with:

- Woollahra Council
- Residents and staff of the existing PAC Nursing Home on the Scottish Hospital Site
- The Member for Sydney the Hon Clover Moore Lord Mayor of Sydney
- The Executive of the Body Corporate of the residential apartment building at 40 Stephens Street, Paddington
- The Paddington Society
- Aged Care Providers

The schedule of stakeholder briefing sessions held during Stage 1 is detailed in Table 3.3 together with the number of attendees representing each stakeholder group consulted.



TABLE 2.2 – STAKEHOLDER BRIEFING SESSIONS

Stakeholder Briefing Sessions		Stakeholder briefing sessions held as follows:
	<ul style="list-style-type: none"> • 22nd March, 2010 • 6th May, 2010 • 16th June, 2010 • 30th June, 2010 • 30th June, 2010 • 22nd June, 2010 	<ul style="list-style-type: none"> • Woollahra Council – 12 attendees • Residents and Staff of the existing PAC Nursing Home on the site • Paddington Society – 4 attendees Executive Committee • Aged Care Focus Group – 7 attendees • Body Corporate Executive 40 Stephens Street — 7 attendees • The Member for Sydney the Hon Clover Moore Lord Mayor of Sydney

Source: Compiled by Urban Concepts

• **SITE OPEN DAY**

The Site Open Day was held on Saturday 1st May, 2010 and marked the commencement of the consultation process. A marquee was erected on the site as the base for the day. The outcomes arising from the GM Urban Design site analysis and urban design investigations were exhibited. Throughout the day guided community walks were held at 10.00am, 12.30pm and 3.00pm. The walks were conducted by Urban Concepts in conjunction with GM Urban Design and Architecture. The purpose of the walks was to explain to participants on the ground the outcomes arising from the first stage of the site analysis field work. Photographs taken at the Site Open Day are presented at Figures 2.1 – 2.5.

• **DESIGN EVALUATION WORKSHOPS**

The Site Open Day was followed by four Design Evaluation Workshops which were held at the Vibe Hotel in Rushcutters Bay on the evenings of Monday 3rd and Tuesday 4th May, 2010. Two session times were offered on each day at 4.00pm-6.00pm and 7.00pm-9.00pm.

The workshops were held in two parts and commenced with a 50 minute presentation by the design team which:

- Presented the development brief that had been set for the project by the PAC.
- Recapped on the site analysis and urban design investigations that had been undertaken by GM Urban Design and which formed the basis of the Site Open Day.
- Presented the two master plan options that had been developed for the site. The two master plan options are reproduced at Figures 2.6 and 2.7.

The presentation is reproduced in full at Volume 2, Appendix G. The presentation was followed by a 60 minute facilitated question and answer session. Each participant was provided with a record of



comments for their specific workshop session. All records were placed onto the website. The record of comments arising from each of the four sessions is summarised in Section 3 of this report. The full record of comments is reproduced at Volume 2, Appendix H.

- **COMMUNITY INFORMATION SESSIONS**

The Community Information Sessions presented the preferred master plan back to the community. The preferred master plan was a third master plan option that evolved following consideration of the comments received during the first stage of consultation. The preferred master plan is illustrated at Figure 2.8. Two community information sessions were held at the Vibe Hotel in Rushcutters Bay on Thursday 17th June from 4.00-6.00pm and from 7.00-9.00pm. The Sessions were once again held in two parts with part 1 being a presentation of the revised urban design principles for the site and the preferred master plan. Part 2 was dedicated to a 50 minute facilitated question and answer sessions. The presentation is reproduced in full at Volume 2, Appendix I.

The sessions were digitally recorded using an external sound production company. Full transcripts of each session were prepared and issued to all participants for their information and are reproduced at Volume 2, Appendix J.

- **COMMENT SHEETS**

During both stages of consultation participants were encouraged to complete comments sheets comprising a series of questions which were designed to solicit an insight into community attitudes to the urban design analysis and master plan concepts being represented.

The feedback provided through these sheets is summarised in Sections 3 and 4 of the report.

FIGURE 2.1 – ON SITE PREPARATION FOR THE SITE OPEN DAY



FIGURE 2.2 – THE DESIGN TEAM AWAITING THE START OF THE SITE OPEN DAY





FIGURE 2.3 – INSIDE THE MARQUEE



FIGURE 2.4 – THE GUIDED COMMUNITY WALK



FIGURE 2.5 – GUIDED COMMUNITY WALK



FIGURE 2.6 – STAGE 1 MASTER PLAN OPTION 1
Proposed without Stephen Street/Park Independent Living Units

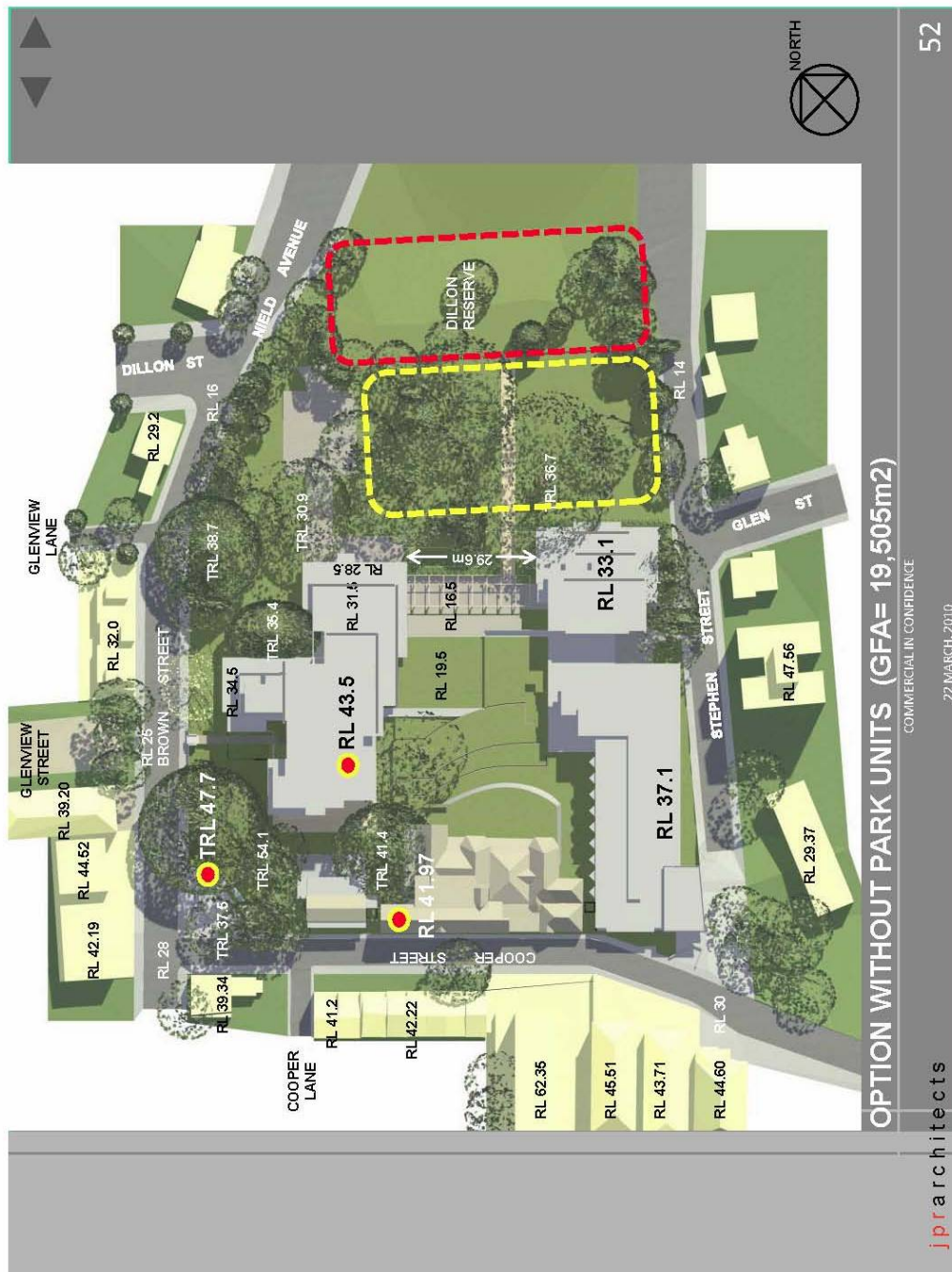


FIGURE 2.7 – STAGE 1 MASTER PLAN OPTION 2
Proposed with Stephen Street/Park Independent Living Units

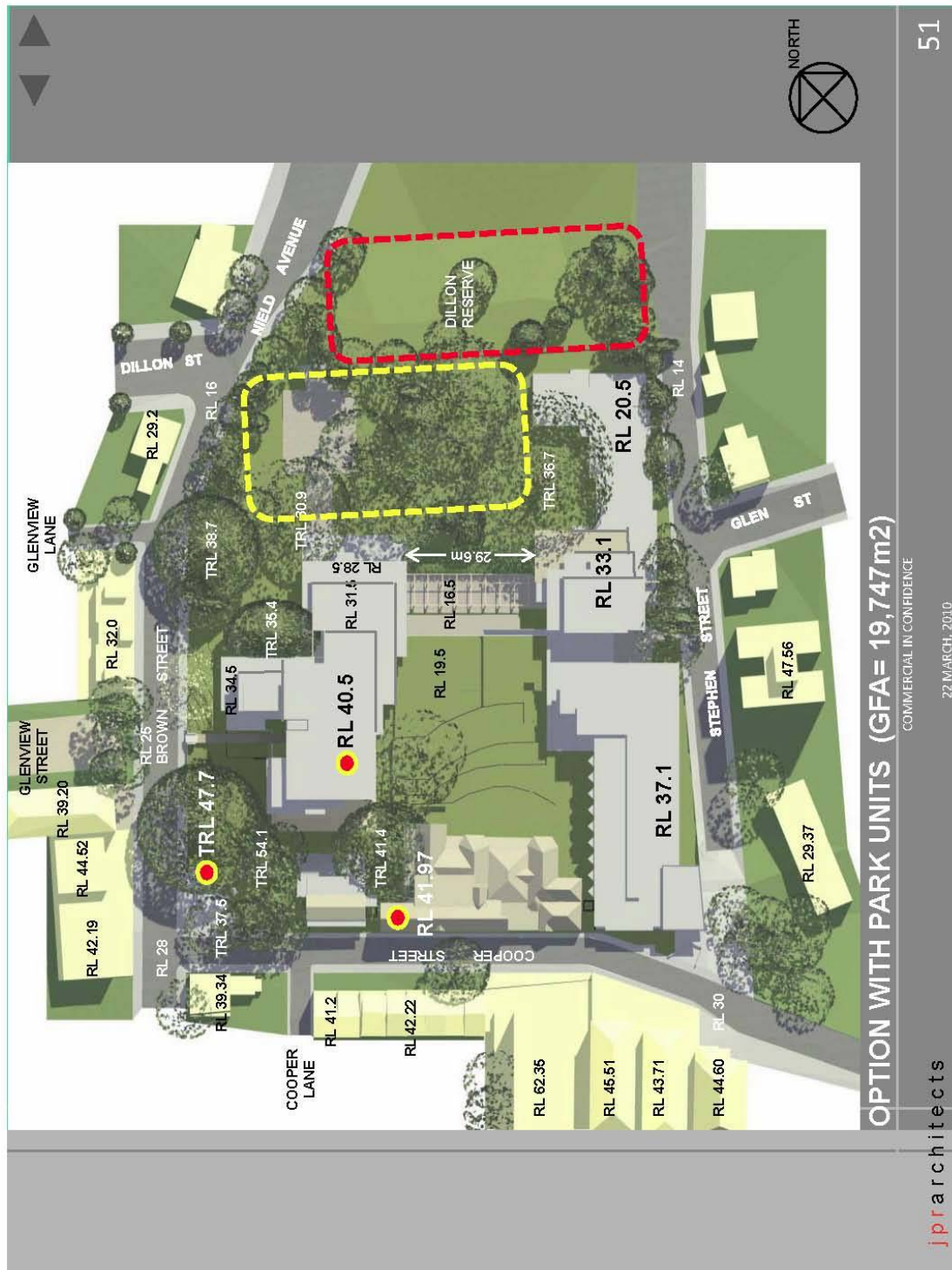
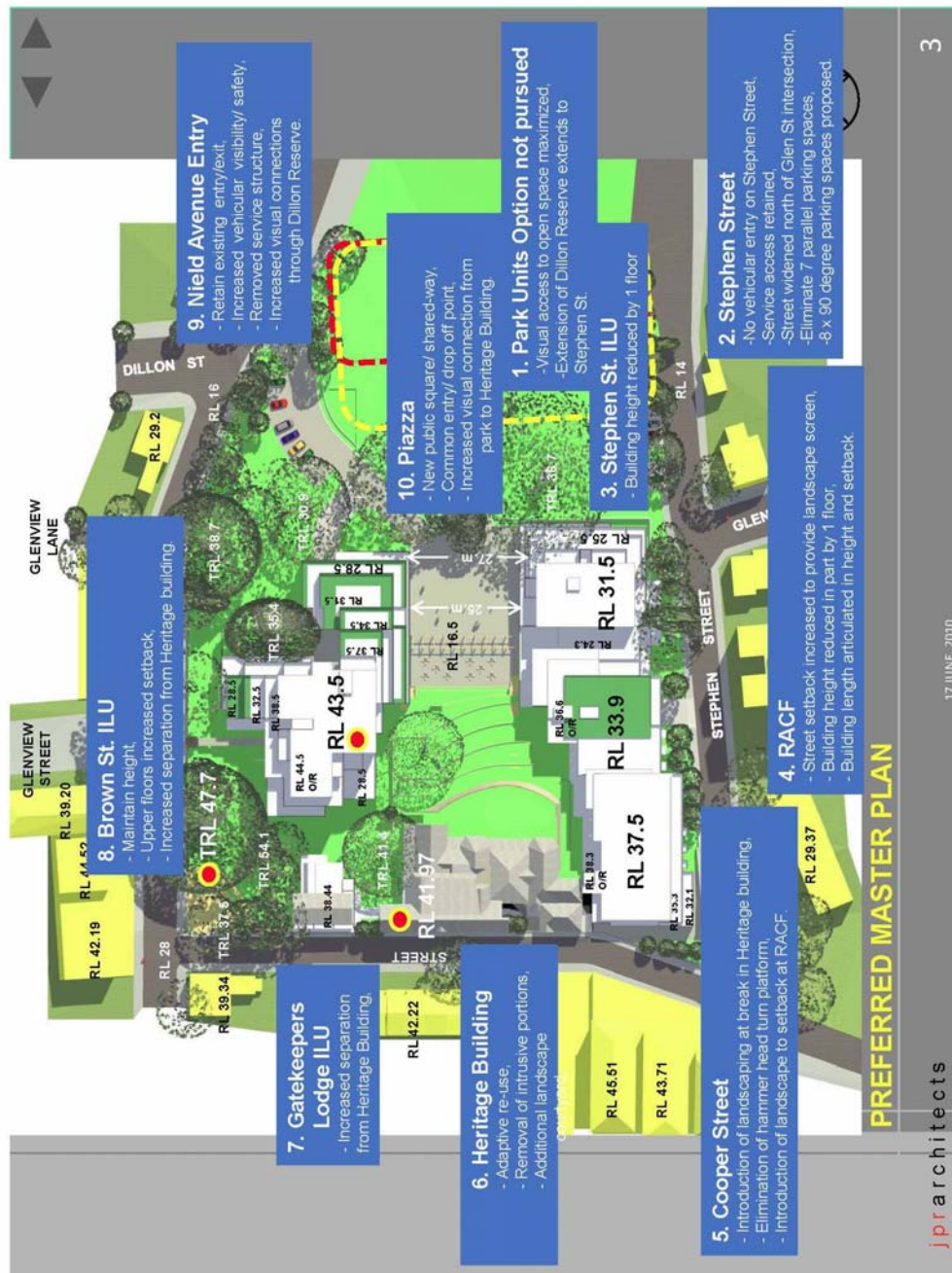


FIGURE 2.8 - STAGE 2 – THE PREFERRED MASTER PLAN





3.0 CONSULTATION FINDINGS - STAGE 1

3.1 Introduction

This section presents a summary of the findings arising from the Stage 1 community and stakeholder consultation initiatives. These initiatives included:

- Comment sheets submitted at the Site Open Day, Community Walks and Design Evaluation Workshops.
- Feedback forms submitted through the project website.
- The record of comments that were prepared for each of the four Design Evaluation Workshops.
- The stakeholder briefing sessions that were held between April and May 2010 with Woollahra Council, the Paddington Society and the families and residents of the existing Aged Care Facility that is located on the Scottish Hospital Site.

In presenting the responses we have for privacy reasons, withheld the names and contact details of the participants. This section should be read in conjunction with the record of comments, meeting minutes and submissions reproduced in full in Volume 2 of this report.

3.2 Community Comment Sheets

The comment sheets were distributed to participants at the Site Open Day and the Design Evaluation Workshops. There were three comment sheets prepared, each containing a series of open ended questions that were tailored to obtain an understanding of community responses to the site analysis, urban design investigations and the two master plan options that comprised the Stage 1 body of work for this project.

Sheet 1 – Site Analysis

Sheet 2 – Urban Design and

Sheet 3 – Master Plan Options.

Through these comment sheets local residents were also able to register to have a view analysis undertaken from their property during the later stages of the project. In total twenty six residents registered. The list of addresses for view analysis is reproduced in Table 3.1. It is noted that views have been prepared for each of the nominated properties and these form part of the Environmental Assessment documentation.

Where possible we have grouped resident responses by local street address so that it is possible to appreciate how resident views differ to the proposed development pending geographic location and proximity to the site. This is important because any design outcome needs to balance all views without favoring or impacting on one location to the detriment of another.



TABLE 3.1 - REGISTER OF PROPERTIES FOR VIEW ANALYSIS

Address	Address
57 Brown Street	13 Stephen Street
Unit 1/75 Brown Street	36 Stephen Street
Cnr 77 Brown Street 1 Glenview Street	401/40 Stephen Street
35 Dillon Street	203/40 Stephen Street
4 Glenview Street	803/40 Stephen Street
9 Glenview Street	Front door of 40 Stephen Street
29 Glenview Street	2 Glen Street
1 Cooper Street	196 Glenmore Road
3 Cooper Street	260 Glenmore Road
4 Cooper Street	78 Goodhope Street
6 Cooper Street	8 Gosbell Street
8 Cooper Street	4 Dillon Street
8 Cooper Street	
19 Cooper Street	



3.2.1 Glenview Street Residents

Five (5) comment sheets were completed by residents of Glenview Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • Green canopy. • Low lying buildings, quietness, trees which screen the buildings. • Color of buildings blend in with the trees. • Low building height. • Large grounds adjacent to Dillon Street Park. • Heritage trees should be retained but camphor laurel trees should be replaced. • Old Scottish Hospital building should be retained and upgraded in line with design guidelines. • The beautiful trees especially the Morton Bay Figs and Pines. • The way the trees obscure the buildings. • Its contribution to aged care in the community of Paddington.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • Dillon Street Reserve was described as not being utilised, it is utilised. • The issue with the treatment of the Brown Street termination and the Glen Street termination • Overwhelming bulk and scale will be an eyesore and will obliterate natural dappled light and sky which we enjoy from our home. • Height of development opposite Glenview Street is too high. • Access onto Brown Street will generate more traffic and noise. • Heritage tree being removed is the one that provides the greatest screening. • Buildings will overshadow Glenview Street. • Buildings should not be higher than 2 storeys above the current nursing home building. • Development along Brown Street is going to be overpowering. • The tunneling of pedestrians onto Brown Street is not necessary due to Cooper Street access. • Do not believe the best use of the site is achieved by the preliminary designs.
View Impact and Analysis Do you experience a view into the	<ul style="list-style-type: none"> • Yes. • Yes outlook.



Scottish Hospital Site?	<ul style="list-style-type: none"> • Yes. • Yes. • No.
Would you like to register for view analysis?	<ul style="list-style-type: none"> • Yes. • Yes. • Yes. • Yes. • No.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> • Yes as long as it does not add to the mass of the development. • No not at the expense of overpowering height of the proposed building on Brown Street. • A balance approach is necessary for all residents. • Yes. • I believe this is being offered for the wrong reason. There is no value in giving away land if it results in increased bulk on the balance of the site.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> • Yes but I don't think your plans go far enough in this area. • Trees destined for removal will open up full view of proposed development on Brown Street. • Yes but the tree earmarked for removal looks healthy. An arborists opinion/report is necessary. • Yes. • Yes but the current design is not achieving the best outcome.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> • This has merit but the bulk is inappropriate. • Buildings must be lower than proposed and distributed equitably around the grounds. • Yes if it increases on site parking. • Yes. • In principle yes but the excavation and redesign of the terraces gardens would achieve a much better outcome.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> • Yes this is appropriate. • No this should be used to redistribute bulk. • Not necessary if it results in the removal of trees. Not many residents will see this view. • Yes. • No not as proposed.
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> • The two options are inappropriate. • The bulk is over what is required. • A development of around 15,000 square metres is more appropriate.



	<ul style="list-style-type: none"> • I want to see an urban plan in a new urbanist style similar to the Royal Women's Hospital or Battery Park New York. • I would like further consultation and the normal Council process. • The options represent an overdevelopment at the expense of neighbouring residents. • Will impact negatively on property values. • Buildings at Brown Street are presented as receding into foliage but in the afternoon these buildings will be lit by sunlight. • Yes, but too overdeveloped for this site. • Not enough car parking being provided on site parking is already a problem in this area. • Yes, agree with existing principles. • Most buildings are too high and bulky. The options do not utilise the site slope from south to north efficiently. The terraced gardens should be replaced with an open flat paved area acting as a roof for 2-3 levels under housing administration, medical consulting rooms and car park-uses that do not require natural light. • The existing park should not be extended it should be used to enable a less bulky and high building envelope.
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COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> • No, I do not support either of the two options offered. • The overall scale is bigger than what is appropriate which is around 15,000 square metres maximum. • No there is an inequitable distribution of bulk and scale to disadvantage residents on Brown Street side of the site. • Not with the proposed overdevelopment of the Brown Street side- building is far too high. • No it is a waste of space.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building	<ul style="list-style-type: none"> • No. • Yes as this would provide for some dappled light on Brown Street. • Yes this would help increase sun and light throughout the area. • Yes this would help increase sun and light throughout the area. • No.



footprint overall.	
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> • Yes, a smaller option that does not increase the bulk of the site beyond the existing buildings and uses the bowl shape to bury the buildings from view. • This option provides for a larger building footprint overall. More equitable distribution of building form over the existing area of the site reducing the need for overwhelming height. • Remove access onto Brown Street at intersection with Glenview Street as there are enough access points. • Not enough consideration of height and density, parking and site entrances. • Should make better use of the site slope and accommodate as many non operational uses in excavated areas under the terraces.

3.2.2 Stephen Street Residents

Seven (7) comment sheets were returned from residents of Stephen Street. It should be noted that a detailed submission was received from the Body Corporate of 40 Stephen Street in June 2010. The comments raised in the submission are dealt with in Section 4 of this report which deals with the findings arising from the Stage 2 consultation.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • Heritage building. • Number of trees and green space. • The tranquility it provides to the Paddington area. • Significant landscape values and habitat. • The heritage setting of the original estate. • Quiet sanctuary in a dense urban environment. • Green open space of Dillon Street is at our boundary. • The last green estate in Paddington. • Overriding objective is to keep the gardens. • Green views into the site. • Provides a small forest of established trees and bird life. • Provides a pleasant outlook with changing and flickering light. • Vegetation along Stephen Street and general canopy views across the site. • Tree canopy and varied bird life. • Green outlook from our living room and kitchen.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • Agree with respect to the present buildings. • Strongly question proposed heights based on surroundings. • Grave reservations regarding tree analysis and retention



	<p>investigations. The value index is misleading.</p> <ul style="list-style-type: none"> • In part but there are critical issues that have not be addressed including traffic generation, parking, service access and egress, stormwater management (the site forms part of a major overland flow path), contamination and remediation. • Yes. • No, existing towers surrounding the site do not justify height. • Maximum tree canopy not a height control. • Should be no development north of Glen Street. • Vistas should not terminate on buildings. • Ambiguous heights on Stephen Street. • Ambiguous number and type of trees retained on Stephen Street. • The proposed building footprint along Stephen Street is not at all similar to the existing building footprint promised in the pamphlet.
<p>View Impact and Analysis Do you experience a view into the Scottish Hospital Site?</p>	<ul style="list-style-type: none"> • Yes. • No, but I walk pass the site everyday. • Yes. • Yes. • Yes. • Yes. • Yes.
<p>Would you like to register for view analysis?</p>	<ul style="list-style-type: none"> • No. • NA. • Yes. • Yes. • Yes. • No. • Yes.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
<p>Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?</p>	<ul style="list-style-type: none"> • None if the site is overdeveloped as a consequence. • Yes if the existing trees are protected but if the trees can be protected on the site within an appropriate landscape setting. • Yes but there should not be a large car park provided to encourage people from afar. • Yes. • No it is not open enough. Prefer the park in front of the Women's Hospital. • Yes. • Yes.



<p>Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?</p>	<ul style="list-style-type: none"> • Yes and no, as the scale of the proposed buildings will not be shielded by the canopy. • In principle yes, but need to see final design-envelopes and impact of basements. • Yes. • Yes but the proposal removes all trees on Stephen Street. • You don't value the trees on Stephen Street as you are removing them all. I would have thought that retaining two or three large trees would be preferable. • Yes, but not convinced about Stephen Street especially opposite No. 40 Stephen Street with nil setback. • Yes but would like more trees retained at Stephen Street.
<p>Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?</p>	<ul style="list-style-type: none"> • Yes, only if it does not extend north of Glen Street. • Not necessarily the bulk and scale should be appropriate to the overall context and adjoining streets. • Yes. • Yes. • Absolutely not as the present design is six storeys at the Cooper Street end and extends past Glen Street it will create a walled in effect and will block afternoon sun. • Yes. • Yes.
<p>Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?</p>	<ul style="list-style-type: none"> • Only if the new buildings are of a limited height. • In principle yes but need to see overall design. • Yes, hopefully the existing walls below the play area in Dillon Reserve should be retained as these were also part of the original garden. • Yes. • The terraces have a historical value however a better design outcome may be achieved if they were not retained. • In principle. • Yes.
<p>What other design principles would you like us to consider in our design approach to this site.</p>	<ul style="list-style-type: none"> • No, your aim is to place as many buildings as possible on the site of a significant height. • You have not presented any traffic studies. • It is inappropriate to have cars emptying onto Stephen Street. • The principle of site access onto Stephen Street is flawed. • Principles should also address stormwater management, on site detention, habitat preservation and enhancement. • Agree with the principles particularly keeping the bulk of the building off Brown Street and leaving the original terraces and larger open space being incorporated into the Dillon Reserve. • Disagree with an entry point onto Stephen Street as the local streets are very narrow and already very busy. The



	<p>entry point should be Neild Avenue.</p> <ul style="list-style-type: none"> • No landscape conservation management plan • No justification for height of RL 38 on Stephen Street. • No recognition of RL 42.65 parapet height of No. 40 Stephen Street. • No access should be created onto Stephen Street. • I think that Brown Street, Cooper Street and Stephen Street (north) residents have been considered but residents of 40 Stephen Street are disadvantaged. I do not support a 6 storey building so close to our boundary. • Yes, but very concerned about the removal of trees opposite No. 40 Stephen Street and the nil provision of setbacks. There are 16, 2-3 bedroom residences each with families in them that face the existing tree canopy. The proposal has very little setback, tree canopy would be lost and privacy significantly and negatively impacted. • The design principles seem good but they do not translate into either of the options. New buildings should adopt a similar footprint to the existing buildings.
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COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> • Possibly, can see no reason for vehicle access onto Stephen Street. • Increasing the size of the reserve is desirable as it is the best way to retain trees however if it forces height and bulk onto other parts of the site with negative impact then it is not desirable. • Yes. • Support increasing the reserve but do not support increased height. • 11,000 square metres of floor space can fit within the existing 9.5 metre height control. • The final design must have integrity, be harmonious with the environment, retain established trees and not be an overdevelopment. • Yes. • Yes, but we also support a lower height option of the buildings.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the	<ul style="list-style-type: none"> • No, as this has more impact on Stephen Street, Glen Street and Lawson Street than anything else. • The height, bulk and scale of the footprint should be minimised overall to conserve the significant landscape setting. • No, as it will make for a darker outlook, greenspace is very important in this area where ever it can be achieved.



built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> • Do not support any building north of Glen Street. • No, Option 1 retains better public amenity and view corridors. • Strongly oppose any additional buildings on Stephen Street.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> • An option that does not rely on vehicular access from Stephen Street needs to be investigated. • Consideration also needs to be given to overland flow and stormwater detention. • General direction is alright but further analysis is needed. • Provide 11,000 square metres within attached footprint with 4 floors on the Mackie Site and 3 floors else where. • Setback on Stephen Street for the enlarged building form at the south east corner needs to be bigger in order to maintain the tree canopy and screening to protect the visual amenity and privacy for residents at No. 40 Stephen Street. • We are supportive of the redevelopment but strongly oppose the potential extension of a building along Stephen Street. A third option should be considered for a smaller development.

3.2.3 Cooper Street Residents

Eight (8) comment sheets were returned from residents of Cooper Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • Large open site with lots of mature trees. • The existing trees. • Heritage façade on Cooper Street. • Open space. • Trees. • Low rise buildings. • Low lying building. • Massive heritage trees. • View over site to the city skyline which we will have interrupted by proposed nursing home. • Green canopy. • Open space. • Noise buffer between Cooper Street and Brown Street. • Foliage. • Birds.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • No, development forms are over scaled. Eastern end of Cooper Street elevation is double storey adjacent to an 1888 Victorian cottage.



	<ul style="list-style-type: none"> • No you have not taken into consideration our small cottage (No. 4) adjacent to the hospital. The scheme dwarfs our cottage, overshadowing and has major privacy implications into our yard. The height and bulk is out of character with the current streetscape. • Building B appears too large in Options 1 and 2. • Like the modern look of the development and the improved perimeter. • Do not like the proposed nursing home building it is too high and extends too far out before stepping down. • Broadly with the exception of the proposed nursing home building on Stephen Street it would be great to see the roofline kept below the height of the existing theatre building..
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> • View across to the eastern side of the site. • Yes. • Yes. • Yes. • Yes. • Yes.
Would you like to register for view analysis?	<ul style="list-style-type: none"> • Yes. • Yes. • Yes. • Yes. • Yes. • Yes.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> • No. • Possibly-more detail would be nice. • No. • Yes. • Yes but it needs to be inviting.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> • This is not true the proposed two storey extension to the eastern elevation at Cooper Street does not sit below the tree canopy. • I support this although too many trees are being removed from Cooper Street and Brown Street. • In principle yes but more detail required. • Yes. • Yes. • Yes.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12	<ul style="list-style-type: none"> • Just because the site falls 12 metres does not mean it is OK to place a 6 storey building on it. • No, it should be more central to the site and the perimeter



metre fall of the land between Cooper Street and the Dillon Street Reserve?	<p>should be more natural for existing residents that overlook the site.</p> <ul style="list-style-type: none"> • Need more detail. • No, hate the height of the nursing home. • Yes, but this should be well away from Stephen Street. • Yes.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> • No, how can you reinstate the heritage terraces between two over scaled buildings. • Yes. • Need more information. • Yes. • Yes. • Yes.
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> • I don't agree with the proposed height of the buildings in front of my house. I would like this to be reconsidered (No. 3 Cooper Street). • The proposal is over scaled. There is no consideration to the heritage building a tunnel between large buildings does nothing for the heritage listing of such a historic building. • No. You have neglected our single storey Victorian cottage which is not shown on any of your plans. We are adjacent to your site at No. 4 Cooper Street. You are building on the boundary at substantially higher than already exists. It will overshadow our back yard and pool which is currently under construction. We will look onto a huge wall. If there is any plant equipment noise we will be devastated. The face along Cooper Street does not tie in with the heritage building and it needs to be brought down in scale. • Building B is too large and high in both Option 1 and 2. • Support the development of the site but the height and bulk of the nursing home building is onerous to those living near by. • The mass of the building on the Stephen Street side is too much and too close to the majority of residents. • Agree with staggering the height.

COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint	<ul style="list-style-type: none"> • No, increasing the size of the Dillon Street Reserve pushes the large bulky buildings out to the surrounding streets. Smaller reserve with larger setbacks would work better. • Yes. • Yes.



but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> • Yes, as long as the higher buildings on the Cooper Street side do not go higher than the canopy. It is important for the whole community as the existing park offers little advantage presently.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> • Too much focus on the Dillon Street Reserve. The perimeter of the site is more important. The impact of the scale of the buildings to Brown, Cooper and Stephen Street is more important. • No. • No.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> • Yes, reduce the scale. Place more focus on the scale of the new buildings against the 1848 heritage building and the surrounding streets. Place less focus on the internal workings of the site and Dillon Street Reserve. • Yes, the Cooper Street elevation and the overall bulk of the project needs much more consideration. Unsatisfied with the bulk of the building being increased adjacent to the Cooper Street/Stephen Street Reserve and our single storey 1888 Victorian cottage. How can you go higher than what is there presently and add a big blank wall. Need to consider our privacy issues with the current designs all our windows will be looked into as will our backyard. • I am concerned about the style of the buildings, the possible noise coming from windows and the colour-how it merges in with the vegetation.

3.2.4 Dillon Street Residents

One (1) comment sheet was returned from residents of Dillon Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • The space. • Trees. • Heritage gardens.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • Do not agree with green space being taken up by additional buildings on Stephen Street.
View Impact and Analysis Do you experience a view into the	<ul style="list-style-type: none"> • Yes.



Scottish Hospital Site?	
Would you like to register for view analysis?	<ul style="list-style-type: none"> • Yes.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> • Not sure.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> • I want as many trees to be preserved as possible. There are very few green spaces in Paddington.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> • Yes.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> • If this can be seen from Brown Street and Neild Avenue then yes.
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> • I think there should be more trees around the proposed footpath onto Brown Street. I like the site as is with a wall of trees. Please preserve all the trees on the Brown Street side.

COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> • I do not want a bigger building footprint. • I am not sure about increasing the size of the Dillon Street Reserve.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to	<ul style="list-style-type: none"> • No.



be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> We do not want a bigger footprint. The whole point of the community concern is to preserve as much green space and as many trees as possible.

3.2.5 Glenmore Road Residents

Two (2) comment sheets were returned from residents of Glenmore Road.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> Trees. The function of the site in providing aged care services. Trees. Open space. Overall appearance. Park facilities.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> Too early to say. It is important to retain the view down Glen Street unobstructed by buildings into the park area.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> Yes Yes
Would you like to register for view analysis?	<ul style="list-style-type: none"> Yes Yes



3.2.6 Lawson Street

Two (2) comment sheets were returned from residents from Lawson Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • This is a peaceful part of Paddington. • Heritage. • Building height. • Green space.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • No information on parking facilities proposed for residents. • I need to be advised of the starting date and the completion date. • Please advise if parking is to be provided on site for tradesmen as parking in this area is appalling. • There should be no access via Glen Street or Stephen Street as they are too narrow. • How many storeys will the buildings be, they need to be kept well below the tree canopy. • When will you have 3D material for us to view? • Need a model of the proposed new work.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> • NA
Would you like to register for view analysis?	<ul style="list-style-type: none"> • NA

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve.	<ul style="list-style-type: none"> • Need more details. • Not yet but I am willing to listen.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> • Too high for the site in this heritage area. • All trees should be preserved if they don't get disturbed by your construction.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> • You need to supply plans before I can support. • Will the water table be disturbed?
Do you support opening up the centre of the site to reinstate the southern view to	<ul style="list-style-type: none"> • Need to see a model.



the 1848 Heritage Building?	
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> You need to provide a 3D model for residents to view. The height of the canopy trees is too high for new buildings on the site. Do not use Stephen Street for delivery or construction vehicles.

COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> No higher building or increased footprint No established tree canopy is too high for dense buildings. How far down are you intending to go?
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> No access to or from Stephen Street and it is not suitable for increased traffic movements. No access onto Stephen Street.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> I need to view 3D plans before I can assess my preferred option I am not a qualified architect. Residents in this area are shell shocked from the ADVANX development therefore we are fragile and not amused at your development. Offer an alternative option.



3.2.7 Glen Street

One (1) comment sheet was returned from a resident of Glen Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> The trees and open space.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> No, it is an overdevelopment.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> Yes.
Would you like to register for view analysis?	<ul style="list-style-type: none"> Yes.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> Yes.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> Yes.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> Yes.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> Yes.
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> I don't like the Stephen Street side of the development.



COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> • Yes.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> • Yes, increase land to the Dillon Street Reserve.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> • Buildings along Stephen Street will result in a loss of privacy to my dwelling as my frontage to Stephen Street is much greater than to Glen Street.

3.2.8 Brown Street Residents

One (1) comment sheet (Comment Sheet 1) was returned from a resident of Brown Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • Beautiful trees. • The gully with this greenery.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • Yes.
View Impact and Analysis Do you experience a view into the	<ul style="list-style-type: none"> • Yes.



Scottish Hospital Site?	
Would you like to register for view analysis?	<ul style="list-style-type: none"> • Yes.

3.2.9 Gosbell Street Residents

Two (2) comment sheets were returned from residents of Gosbell Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • Greenery. • Low traffic volume. • No noise. • Trees. • 1848 hospital building.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • Yes. • Yes.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> • Yes.
Would you like to register for view analysis?	<ul style="list-style-type: none"> • Yes.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> • No. • Yes.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> • Yes. • Yes.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> • Yes. • Yes.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> • No. • Yes.
What other design principles would you like us to consider in our design	<ul style="list-style-type: none"> • Buildings are too high. • Not enough consideration of traffic volumes and parking



approach to this site.	(both residential and commercial).
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COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> No. Yes.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> No.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> Renovate your existing buildings.

3.2.10 Goodhope Street Residents

Two (2) comment sheets were returned from residents of Goodhope Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> Trees tallest in Paddington. Open space. Heritage buildings. The service to the elderly.



	<ul style="list-style-type: none"> The trees and park.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> I would like generous setbacks on Stephen Street and landscaping allowances on Stephen Street. Very keen on buildings to be sympathetic with the pitch roof lines of Paddington Terraces.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> Yes. Yes.
Would you like to register for view analysis?	<ul style="list-style-type: none"> Yes.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve.	<ul style="list-style-type: none"> Yes.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> Taller building smaller footprint.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> Yes.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> Yes.
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> Taller building with a smaller footprint. Narrower buildings to enable sun to pass around.

COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to	<ul style="list-style-type: none"> Yes.



Brown Street. In this response all buildings would still be within the height of the established tree canopy.	
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> No.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> Taller buildings.

3.2.11 Brodie Street Residents

One (1) comment sheet (Comment Sheet 2) was returned from a resident of Brodie Street.

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> Not sure.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> Yes.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> Not sure but would seem preferable.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	No Response.



What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> Currently there are 88 aged care beds. The new nursing home building provides 105 beds. Given the shortage of nursing home beds I would have expected more aged care accommodation. The emphasis of this project appears to be on independent living units.
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3.2.12 Paddington Street Residents

One (1) comment sheet was returned from a resident of Paddington Street.

COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> The provision of aged care services. Its green space look and not a built environment look.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> Its complex but it appears that the development is massive and will induce traffic and parking impacts on narrow streets. The current residents bought next to a green space not a massive glass apartment complex.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> NA
Would you like to register for view analysis?	<ul style="list-style-type: none"> NA

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> Nice but less interesting than a smaller built form.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> Yes, but the Stephen Street perimeter is too small.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> Yes.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> Yes.



What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> • Yes, but the design architecturally is over scale.
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COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> • No, the built form should be smaller than that shown. Connection between the heritage terraces and the park can still be achieved.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<ul style="list-style-type: none"> • Yes, smaller building footprint please. The density proposed is double Paddington's current dwellings per hectare.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> • The setback from Stephen Street needs to be greater to allow for planting and to stop canyoning. • What about energy and water treatment and a policy for sustainability.

3.2.13 Non specified addresses and out of area residents

Seven (7) comment sheets were returned from residents that did not specify an address or lived outside of the area.



COMMENT SHEET 1 – SITE ANALYSIS

Question	Comment
Features most loved about the Scottish Hospital Site	<ul style="list-style-type: none"> • Low scale. • Open character. • Green. • Quiet. • Low density. • Heritage qualities and open space. • Location. • Privacy. • Leafy environment. • Heritage hospital building. • The trees. • Open space. • Bird life. • The outlook it provides to surrounding areas. • The 1848 heritage building and the garden terraces.
Do you agree with the site analysis completed for the project	<ul style="list-style-type: none"> • Broadly –well thought out. • Agree that tree at Glen Street is diseased. • Yes. • Yes. • I disagree with the density of the proposed development. The floor space ratio is excessive. The Presbyterian Church should be more generous as neighbours.
View Impact and Analysis Do you experience a view into the Scottish Hospital Site?	<ul style="list-style-type: none"> • The issue is the view from the public domain. This issue must be given weight as established by the Land and Environment Court principles.
Would you like to register for view analysis?	<ul style="list-style-type: none"> • NA

COMMENT SHEET 2 – URBAN DESIGN

Question	Comment
Do you see a benefit in part of the Scottish Hospital Site being dedicated to the community for incorporation into the Dillon Street Reserve?	<ul style="list-style-type: none"> • Yes, but not if it is a district level park. There should be no parking at the park. • Hard to say. Idealistically yes but practically perhaps no. • Yes. • Yes.
Tree retention is an important principle in our design approach. Do you support our design approach that preserves perimeter trees and a building form that sits below the established tree canopy?	<ul style="list-style-type: none"> • Yes, however the bulk within the canopy is important. In Option 1 the building form should step down. It also depends how far below the buildings sit. Touching the top of the canopy is not sitting below the canopy. • Yes. • Yes. • Agree with the retention of heritage trees. I would suggest the progressive removal of 'pest trees' such as camphor



	laurel as new trees mature.
Do you support placing the bulk of the building form at the southern end of the site in the bowl that is created by the 12 metre fall of the land between Cooper Street and the Dillon Street Reserve?	<ul style="list-style-type: none"> To a degree. There is opportunity to increase the footprint along Stephen Street at 2 storeys to the street and 3 storeys setback. Yes. Yes. I do not support increasing the building footprint over and above the footprint of the current aged care building.
Do you support opening up the centre of the site to reinstate the southern view to the 1848 Heritage Building?	<ul style="list-style-type: none"> Not to the detriment of the community. Place buildings in front if lower height and bulk of building form is achieved. Yes. Yes. Yes, but to a greater extent than currently proposed.
What other design principles would you like us to consider in our design approach to this site.	<ul style="list-style-type: none"> Yes. I would like the principle added of providing affordable housing that meets local needs. Yes. The heritage building should not be hidden by new buildings. I deplore the fact that the development will be assessed under Part 3A legislation and believe that it should proceed in accordance with all planning instruments set in place by Woollahra Council. I deplore the fact that little of the internal heritage fabric of the 1848 building will be retained where such significant features are irreplaceable. Mere 'facadism' is not preservation of heritage.

COMMENT SHEET 3 – BUILT FORM OPTIONS

Question	Comment
Do you support substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street? This design response provides for a reduced building footprint but necessitates a higher building form within the bowl of the site adjacent to Brown Street. In this response all buildings would still be within the height of the established tree canopy.	<ul style="list-style-type: none"> No, prefer Option 2. No. No. Yes. I also support allowing pedestrian paths through the site. Yes. I support a trade off of increased height against building footprint of the Brown Street building from the existing as it would restrict views from the 1848 building and the associated garden terraces.
Do you support the dedication of a smaller centralised portion of land into the Dillon Street Reserve? This design response provides for a building form to be located adjacent to Dillon Street	<ul style="list-style-type: none"> Yes. No. Yes. No, I would prefer taller buildings and more reserve. Yes on the basis that the number of dwellings is sufficient



Reserve presenting to Stephen Street with a reduced building height for the built form located within the bowl of the site adjacent to Stephen Street. This option provides for a larger building footprint overall.	<p>to activate the part rather than a token 2 or 3 dwellings which is unlikely to be viable.</p> <ul style="list-style-type: none"> No.
Having considered the various Opportunities and Constraints Analysis and Design Principles established for the site, do you have a preferred approach or alternatively is there a Built Form Option that you believe has not been considered to date? If so, please advise of your preferred option.	<ul style="list-style-type: none"> Traffic Management is key. Brown Street is at capacity. Have two exits and alter load. Carpark exits into Brown Street does not provide safe view lines for exiting traffic turning right. No. Option 2 is preferred. Put a signature small building or landscaped area on the corner of Cooper and Brown Streets. Has a through link been considered between Glenview Street to Glen Street? This would maximise accessibility and possibly achieve greater integration between the residents of the site and the remaining community. Consider the possibility of increasing the height above 10 storeys at the same time decreasing the bulk of top storeys so as to not restrict views from adjacent properties. I do not necessarily accept the given density as being essential for the business case, and would prefer a less dense solution.

3.2.14 Summary of Key Findings

The key findings arising from the Stage 1 comments sheets are summarised below.

FEATURES MOST TREASURED ABOUT THE SITE

The features most treasured about the Scottish Hospital Site were uniform across all responses notwithstanding proximity to the site. The key features identified were:

- The tree canopy and foliage and the bird life that they support.
- The heritage trees and gardens.
- The green outlook the site provides for adjoining residents. Outlook distinct from views was consistently identified by residents surrounding the site. The role of this site in providing outlook as opposed to access to a view is an important consideration in the treatment of the site perimeter.
- The 1848 heritage building and the appearance of the façade to the Cooper Street streetscape.
- The low rise appearance of the buildings and the role that foliage plays in obscuring the building forms when viewed from the surrounding streets.
- The open space the site provides and its park like quality adjacent to the Dillon Street Reserve.



- The contribution the site has made and will continue to make to the provision of aged care services.
- The views across the site looking west and north to the city skyline and Sydney Harbour.
- The low level of noise the site generates with the site being described by one participant as a 'quiet sanctuary'.
- The low traffic volumes generated by the site both in terms of service vehicles and resident/visitor car movements.

ADDITIONAL FEATURES TO BE CONSIDERED IN THE SITE ANALYSIS

When asked were there any features that had been missed in the site analysis investigations residents raised the following comments:

- Residents noted that no storm water analysis had been commissioned as part of the site analysis investigation.
- Traffic and parking management. There was concern expressed that traffic management investigations had not been released as part of the site investigation analysis. Residents expressed concern about the need to ensure that all required parking needed to be provided on site given the current shortage of supply and the demands being placed on existing street parking.
- The importance of maintaining the level of sunlight and solar access enjoyed by residents in surrounding streets was identified as an important local issue. The potential for the obstruction of sunlight was a concern particularly for residents of Glenview Street, Brown Street and Stephen Street.
- The determination of proposed building heights based on the height of buildings surrounding the site was a concern. Residents felt that buildings such as the Seidler apartment building at No. 40 Stephen Street were being used as a justification for increasing building heights on the site. Residents to the west, east and south of the site questioned how building height had been treated in the site analysis investigations.
- Similarly, the use of the maximum tree canopy as the basis for a height control was challenged. Some participants felt that buildings should sit well below the tree canopy height not at the same height as the tree canopy.
- The importance of maintaining unobstructed views at the termination of Glen Street was identified as an important consideration. The through site linkage that this view creates with Brown Street was indicated on several occasions by residents as being an important feature that should be preserved.
- The proposed level of tree retention particularly at the Stephen Street frontage was questioned as these trees provide a valuable green outlook for residents. The rating of these trees with a low retention value by the consulting arborist was questioned by local residents.
- The identification of the former Stephen Street vehicle entry point and its re-opening was questioned given the narrow width of the Stephen Street carriage way south of Glen Street.



- The need to provide a pedestrian access point midway along the Brown Street frontage to facilitate pedestrian access to the neighborhood shops at the Five Ways was questioned on the grounds of safety. Participants felt that access onto Cooper Street would be preferable to Brown Street in order to facilitate this pedestrian movement.
- Some participants identified that it was important to maintain the pitch of the roof lines that characterise the Paddington area. It was felt that this feature had been omitted from the site analysis.
- The importance of setting back development from Stephen Street given the narrow width of the carriageway and the need to maintain a green edge at this frontage.
- Residents felt that the site analysis investigation did not address floor space ratio considerations and the floor space ratio of existing developments in the vicinity. This argument followed through into concerns about the proposed scale and bulk of the building forms being put forward as Options 1 and 2 and that these forms were massive and out of scale with existing development.
- There were views expressed that the future development of the aged care facility should occur within the footprint of the existing operating theatre building and not extended further down Stephen Street.

URBAN DESIGN PRINCIPLES

Comment Sheet 2 asked participants to consider a number of urban design principles that had been formulated by GM Urban Design and which provided the overriding framework for the two Stage 1 master plan options. The range of comments expressed concerning each of these principles is summarised below.

- **DEDICATION OF LAND TO FACILITATE THE EXTENSION OF THE DILLON STREET RESERVE**

There were a range of views expressed regarding the expansion of the Dillon Street Reserve. While there is in principle support for part of the grounds being dedicated and incorporated into the Dillon Street Reserve many participants cautioned that they could only support this principle if it did not result in an excessive or bulky built form. Comments such as *“there is no point giving away land if it results in additional bulk or “not at the expense of overpowering height of the proposed Brown Street building”* reflected this view.

Concern was also expressed that a larger Dillon Street Reserve should not elevate the ‘status’ of the park to a district level park. Residents’ preferring the Reserve retains its neighbourhood status.

The issue of ongoing maintenance and who would be responsible for an extended Dillon Street Reserve was raised - would it be maintained by PAC or Woollahra Council.

- **RETENTION OF PERIMETER TREES AND A BUILDING FORM THAT SITS BELOW THE TREE CANOPY**

Residents supported tree retention and this reflects the importance that residents attributed to this feature of the Scottish Hospital Site. The trees are valued for their canopy, providing a parkland setting, softening the built form, providing a green outlook and supporting birdlife.

While there was strong support for this design principle some participants questioned whether the desired outcome was really being achieved. This sentiment was expressed with comments such as:



“You have only nominated 7 trees to be retained on site - this is not a good outcome given the entire site and the associated gardens are listed as a heritage item in the Woollahra LEP.”

“Concerned that you will be building too close to the heritage trees and that they will be unlikely to survive”.

Concern was expressed about the tree removal at the Stephen Street frontage and the limited setbacks provided at this frontage for landscaping. Some residents questioned whether the proposed building setbacks could support the establishment of new trees along this boundary. It was felt that some trees should be retained at this frontage given the important green outlook they provided for residents of Stephen Street in particular the apartment building at No. 40 Stephen Street.

It was suggested that pest species such as the Camphor laurels should be progressively removed as new species matured.

- **UTILISING THE SLOPE OF THE LAND AND PLACING BUILDING BULK AT THE SOUTHERN END OF THE SITE TO TAKE ADVANTAGE OF THE 12 METRE FALL**

A range of views were expressed regarding this design principle. While there was support, some participants were concerned that the bulk and height would be concentrated too much at the Cooper Street and Stephen Street frontages. A lower building form distributed equitably around the grounds was preferred. Other participants supported the principle only if the building footprint did not extend north of the Glen Street/Stephen Street intersection. There were also residents that thought new buildings should be centralised and that the heritage terraces should be excavated to enable building to be placed in this area.

- **OPENING UP THE CENTRE OF THE SITE TO REINSTATE THE SOUTHERN VIEW TO THE 1848 HERITAGE BUILDING**

The overriding concern was that opening up the site was a positive principle only if it does not result in a building form that is perceived to be detrimental to the community. While many residents did support the principle a range of comments were expressed such as:

- *No it should be used to distribute bulk*
- *Not necessary if it results in the removal of trees*
- *Not many residents see this view*
- *Only if new buildings are of a limited height*
- *How can you reinstate terraces between two over scaled buildings*
- *Place buildings in front if lower height and bulk is achieved*
- *If the view can be seen from Brown Street and Neild Avenue then yes*

- **WHAT OTHER DESIGN PRINCIPLES WOULD YOU LIKE US TO CONSIDER**

A number of suggestions were put forward representing a broad spectrum of views. The range of additional principles is detailed below:



- Building heights need to be reconsidered as your buildings are too high. Existing towers surrounding the site are a demonstration of what not to do. Alternatively there were participants that suggested increasing the height of the buildings to achieve a smaller footprint and to create a narrow building form that would facilitate solar access to the site.
- The impact of new buildings on both heritage buildings on site and adjacent to the site need to be considered, particularly at the eastern end of Cooper Street where your development adjoins a single storey Victorian cottage.
- You should be looking at a development of around 15,000 square metres gross floor area.
- The Stephen Street entry point should not be re-opened there should be no cars accessing onto Stephen Street as it is too narrow. Brown Street should be the only entry point.
- The need to ensure that sufficient on site car parking is provided.
- Principles should address stormwater management, on site detention, habitat preservation and enhancement.
- New buildings should adopt a similar footprint to the existing buildings.
- Buildings should not block views from Stephen Street into the Reserve north of Glen Street. No new buildings should be placed adjacent to the Dillon Street Reserve.
- Increased setbacks should be provided at the Stephen Street frontage.
- A landscape conservation management plan should be prepared.

BUILT FORM OPTIONS

There was a range of views expressed regarding each option and a level of support for both options depending on where participants resided relative to the Scottish Hospital Site.

Option 1 involved substantially increasing the size of the Dillon Street Reserve and providing a visual connection across the site from Glen/Stephen Street through to Brown Street. This option necessitated a smaller building footprint but a higher building form within the bowl of the site adjacent to Brown Street. All buildings remained within the height of the tree canopy.

Option 2 involved the dedication of a smaller centralised portion of land into the Dillon Street Reserve and provide for a building form located adjacent to the Dillon Street Reserve and along the entire Stephen Street frontage to its boundary with the Dillon Street Reserve.

The range of comments expressed regarding each option are presented below.

- Residents who lived on the western side of the Scottish Hospital Site generally favoured Option 2 over Option 1 finding that the built form of the Brown Street building was too high resulting in an inequitable distribution of height and bulk. In this regard while residents supported the expansion of the Dillon Street Reserve this was not at the expense of increased building height.
- In Option 1 some residents questioned the need to provide a second pedestrian access point onto Brown Street at its intersection with Glenview Street as they considered that this would pose a safety conflict for pedestrians accessing this location.



- Residents who lived on the eastern side of the Scottish Hospital Site questioned the extension of the building footprint along Stephen Street and the limited setback provided at this frontage. In this regard it was considered that the lack of setback and the removal of the tree canopy from this boundary would have a negative impact for residents of Stephen Street. The extension of the building footprint to the north of the Glen Street intersection was generally not favoured.
- Both options provided for a second vehicular entry point off Stephen Street. This secondary ingress/egress was not supported by residents of Stephen Street given the narrow width of the Stephen Street carriageway at its southern end.
- There were participants that held the view that both options would give rise to a scale of development that was too bulky and high for the site. Some participants considering a floor space of around 11,000 square metres with a building height ranging from 3-4 storeys across the site as more in keeping with the 9.5 metre height control that applies to surrounding properties.
- At the other end of the argument there were residents that considered that a taller building form should be considered. Taller buildings would enable more of the site to be set aside for open space and a slender taller building would facilitate solar access.
- There were some residents of Cooper Street who question the treatment of the Copper Street elevation and whether the bulk and height of the new development was sensitive with the original 1848 heritage building and the single storey scale of the Victorian residential dwelling located adjacent to the south eastern boundary.

3.3 Community Feedback Submissions

A total of thirty one submissions were received through to the offices of Urban Concepts either via mail or the feedback form attached to the project website between the months of April and June 2010. Each submission is reproduced in full in Volume 2, Appendix B. An overview of the key points in each submission is provided below. Where possible the submission responses have been grouped by street address.

3.3.1 Glenview Street

One (1) feedback submission was received from a resident of Glenview Street. The key points are reproduced below.

Submission

- *Bulk and scale of the proposed development does not have regard to the residential character of the Paddington locality.*
- *The bulk and scale of the development should be within the current Woollahra LEP requirements and other development in the historic conservation area.*
- *Building Height - no building should be more than five or six storeys.*
- *Heritage and non heritage trees should be preserved. The forest feel of the property provides a green lung and is the delight of residents and non residents alike.*
- *Trees are particularly important when travelling along Brown Street, helping to obscure the scale of existing buildings.*



- *Existing developments at the Women's Hospital and Advanx have introduced too much density into historic Paddington.*
- *Aged care facilities are suited to areas of less historic value. An exquisite area such as Paddington should be protected at all costs from the bulk and scale of this kind of development.*
- *Traffic investigations focus on existing flows and do not have regard to what will happen once the Advanx development is fully occupied.*
- *Enormous increase in noise and parking problems.*
- *Historic infrastructure and small street will not cope with the influx of residents and visitors.*

3.3.2 Stephen Street

Six (6) feedback submissions were received from residents of Stephen Street. The key points are reproduced below.

Submission

- *Attended the Tuesday session which was professional and informative.*
- *Support extension of the reserve.*
- *Do not support entry from Stephen Street into and out of the hospital site. The flow of traffic in the area is a nightmare and with Advanx development still to be occupied traffic will only worsen.*
- *Who will be responsible for maintaining the park if it is extended.*
- *Development should be primarily 1 and 2 bedroom units as 3 bedrooms are not necessary.*

Submission

- *The Architects proposals do not conform to the GM Urban Design and Site Analysis. The principles are fine but the problem is that the architectural plans do not conform with the principles.*
- *The original Development Application (DA) that was approved had an FSR of 0.88:1 and 13,000 square metres of floor space. This is very different from the 17,000 square metres that is being proposed.*
- *Support the open space incorporated into the Dillon Street Reserve identified in Option 2.*
- *No buildings should block the view from Stephen Street into the Reserve north of Glen Street.*
- *The constraints analysis should identify that Stephen Street is steep at its southern end.*
- *No access should be proposed from Stephen Street it is a 10 metre wide carriageway and a cul-de-sac south of Glen Street.*
- *6 storey buildings should not be permitted above Brown or Stephen Streets. The existing height limit is 9.5 metres.*
- *Any development on Stephen Street should be well below the parapet height of 40 Stephen Street and the tree canopy.*
- *Building form should not enclose the Terraces of the original building.*



- *There has been no discussion about the impact of basement car parking on the gardens, existing buildings or the neighbourhood. If a basement accommodating 160 cars is proposed that would equate to 40% of the site having to be excavated. That is excavation of sand.*
- *Do not understand how the value of the project has increased from \$17/20million to \$103 million.*
- *The proposals do not demonstrate design excellence.*
- *Proposals show a building form that is much higher than the tree canopy on Brown and Stephen Streets.*
- *The proposed FSR is 60% of the FSR on the Advanx Rubber Site on Neild Avenue. That is a very dense development. Way in excess of the FSR of the approved DA (0.88:1) or the Women's Hospital.*
- *The project is a huge overdevelopment of a heritage listed site.*

Submission

- *A proposal that could accommodate 11,000 square metres consistent with the surrounding Woollahra LEP Floor Space Ratio of 0.75:1 with 4 floors on the AC Mackie Building site and up to 3 floors elsewhere.*
- *No buildings should be built to the north of the southern alignment of Glen Street.*
- *RL 38.0 height suggested on Stephen Street is far too high. All the trees are proposed to be removed and the parapet height of 40 Stephen Street, the tower across the road is RL 42.65, only 4.65 metres higher.*
- *Existing towers are a demonstration of what not to do, not a justification for height.*
- *Maximum tree canopy is not and should not be a height control.*
- *Vistas of the Scottish Hospital should not terminate on new buildings.*
- *The entire grounds of the site are heritage listed yet there is no landscape conservation management plan.*
- *No access should be proposed from Stephen Street. It is too narrow (10.06 metres) and any opening to the site would consequently be very wide.*

Submission

- *I am concerned that Option 2 identifies the potential for new buildings along the boundary at Stephen Street. There have not been buildings along this boundary previously and it is inappropriate. I am also concerned that this would involve the removal of trees along this frontage. I oppose any new buildings located adjacent to the Dillon Street Reserve and presenting to Stephen Street. My preference is therefore for Option 1.*
- *I am concerned about the proposed vehicle access onto Stephen Street. The road is too narrow and would not cope with an increase in traffic.*
- *I support the expansion of the Dillon Street Reserve it is a beautiful and well utilised reserve and expanding the park would be extremely well regarded by local residents.*



Submission

- *A request was received from the President of the Body Corporate of 40 Stephen Street for a briefing of the executive committee for the apartment building given its location opposite the Scottish Hospital Site. This request was accepted and a briefing was undertaken on 30th June, 2010. The results of this briefing are reported in Section 4 of this report.*

Submission

- *Your pedestrian views showing buildings in Stephen Street are heavily screened by vegetation and are appallingly dishonest. You have seriously played down the impact your buildings will have. Stephen Street will be the most affected by your development and you have neglected to show in your pedestrian views the 20 metre wall of building up to the boundary at the southern end of the street. As the street is only 10 metres boundary to boundary the impact will be huge. The narrow street will become a canyon. The people living here have a right to know what is being planned not what you want to show them. Not only will they lose their view of trees, their peace, privacy many will lose their afternoon sun. Not only does this building and most of the other buildings, exceed the height standard it breaks all the rules for infill development in the Paddington Development Control Plan in particular 4.1.8,C3.*
- *You have only nominated 7 trees to be retained on site, this is not a good outcome given that the entire site with the Scottish Hospital building and the associated gardens – with up to 60 trees - is listed as a heritage item in the Woollahra LEP.*
- *You must be aware of the very strict guidelines for building in the vicinity of heritage trees such as the Port Jackson Fig on the lower lawn. Your drawings show buildings too close to this tree. Similarly the Queensland Kauri on the western side of your site will be unlikely to survive due to the proximity of the Brown Street bridge that is proposed.*
- *The gate house building on the corner of Cooper Street and Brown Street looks awful and should be much smaller and set further away from the heritage building they should not be read together.*
- *Adding traffic to Stephen Street particularly at the eastern end which is narrower is a concern. The coming and going of construction vehicles will be a nightmare.*

3.3.3 Cooper Street

Two (2) submissions were received from resident of Cooper Street. The key points are reproduced below.

Submission

- *We own the single cottage at No. 4 Cooper Street it is a single storey cottage. It is inappropriate to build a three storey building on the corner of Stephen Street and Cooper Street adjacent to the reserve particularly given that our cottage is an 1888 single storey Victorian dwelling.*

Submission

- *I am concerned that the development of the Scottish Hospital Site will see a great number of trucks trying to enter this narrow street. Woollahra Council has recently spent a considerable sum of money to upgrade Cooper Street. Woollahra Council and the NSW Roads and Traffic Authority (RTA) as a result of the number of documented incidents and resident complaints have passed restrictions on*



the number and size of trucks permitted to enter Cooper Street. Will any trucks or materials be entering the site from Cooper Street?

- *Are you aware of the community outrage over the potential closure of the laneway between Cooper Street and Glenmore Road by the owner of 194 Glenmore Road? The closure of this laneway would be detrimental to your elderly residents as it would make the walk to Five Ways considerably longer perhaps too long a walk for some residents. The closure of this laneway would limit many of your elderly residents ability to live independently. What lobbying has been done by your organisation to enable your residents to continue to enjoy using this walkway?*

3.4.4 Glenmore Road

Two (2) submissions were received from residents of Glenmore Road. The key points are reproduced below.

Submission

- *You are trying to pack too many independent living units onto the site. I understand the demand that exists but the site is not big enough.*
- *It is important to maintain open space and trees. Extension of Dillon Street Reserve would be fine but there is no great pressure for additional open space at present. If the space is not built over it will be there in the future if needed.*
- *Replacement buildings on the Stephen Street side should be no higher than present, stepping down as you propose. They should extend further north but should not obstruct Glen Street. Suggest that consideration be given to a low rise building (preferably 2 storeys) at the existing entrance to the Reserve and a new entrance to the reserve could be created opposite the junction with Glen Street with adjacent land becoming part of the Reserve.*
- *Access from Stephen Street should be for pedestrians only, additional vehicular traffic on Stephen Street is unacceptable.*
- *A new building at the junction of Brown and Cooper Street is acceptable.*
- *There should be further consultation on revised proposals with no more than two clearly defined options for consideration.*
- *All telephone and power cables should be placed underground.*

Submission

- *Excavation of the site should be for car parking and services only, offices and accommodation should be above ground.*
- *I cannot envisage more than one extra storey being acceptable on the Brown Street building. I would like to see an illustration of the proposed replacement building, in situ, two extra storeys above what is there now, but I think that would be pushing it too far.*



3.3.5 Lawson Street

One (1) submission was received from a resident of Lawson Street. The key points are reproduced below.

Submission

- *I want to know what arrangement you are implementing for your workman's vehicles on your site not using adjacent streets. Already shell shocked from the Advanx development.*
- *What about noise control. No pile drivers should be used as there are heritage houses adjacent to your site.*
- *Need a regular letterbox drop to advise as to the progress of work, start and finish dates for construction.*
- *Which access to the site will be used for the delivery and taking away of demolition rubble.*
- *These are small streets and housing damage to heritage dwellings needs to be built into your costs.*

3.3.6 Goodhope Street

One (1) feedback form was received from a resident of Goodhope Street. The key points are reproduced below.

Submission

- *I would prefer that your project maximised the number of beds and care needed I would like to hear more about what you are doing in terms of care.*
- *Why not have a bigger vision and consider incorporating Paddington houses into your vision. Paddington houses are small, close together and have small rooms which will suit the elderly. If people were to stay in their houses with a service link to your organisation for food and medical Paddington could become the place to retire in Sydney and thus free up larger houses further out for families with children. I think Harry Seidler and what he represented was not always wrong. Why not create taller buildings with a smaller footprint leaving more parkland that is so precious in Paddington. Why not give your patients a view over Rushcutters Bay they need the stimulation more than some young person for 1 hour in the morning.*

3.3.7 Non Specified Address and Out of Area Residents

Nine (9) submissions were received from local residents who either did not specify a street address or resided outside of the study notification area. The key points contained in these submissions are reproduced below.

Submission

- *Please don't foist the aged care on us as a community. We all agree that there is a need, so let us be a genuine part of the process. Be sensitive - lose some of the mass and face it – it does not fit. Don't be too greedy and we'll be supportive. We will welcome the building as a member of our built environment community.*



Submission

- *My mother is a resident of the hostel at Paddington. I am writing to suggest that the facility incorporate a playground. Research from Finland and Europe indicates that these facilities are increasingly being used in aged care. They do not require large areas and offer enormous benefits to the health of older residents. My mother has dementia and would benefit so much both physically and mentally from being able to exercise more. The numerous benefits of these facilities is well documented from research and an article about these facilities can be found at the following web address www.timesonline.co.uk/tol/news/world/europe/article651845.ece*

Submission

- *It would be nice if there was a resident walkway across the site from Neild Avenue. Will the Neild Avenue pedestrian pavement be widened? Will any fig trees be lost?*

Submission

- *On going through the firms comprising the Design Team a notable omission was that of landscape architects given that an extensive part of the site contains historic terraces, very old trees and a lot of open space. Could you advise whether you have engaged landscape architects for this project? If you have not already engaged qualified heritage landscape architects we would invite you to consider our firm, Mayne Wilson and Associates.*

Submission

- *A needed development for this community please place me on the mailing list for updates.*

Submission

- *Most of us agree that the current Scottish Hospital Site needs to be redeveloped and upgraded. The perimeter fence, neglected buildings, overgrown vegetation, unkept gardens, constant rubbish pile is eyesores. Most of us will also agree that we can do more for aged care. Hence the question is how best do we upgrade and re-develop the site in accordance with the architecture and landscape of Paddington. You have presented us with two options which is a stick and carrot approach. If you have taller buildings you can have a bigger Dillon Reserve. Are there no other options? Most people will be against an 8 or 9 storey building. Can we not have shorter buildings say 5 or 6 storeys spread out over a larger footprint?*

Submission

- *I prefer Option 2 which limits the height of buildings facing Brown Street to six storeys. Cooper Street already has the existing hospital building right up to the footpath, I think it would be a mistake to increase this hard building line.*

Submission

- *I am the great great granddaughter of Henry Burton Bradley. Henry Bradley was a keen gardener and he lived at the Terraces. He took a great interest in the market gardens at Rushcutters Bay as well as his own garden. Our family maintains a strong interest in the Terraces and we have a number of wonderful photos of the family posed in front of this gracious old house.*



Submission

- *We are interested in this development for purchase of a unit. Please could you place on a list when purchase information is available?*

3.4 Design Evaluation Workshops

3.4.1 Overview

Four Design Evaluation Workshops were held over the 3rd and 4th May, 2010:

- **Monday 3rd May, 2010 – 4.00-6.00 pm**
17 people participated in this Workshop
- **Monday 3rd May, 2010 – 7.00-9.00 pm**
5 people participated in this workshop
- **Tuesday 4th May, 2010 – 4.00-6.00 pm**
14 people participated in this Workshop
- **Tuesday 4th May, 2010 – 7.00-9.00 pm**
16 people participated in this workshop

The workshops were held at the Vibe Hotel in Rushcutters Bay and were each 2 hours in duration. Each workshop was structured in two parts. Part 1 being a presentation by GM Urban Design and JPR Architects. The presentations walked participants through the findings arising from the Stage 1 body of work. The presentation is reproduced in Volume 2, Appendix G of this report.

Part 2 of the workshops comprised a facilitated question and answer session. The record of the discussion was prepared by Urban Concepts. This record was issued to all participants in draft. Participants were then given eight days to advise Urban Concepts of any changes to the draft record. Any changes requested were subsequently made and the amended record then became the final account of the workshop discussion. This final Record of Comments was issued to all participants and was placed on the project website. The final Record of Comments for each of the four workshops are reproduced in full in Volume 2, Appendix H of this report.

A summary of the key findings arising from the Design Evaluation Workshops is presented below.

3.4.2 Key Findings arising from Design Evaluation Workshops

A summary of the key issues arising from the workshop discussion is presented below.

- **THE PREVIOUS DA**

Residents sought clarification and questioned the gross floor area calculations and the floor space ratio that was being expressed by the proponent as relating to the previous development application for the site. It



was felt that the figures being put forward were higher than the figures that had been approved by Woollahra Council in 2002 and that this had been deliberately misleading in order to assist the declaration of the project as a Major Project pursuant to Part 3A by the NSW Department of Planning.

Residents indicated that there was concern over the 2002 DA with the number of trees that would be cut down and that representation had been made by both the National Trust and the Paddington Society at that time objecting to the development. *'If this project is such a benefit to the community why has the community been objecting to this project all along both in 2002 and now? This project is not necessarily serving our community'*.

• PROPOSED FSR OF THE DEVELOPMENT

Some residents felt that the density of the proposed development was too high and represented an overdevelopment of the site. Residents questioned the proponent's suggestion that the site had been identified as an opportunity site by the NSW Government and that a 1.5:1 FSR would apply to the land.

There were also residents who sought confirmation that independent living units were permissible on the site under the existing landuse zoning.

Residents wanted to know the quantum of development that was necessary to make the project feasible identifying that the Land and Environmental Court had recently used financial feasibility as the reference point for establishing an appropriate building form for the Benevolent Society's aged care project.

• EXTENSION OF BUILDING FOOTPRINT ACROSS THE GLEN STREET/STEPHEN STREET INTERSECTION

A request was made for a photomontage to be prepared to show the view looking from Glen Street through to the aged care building at Stephen Street.

• BUILDING HEIGHT

There was concern expressed that the height of the proposed residential aged care building to be located at the Stephen Street frontage was too high. Some residents felt that the existing building located on that part of the site was already too high and that development should be around 3-4 storeys in height.

Residents of Glenview Street raised concern about the height of development that would present to Brown Street at the intersection with Glenview Street. It was felt that the removal of the diseased heritage tree at the Brown Street frontage would open up views of a new higher building form at this frontage.

Residents expressed the view that the height of the buildings at Brown Street would block solar access and light and that this would intensify the overshadowing impact. *'Sunlight is precious and we don't want to see it disappearing'*. Residents wanted to know whether survey poles could be put up on site to indicate exactly how high buildings would be.

There were comments that the proposed aged care building is not a cascading building form in either Option 1 or 2. Residents sought clarification to better understand how this 6 storey building stepped down the slope as suggested in the presentation.



- **TREE REMOVAL FROM THE STEPHEN STREET BOUNDARY**

Residents were concerned that the removal of this vegetation would have a significant impact on the amenity of Stephen Street and the amenity of the residential dwellings that align Stephen Street. These trees are important for shielding the building forms and for providing a green outlook that provides visual amenity for residents.

- **ZERO SETBACK AT THE STEPHEN STREET FRONTAGE**

The area of landscaping that is being set-aside will be insufficient to support mature tree canopy.

Stephen Street at its southern end has a narrow 10 metre wide carriageway. The lack of a setback at this frontage will mean that the aged care building will be positioned too close to the road reserve and the residential apartment building opposite. Residents expressed concern that building right to this boundary meant removing all of the existing trees along this Stephen Street frontage, *'as local residents we enjoy the green outlook that these trees provide'*.

Residents felt that there was limited separation being provided between the proposed aged care building and the residential properties on the eastern side of Stephen Street and that this would adversely impact on the privacy of these dwellings. Residents asked whether thought had been given to siting the aged care building at the Brown Street frontage. Some residents felt that locating independent living units at the Stephen Street frontage would be preferable as you could achieve better terracing than with the aged care building which required a floor plate that would accommodate 25-35 beds.

- **DILLON STREET RESERVE EXPANSION**

Some residents felt that the expansion of the Dillon Street reserve should not be at the expense of a higher building form. There was the view that the community has never had this space before so why is it necessary to provide this as a feature of this redevelopment. Is the expansion simply a trade off to enable higher building forms. This was expressed through comments such as *'instead of giving away land lower the height'*.

Some participants expressed the view that it was the visual connection to the Dillon Street Reserve that was important and not the dedication of open space to increase the size of the reserve. Extending the reserve should not be a major consideration.

Views were expressed that any increase in area would not give rise to open spaces that offered a high level of amenity as the park would be dwarfed by the height of the proposed buildings.

There were residents that felt the doubling in size of the Dillon Street Reserve was a positive outcome as was the reinstatement of the views up the middle of the site to the 1848 heritage building.

- **PEDESTRIAN ACCESS TO BROWN STREET**

Residents of Glenview Street expressed concern about the proposed pedestrian access point to be located midway along Brown Street opposite the intersection with Glenview Street. Residents felt that this would create a vehicular/pedestrian safety conflict.



It was also felt that visitors, staff and residents would be more likely to park in Glenview Street and walk across to the site if this access was provided.

There was concern that the creation of a second pedestrian entry off Brown Street would create a break in the tree canopy at this boundary and this would result in a building elevation presenting to Brown Street and not vegetation.

Residents also expressed a view that the landscaping at the end of Glenview Street was being used as a dumping ground and that increasing pedestrian activity at this point would intensify this problem.

- **ONSITE CAR PARKING**

Residents expressed the view that the development would need to be self sufficient in terms of car parking provision for future residents, staff and visitors. The limited supply of street car parking was identified as were the range of existing demands that are placed on this limited resource.

- **PROPOSED VISITOR CAR PARKING FOR DILLON STREET RESERVE**

There were participants that questioned the need to provide a visitor car park for the expanded Dillon Street Reserve. Opinions were expressed that expansion of the Dillon Street Reserve should not change its neighbourhood status and that if car parking was provided then it would become a district level park.

- **HERITAGE BUILDING**

Residents expressed concerned that the placement of taller building forms to the east and west of the heritage terraces would create a tunneling effect through to the original 1848 building.

Some residents were interested in understanding the proposed internal configuration to the 1848 heritage building and how the integrity of this building would be preserved through its restoration.

One participant requested that the Scottish Hospital Site go back to its original name and that the project be referred to as 'he Terraces'

There were participants who questioned the appropriateness of placing 4 to 6 storey buildings adjacent to the 1848 heritage building.

- **BUILDING FORM AND FOOTPRINTS**

Some participants would like to see smaller building footprints. There were participants that questioned the retention of the heritage terraces in the centre of the site, seeing this to be a waste of space and an area that could be better utilised if excavated and used for a specific purpose.

Residents were keen to understand the architectural style that the buildings would take on noting that historically Paddington was built at a time when architects looked to make a contribution to civic life through their buildings.



- **PROPORTION OF SELF CARE UNITS**

Some participants expressed concern at what they perceived to be a massive increase in the number of self care units being provided on the site and that the number of self care units should be reduced by around 20-30 units.

There were participants that felt that antidotal evidence supported providing more aged care beds on the site. Participants questioned how an allocation of 109 aged care beds had been derived.

- **STEPHEN STREET ENTRY**

Concern was expressed about the proposed vehicular access point at the southern end of Stephen Street. Of particular concern was the narrow width of the carriageway and the removal of on street car parking that would result from the construction of the entry.

Residents were interested in knowing whether the Stephen Street entry would be used during construction.

Residents also wanted to understand the type and quantum of vehicles that would use this entry in particular would it be used by ambulances, service vehicles, visitors and residents.

Residents were concerned that the proposed entry would result in changes to the on street car parking arrangement for Stephen Street noting that street parking is in short supply in the area and that the limited number of spaces were in high demand. Residents wanted to know whether lost spaces would be replaced.

Residents also raised concern about the potential for traffic noise generated by service vehicles using the Stephen Street entry.

Residents of Glen Street were also concerned about the proposed Stephen Street entry stating that the narrow width of the Glen Street carriageway would be impractical and that vehicles accessing the site from Stephen Street would be using the Glen Street approach.

- **TRAFFIC GENERATION AND CAR PARKING**

Residents sought information about whether traffic circulation onsite would be above or below ground.

Residents were interested in understanding the level of parking provision that would be provided on site.

Residents felt that the development must not reduce street parking which is already at a premium.

Residents sought clarification as to whether a traffic management study had been done. There were residents that wanted to understand the assumptions that had been used by the traffic engineer to support the project and whether traffic surveys had been undertaken of similar project as the basis for modeling and traffic generation forecasts. Participants wanted to have access to these surveys and the developments that had been surveyed for comparative purposes.

- **FENCING TREATMENTS**

Residents expressed interest in the fencing treatment and whether you would be able to see into the site.



- **VIEW IMPACT**

Residents located at the southern end of Stephen Street and the eastern end of Cooper Street raised concern about the view impact the proposed aged care building at the Stephen Street frontage would have on their local views and outlook.

Residents asked about the possibility of stepping the aged care building down the slope so that it was no higher than the ridge of the existing theatre building when viewed from Stephen Street.

Residents of the flat buildings located behind the Scottish Hospital building in Cooper Street expressed concern about the potential for a loss of views arising from the replacement of a pitched roof form with a large flat roof on the proposed residential aged care facility.

Residents felt that flat roofs were not in keeping with the Paddington character and that a pitched and modulated roof form was preferable to modern flat roofs on new buildings.

- **COOPER STREET ELEVATION**

Concern was expressed that no provision had been made for the greening of the Cooper Street elevation. The proposed Gate Keepers Lodge to be located at the western end of Cooper Street was seen by residents to be extending the hard built edge of this elevation and some residents indicated that the existing green outlook that they enjoyed at the western end would be lost.

Residents suggested that a bigger gap be provided between the gate keepers lodge and the Scottish Hospital building and not make a continuous building line.

- **RESTRICTIONS ON TITLE**

Residents asked whether there were restrictions on title that would impact on the type, scale and usage of development on the site.

- **THE AGED CARE MODEL**

Residents sought clarification about the range of care that would be provided from the site and the difference between aged care beds, independent living units and dementia care.

Comments were also expressed that the site could take on a broader and larger role in providing support services to aged residents in their home.

Many residents were generally supportive that the site would once again become active and that its long tradition of providing aged care would be maintained.

Participants recognised the need for this style of aged care development in the Eastern Suburbs. There were participants that questioned the number of independent living units particularly the proportion of 3 bedroom apartments being provided suggesting that it may be more appropriate to provide a greater number of aged care beds and smaller affordable units.

Some residents indicated that the project was not satisfying a social need as it contained independent living units



- **SUSTAINABILITY INITIATIVES**

Residents expressed an interest in understanding the sustainability measures that would be incorporated. It was indicated that green roofs would be provided and this was seen to be a welcomed design response.

- **CONSTRUCTION TIMEFRAME AND MANAGEMENT**

Residents expressed a need to be kept informed about the construction process. Residents are interested in understanding the length of the construction program and the key steps that will be involved. Specific construction impacts identified by residents related to:

- Dust management and mitigation.
- Provision of onsite parking for contractor and trades vehicles.

- **PART 3A MAJOR PROJECT PLANNING PROCESS**

There were residents who challenged the capital investment value of the project indicating that it had been increased to enable its classification and determination under Part 3A of the Environmental Planning and Assessment Act 1979.

Residents sought clarification about why Woollahra Council would not be the consent authority and as to why Council was being bypassed.

- **STORMWATER MANAGEMENT**

Residents indicated that there was an existing creek line running through the Scottish Hospital Site. It was indicated that no mention had been made about stormwater management.

3.5 Stakeholder Briefings and Submissions

3.5.1 Overview

The Stage 1 consultation has involved the project team undertaking regular representation and presentations to the following stakeholders:

- Woollahra Council;
- Paddington Society; and
- Residents of Families of the aged care facility currently located on the Scottish Hospital Site.

A summary of the consultation undertaken and the key issue raised is provided below.

3.5.2 Woollahra Council

Woollahra Council has received three briefings about this project. The briefings were held on:

- 10th August 2009 (it is noted that this meeting was also attended by representatives of the Paddington Society);
- 1st February 2010; and
- 23rd March 2010.



Each briefing was attended by both elected representatives and senior council officers.

A summary of the key issue raised at each briefing is provided below.

3.5.2.1 Meeting 10th August, 2009

It was indicated that the following consultant's reports would be upgraded from the 2002 approval to reflect the current body of work. These reports include:

- the existing heritage conservation plan;
- the existing arboreal survey;
- Hydro-geological reports; and
- the traffic study.

Key concerns/issues identified:

- The effect of the proposed building footprints on the root systems of the existing trees. There was concern raised that the new building footprints would impact on significant trees.
- The extent and location of the proposed excavation for the basement car parking areas and the effect on the existing trees and the heritage garden terraces.
- The need to provide a cross site visual link to coincide with the Glen/Stephen Street intersection.
- The height of the buildings adjacent to the Dillon Street Reserve.
- The requirement for view analysis from the retained heritage building and the north south view corridor towards the 1848 heritage building. The design does not consider the view from the heritage item which is just as important as the view to the heritage item.
- The motivation argument for a variation to the Seniors Living Regulations relating to floor space and height.
- The motivation argument relating to any variation to the 9.5 height limit that applies to adjacent land. There was concern expressed that the existing Development Control Plan does not provide for the height being proposed for the site.
- The requirement to obtain a compatibility certificate from the NSW Department of Planning prior to the lodgment of a pre Development Application submission.
- It was noted that 3D building bulk diagrams would be prepared showing comparison between the 2002 building and the proposed.
- It was noted that there was general consensus that traffic generated by the proposed development would be similar to the previously approved Development Application.
- Council was not convinced as to the appropriateness of the building sited next to the Dillon Street Reserve and near the canopy of the heritage trees.
- The proponent needs to be clear about what instrument it will seek consent under e.g. the Woollahra Local Environmental Plan 1995 or the Seniors Living State Environmental Planning Policy 2004.
- The proponent will need to justify any variation from controls.



- The design should emerge from a proper understanding of the heritage conservation management plan.
- Council is supportive of maintaining facilities for the aged on the site.
- The proponent should go through a proper pre Development Application process.

The following design improvements were noted during the discussion:

- The removal of three smaller buildings along the northern portion of the site preserves the existing trees and creates an opportunity for an expansion of the Dillon Street Reserve
- The removal of the previously approved two storey building in the middle of the site will restore views to and from the 1848 heritage building and the parkland.
- The proposal provides for the retention of existing residents on the site until they are re-housed in the new aged care facility at the Stephen Street frontage.
- The reduction in the extent of street edged building forms into a series of smaller buildings promotes visual and physical permeability into the site.
- The proposal reduces the number of nursing home beds from 190 to 104 and increases the number of independent living 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 aging in place.

3.5.2.2 Meeting 1st February, 2010

It was indicated that the proponent had taken on board the Council's comments made in August 2009 and that PAC was advancing a strategy that achieves the following outcomes:

- Provides for a new 104 bed aged care facility (45% concession beds and 55% bonds), 91 independent living units (comprising 2 and 3 bedroom configurations) and a hydrotherapy facility. The level of concessions is subject to achieving the desired number of independent living units. The independent living units are to be sold on a loan/lease agreement with the PAC retaining ownership of the estate.
- No building on the site will exceed the ridge height of the existing 1848 Scottish Hospital building.
- Part of the proposal provides for the dedication to Council of additional land to increase the size of the Dillon Street Reserve.
- The development will exceed a \$100 million capital investment value. This has been confirmed by the quantity surveying company WT Partnership and the proponent's legal adviser Malleson Stephen Jacques. Accordingly, the proponent will advance the application pursuant to Part 3A of the Environmental Planning and Assessment Act 1979. PAC wants the Council to be fully informed and to be a part of the planning process to ensure the best result is achieved for the church and the community.
- The Mayor thanked the church for advising Council of its strategy (Part 3A) and its desire to provide a high level of concessions for the aged care facility. The Mayor asked the church to liaise with Council officers.



3.5.2.3 Meeting 23rd March, 2010

Urban Concepts has not been provided with any minutes of the discussion arising from this meeting.

3.5.3 Paddington Society

Members of the Paddington Society have participated in the consultation events held by Urban Concepts throughout Stages 1 and 2 of the consultation process. These events have included briefings to representatives of the Society. On the 17th May, the President of the Paddington Society forwarded a submission to the Chief Executive Officer of PAC which summarised the Society's position concerning the proposed development of the site. The submission had been prepared following the society's participation in the Site Open Day, Community Walks and the Design Evaluation Workshops. This submission is reproduced in full in Volume 2, Appendix K. Key points raised in the submission are summarised below.

The Society is very concerned as the proposal contemplates:

- A floor space of 19,750 square metres (6,150 square metres more than the 2002 approved DA).
- A project cost of \$103 million, (\$80 million more than the 2002 approved DA).
- Heights up to RL 37.1 metres on Stephen Street and up to RL43.5 m on Brown Street.
- Six floors above Brown Street on the view axis of Glenview Street.
- Building on the ravine, a micro rainforest environment that connects through 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 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 system of 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 10 metre wide no through residential street.
- There is no landscape conservation plan, and apart from the development of design principles no design excellence process has been identified.

On a positive side:

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

The submission included a series of design principles that had been formulated by the Paddington Society for the Scottish Hospital Site. The design principles are reproduced in full at Volume 2, Appendix K.



3.5.4 Residents, Families and Staff of the Existing Aged Care Facility

A presentation was undertaken for residents, families and staff of the existing aged care facility located on the Scottish Hospital Site on Thursday 6th May, 2010. The presentation walked participants through the Stage 1 site analysis, urban and design guidelines and the two master plan options. The minutes arising from the presentation are reproduced in full in Volume 2, Appendix K.

The key points raised during the question and answer sessions are summarised below:

- Residents sought confirmation that they would not be displaced as a result of the proposed development.
- Residents sought confirmation as to what would happen with the existing trees on the site and were assured that the Norfolk Pine would be retained.
- Residents supported the restoration of the heritage building and asked whether the original slate roof would be reinstated to the 1848 building.
- There was interest in the process going forward and how the construction program and noise would be managed.

3.6. Conclusion

The range of issues and views expressed through the Stage 1 consultation initiatives were analysed by the Design Team at the conclusion of each consultation event. In this way, community feedback has been systematically reviewed by the proponent and this has facilitated the evolution of a preferred master plan design that has formed the basis of the Stage 2 consultation initiatives discussed in Section 4.

The preferred master plan comprised:

- A rationalised set of Urban Design Principles that addressed the urban design principles developed for the site by the Paddington Society, Woollahra Council and the community comments received during the Stage 1 initiatives.
- A third master plan option as there was no outright community support for either the Option 1 or Option 2 master plan. This third master plan was advanced in Stage 2 as the Preferred Master Plan and is reproduced at Figure 2.8.

The preferred master plan sought to address a number of concerns however, it is noted that not all concerns were resolved.

• STEPHEN STREET

- The provision of increased setbacks for the aged care building at the Stephen Street frontage. This setback was increased from a nil setback to 4 metres – 7 metres. The setback will be planted with mature trees.
- The height of the Stephen Street aged care building is terraced and reduced in height by one storey. This height reduction is achieved by sinking the building into the ground.



- The height of building C (the independent living units) at the Stephen Street frontage is reduced in height by one storey and its length is shortened so that it terminates at the junction of Glen Street.
- The second vehicle entry point is rationalised to a service entry providing access for service vehicles to a ground level loading bay. This entry was designed with an on site hammerhead turn to enable all vehicles to turn on site and enter and leave in a forward direction.
- Stephen Street is to be widened and provision made for eight 90 degree parallel parking spaces and a widened pedestrian footpath. These spaces will not be metered.

• **BROWN STREET**

- The Brown Street building has been tiered with setbacks ranging from 9 metres through to 25 metres at its top levels. The building height of nine storeys is maintained, being six storeys above the street level of Brown Street.
- The pedestrian entry point onto Brown Street opposite Glenview Street is retained.
- The Brown Street vehicular access is re-instated as the primary vehicular address and the entry point for all residents, visitors and staff vehicles. Ambulance vehicles will also use this entry.
- Existing vegetation, with the exception of the diseased heritage tree at the Brown Street frontage will be retained.
- The Community bus stop on the corner of Brown Street and Cooper Street is retained.

• **COOPER STREET**

- The Gate Keepers Lodge is retained and moved closer to the Brown Street frontage to reduce the built edge of the Cooper Street elevation and provide green views through into the site.
- The 1848 heritage building is restored to accommodate independent living units. The historic garden terraces at the forecourt to this building are retained and restored.
- The aged care building retains its two storey building form at the south eastern corner of Cooper Street. This building is setback from Cooper Street and deep soil landscaping provided in the former turning circle.

• **GENERAL**

- The development maintains a gross floor area of 19,500 square metres.
- All building heights remain below the tree canopy.
- The proposal provides for the dedication of land at the northern part of the site from boundary to boundary to enable the expansion of the Dillon Street Reserve. No car parking is provided at the Brown Street entry for the Reserve.
- All heritage trees (with the exception of the diseased fig at the Brown Street frontage) are retained.
- A heritage landscape conservation plan is commissioned.
- A traffic study is commissioned.
- A stormwater management plan is commissioned.
- A Simurban Model is commissioned.



-
- The proponent resolves to clarify the GFA discrepancies quoted in the Major Project Declaration for the 2002 development approval.
 - The southern view through the site to the 1848 heritage building is retained and the heritage terraces are to be restored.
 - The project takes on the heritage name of The Terraces.



4.0 CONSULTATION FINDINGS - STAGE 2

4.1 Introduction

This section presents the community and stakeholder responses arising from the Stage 2 consultation initiatives. The Stage 2 initiatives sought community and stakeholder response to an updated set of urban design principles and the preferred master plan.

The original urban design principles that had been developed by GM Urban Design during Stage 1 were rationalised and updated to reflect Stage 1 consultation findings and the design principles that had been prepared for the site by both the Paddington Society and Woollahra Council.

This rationalised set of urban design principles together with the feedback that had been received about the Stage 1 master plan options informed the preparation of the preferred master plan for the site. The preferred master plan was a new master plan option as there was no outright community and stakeholder support for either of the two options that were presented during Stage 1. Hence the preferred master plan evolved out of the Stage 1 community and stakeholder consultation process.

The updated urban design principles and the preferred master plan are detailed in the presentation that is reproduced in Volume 2, Appendix I. It was this presentation that formed the body of the information that was placed in the public arena during the Stage 2 consultation initiatives. These initiatives included:

- Two community information sessions held on the 17th June 2010 at 4.00 – 6.00pm and 7.00 – 9.00pm at the Vibe Hotel in Rushcutters Bay;
- Feedback received through the website and comments sheets issued at the 17th June information sessions; and
- Stakeholder briefings held with Woollahra Council, the Paddington Society, the Hon Clover Moore, Member for Sydney and Lord Mayor of Sydney, the Executive Committee of the Body Corporate for 40 Stephens Street, Paddington and Aged Care Providers working in the Eastern Suburbs and Inner Sydney Region.

A description of the key comments arising from these initiatives is presented in this section.

4.2 Community Information Sessions

Two community information sessions were held on the 17th June 2010. The sessions were held at the Vibe Hotel in Rushcutters Bay. The attendance at each session is set out below:

- 4.00 – 6.00 pm Urban Concepts registered 21 participants at this session
- 7.00 – 9.00 pm Urban Concepts registered 15 participants at this session.

Each session was digitally recorded by a specialist audio recording company. Each participant was provided with a full transcript of the session they attended. A copy of both transcripts was also placed on the project website. A summary of the key comments raised at each session is provided below. The full transcript from each session is reproduced at Volume 2, Appendix J.



4.2.1 Session 1 – 4.00 – 6.00pm

At this session there was general consensus that the preferred master plan was an improvement on both Option 1 and 2 that were presented during the Stage 1 consultation. Notwithstanding, participants still raised a number of concerns and sought clarification on key features of the master plan. A summary of the key issues raised during the question and answer session is presented below.

- **THE RESTORATION OF THE 1848 HOSPITAL BUILDING AND THE ASSOCIATED HISTORIC TERRACE GARDENS.**

There was discussion concerning the archaeological remains of the terraces with participants seeking clarification about whether the proposal provided for their restoration.

It was explained that while some archaeological investigations had been undertaken the next stage of the design process involved producing a landscape architecture resolution for that area. It was explained that a landscape conservation management plan had been prepared by Christopher Betteridge of Musescape and that this document will inform the landscape management principles to be adopted into the conservation management plan for the site

There was discussion as to whether the width of the terrace gardens and associated forecourt had been narrowed in order to allow for the increased setback of the aged care facility at the Stephen Street frontage and the independent living units at the Brown Street frontage. It was explained that the terraced area immediately in front of the 1848 building had not changed.

- **RECTIFICATION OF THE 2002 GROSS FLOOR AREA CALCULATIONS.**

There was discussion about how the PAC intended to address the discrepancy in the 2002 gross floor area (GFA) calculations that had been put forward to the NSW Department of Planning in the Part 3A Declaration. It was felt that the use of the inflated GFA calculation had mislead the Department about the scale of the proposed aged care facility representing it as a modest increase on the 2002 development approvals when it represented a substantial increase. Participants wanted to know whether the development would revert back to the 2002 GFA figure.

It was explained that the NSW Department of Planning would be advised of the correct 2002 GFA calculations and that future documentation would compare the proposed scheme to the Council confirmed 2002 approved GFA figure.

It was confirmed that the proposed floor area would not be reduced down to the 2002 GFA figure and that the gross floor area of the preferred master plan option equated to around 19,500 square metres of GFA.

- **PROPOSED STEPHEN STREET ENTRY.**

While participants acknowledged the removal of visitor, staff and resident vehicles at this entry was an improvement there was still concern expressed about the suitability of using an entry in Stephen Street for service vehicles. The concerns primarily related to the narrow width of the carriageway south of Glen Street and its no through road status where the road just ends without an adequate cul de sac turning circle. The limited setbacks of dwellings south of Glen Street was also raised, particularly given that the on street car parking that aligns the road serves to further reduce the width of the carriageway.



It was confirmed that the service entry would be designed as a hammerhead turn that would enable vehicles to drive in a forward direction, reverse on site and then drive out in a forward direction.

- **THE PROPOSED WIDENING OF STEPHEN STREET.**

The proposed widening of Stephen Street and the inclusion of eight 90 degree parallel parking spaces received a mixed response.

Participants asked whether the heritage significance of actually widening Stephen Street had been examined indicating that its narrow width related to the original subdivision patterns. *'The street is narrow because it's part of the early subdivisions. The lower part of the street was a later subdivision basically so that's why the street changes in width'*. The proponent indicated that the proposed widening of the street was being put forward to resolve a community problem that currently exists, and which was pointed out at the during the May consultation meetings. Whether the street is widened or not widened is about whether it is a community benefit. It is not being put forward for any other purpose. Whether it achieves the support of the NSW Department of Planning, Woollahra Council or the Paddington community is still to be determined.

The view was expressed that the traffic movement of service vehicles would benefit by the widening of the Stephen Street.

- **HAD THE IMPLICATION OF THE EXCAVATION ON STORMWATER FLOWS BEEN EXAMINED.**

Participants raised concerned that the proposed one and half basement levels for car parking would obstruct stormwater flows across the site. The proponent indicated that a stormwater assessment was currently being completed and that the results of this investigation would be available at the next stage. In respect to the extent of excavation it was confirmed that a large part of the site was already excavated as seen in the undercroft area below the existing operating theatre building located in the south east corner of the site.

- **THE PROPOSED BUILDING SETBACKS FOR THE BROWN STREET BUILDING.**

Participants sought clarification regarding the proposed setbacks and terracing of the independent living unit building with frontage to Brown Street. The proponent explained that the building steps back at various points ranging from 9 metres through to 18 metres with the bulk of the building at about 20 metres and the top three floors set back a further 25 metres. It was confirmed that there would be an atrium, a green roof and green landscaped terraces provided for the building.

- **THE NUMBER OF FLOORS ABOVE GROUND LEVEL ON BROWN STREET.**

It was explained to participants that the number of floors or storeys had not changed but that the building form had been substantially terraced. It was confirmed that the Brown Street building would be nine storeys with six storeys above the level of Brown Street. Participants expressed concern about the proposed height.

It was clarified that a greater level of terracing had been provided to articulate the building mass. The proponent's architect, JPR Architects, expressed the view that the height of the proposed building was similar to the height of the terrace buildings opposite the site on Brown Street. It was further clarified that the elevations presented had had the trees removed and that with the exception of the diseased heritage tree the existing vegetation at the Brown Street frontage would remain in place.



Participants of Glenview Street were very concerned that the nine storey building form at Brown Street would ‘obliterate entirely’ the sky light and filtered sun light into Glenview Street. It was indicated that detailed solar access studies would be undertaken once the architectural design was finalised and that this work would form part of the next stage.

- **PEDESTRIAN ACCESS ONTO BROWN STREET.**

Participants once again raised concern about the proposed pedestrian access midway down Brown Street. It was explained that the rationale for providing this access point was to enable the aged and frail residents who live in the Brown Street building access to the Five-ways shops without having to walk around the side and up a very steep hill. It was clarified that it would be a private and secure walkway.

- **CLARIFICATION ABOUT PROPOSED USE OF BASEMENT/UNDERGROUND AREAS.**

Participants sought clarification about what uses would be accommodated underground in the excavated part of the site. It was explained that the lowering of the aged care building at the Stephen Street frontage by one level meant that the floor space had been accommodated below natural ground level and that part of this space would be utilised for administrative purposes.

- **THE OBSTRUCTION OF THE GLEN STREET VISTA.**

A concern was expressed that while the extent of the obstruction had been reduced the view looking west down Glen Street into the Scottish Hospital Site would still be partially obstructed by a building for where the current situation provided an obstructed view into parkland. Residents were concerned about the loss of the parkland vista.

- **OVERCROWDING AND OVER DEVELOPMENT OF THE SITE.**

The view was expressed that providing 105 beds and 90 independent living units on the Scottish Hospital Site represented an overdevelopment. The proponent responded by stating that the original 2002 consent provided for 200 aged care beds and 24 independent living units and that the difference between the two proposals was not dramatically different. It was stated that the proposed scheme proposed a mix which had a strong market demand and which was a functional in terms of service delivery.

Participants felt that the proposal was an overdevelopment and that the expansion of the building form into the vista of Glen Street and the nine storey height of the Brown Street building were both adverse impacts that demonstrated what was being proposed was an overdevelopment for the site.

- **DESIGN TREATMENT OF THE COOPER STREET ELEVATION.**

Participants sought clarification as to whether the independent living units proposed for the 1848 heritage building would have balconies opening onto Cooper Street. It was confirmed that no balconies were proposed at this elevation.

Participants also sought confirmation that landscaping would now be placed in the existing turning bay located at the eastern end of the Cooper Street boundary. It was explained that the existing slab that formed the base of the turning bay would be removed and deep soil landscaping would be provided below this point in the building setback. The removal of the turning bay now made it possible for the aged care building to be setback from Cooper Street.



- **CLARIFICATION OF THE HEIGHT OF THE PROPOSED AGED CARE BUILDING.**

Participants who resided in Stephen Street and Cooper Street wanted clarification of the proposed height of the aged care building. Particularly, whether this building would be higher than the existing operating theatre building. It was confirmed that in the previous two options the aged care building had a maximum height at RL 37.9. The preferred master plan had lowered this height to a maximum RL of 37.5.

It was also confirmed that the aged care building had been setback further on both the Cooper Street and the Stephen Street frontages and that a green roof would be provided over the entire roof form.

- **WHO OWNS DILLON STREET RESERVE?**

Participants asked about the ownership of the Dillon Street Reserve. It was confirmed that Woollahra Council owns this Reserve. Participants then sought clarification about whether the Council would permit the reserve to be expanded. It was indicated that Woollahra Council and the proponent were in the middle of discussions.

- **CONSTRUCTION TIMEFRAME, STAGING AND ACCESS FOR CONSTRUCTION VEHICLES.**

Participants were interested in understanding the construction timeframes and how it would be managed. It was indicated that a construction management plan would be prepared. At this stage it was anticipated that construction would proceed in two stages with the first stage being the construction of the aged care building at the Stephen Street frontage. This would enable the existing residents on the site to be accommodated without having to be relocated off the site. It was expected that each stage would take up to three years to complete. No construction vehicles would access the site via Stephen Street all construction vehicles would utilise the Brown Street entry.

- **LOCATION OF BALCONIES AT THE BROWN STREET.**

Participants wanted to know the location of balconies at the Brown Street frontage. It was confirmed that the architecture of the building had not been completed and that the master plan presented a building form and mass. The next stage of design work would resolve issues such as balcony size and location and that these plans would be presented back to the community in two to three months.

- **PERCENTAGE OF DEVELOPMENT FOR DEMENTIA CARE.**

Participants wanted to understand the level of dementia care that would be provided in the aged care building. It was confirmed that around twenty dementia care beds would be provided and that these would be located in a secure unit within the aged care building.

- **THE SIZE OF THE INDEPENDENT LIVING UNITS.**

Participants sought greater information about the size of the independent living units. Having understood that the overall number of aged care beds and independent units enables the project to work as an economic mechanism, there was concern about the floor areas and the two and three bedroom configurations being proposed for the independent living units – *‘does somebody over 55 years of age such as myself, family have left home, do I need units of that size?’*

The proponent explained that the size of the units (120 -150 square metres in floor area with the exception of the independent units in the 1848 heritage building which are over 200 square metres in floor area due to the size of the existing rooms within that building which are being preserved to retain



the heritage integrity of the building) reflected market demand. *'In the past when the first independent living units were being built they were one bedroom bedsitters. Then they became one and a half bedsitters. Then they became two bedroom and then three bedroom. A lot of residents want three bedrooms as opposed to two because they want the ability to age in place. Future residents in this area are financially well enough off to have a live-in carer and they would rather have a live in carer than move into an aged care facility.'*

In areas like Paddington and the lower north shore which are very, future residents tend to bring a lot of possessions and therefore they want large units. Often they are coming out of a four bedroom house with lots of furniture, they do not want an 85 square metre unit. Some may, but the majority do not.'

- **WHAT IS THE NEXT STAGE IN THE PROCESS?**

Participants wanted to understand when they would be presented with the architectural resolution of the master plan. The proponent explained that the architectural plans would be worked up over the next two to three months and that these plans would form the basis of the project application and Environmental Assessment that would be lodged with the NSW Department of Planning. The next stage in the consultation process would be the presentation of the architectural plans back to the community and this would happen at the same time the project application was notified and exhibited by the NSW Department of Planning.

4.2.2 Transcript of Session 1 – 7.00 – 9.00pm

A summary of the key issues raised during the question and answer session is presented below.

- **PERSPECTIVE VIEW OF THE PREFERRED MASTER PLAN LOOKING SOUTH UP STEPHEN STREET.**

A resident of Stephen Street identified the need to provide a perspective of the proposed view looking south up Stephen Street particularly given that the height of the aged care facility at this frontage had now been lowered in the preferred master plan. It was indicated that all other views around the perimeter of the site had been modeled except that view. The proponent's architect explained that a Simurban Model was being built and that an image for that view would be prepared. It was explained that the Model would allow views to be generated from any residences around the property to see the influence of the proposed buildings on views and outlooks.

It is noted that during the consultation process residents were able to register to have a view analysis undertaken from their property. A total of 26 residents registered to have this view analysis undertaken. Refer Table 3.1. The view images form part of the project an application the Environmental Assessment documentation.

- **THE HEIGHT OF THE BUILDINGS IS STILL A CONCERN NOTHING HAS BEEN DONE TO CORRECT THE HEIGHT.**

The view was expressed that the number one concern was height and that the preferred master plan had done nothing to address this issue.



The proponent responded by clarifying that the height of the building on Stephen Street for a large portion had been reduced by one level. It was confirmed that while the height of the buildings on the corner of Cooper Street and at the Brown Street frontage had not been reduced in a numerical sense or in terms of the numbers of floors the *effect* of the height has been mitigated through increased terracing and the stepping back of the built form.

- **IN COOPER STREET HOW YOU CAN JUSTIFY GOING FROM A SINGLE STOREY HERITAGE BUILDING, THROUGH TO SINGLE STOREY HERITAGE COTTAGES (LOCATED ADJACENT TO THE SOUTH EASTERN BOUNDARY), WITH THIS TWO STOREY OBTRUSION, WHEN IT'S SINGLE STOREY AT THE MOMENT WITH A PITCHED ROOF**

The owner of No 4 Cooper Street, a single storey Victorian Cottage, expressed concern about the location of a two storey flat roof building form adjacent to single storey cottages indicating that it was not in keeping with the streetscape character of Cooper Street and that the proposed aged care facility building located in the south eastern corner of the site was an overdevelopment. The participant presented the view that the streetscape character of Cooper Street varied between the northern and southern sides of the street with the southern side of the street, have a single storey character and that a two storey building form on the southern side would be out of character with the streetscape.

The proponent indicated that the building would be lower than the existing pitched roof and that what was being presented was a building mass not a finished architectural scheme. At this stage it was not possible to detail the roofscape of the aged care building but conceded that it would be two storeys in height. The proponent also indicated that from the urban design analysis undertaken they have formed the view that the streetscape of Cooper Street did not just comprise single storey buildings. It comprised a whole range of building heights and that in urban design terms streetscape character was established by looking at all elements in the streetscape and not by isolating one side of a street from the other. Both parties maintained their opposing views on streetscape character.

- **‘WE’RE NOT INTERESTED IN THE EFFECT OF THE BULK AND SCALE, EVERY SINGLE PERSON IN THIS MEETING AND EVERY SINGLE OTHER MEETING WANTS FAR LESS BULK AND SCALE. ‘**

The above view was expressed particularly having regard to the heritage context of the Paddington area. *‘We live in a very old area, a heritage area, and you know I love the treatment of the heritage building, I thought that was the most wonderful part of the presentation, but quite frankly we all live in heritage buildings around this one and the fact that we live in an area which isn’t overdeveloped, is something that’s really important to Paddington residents. I wonder, in the wisdom of hindsight, whether we will regret this.*

I note that there’s been developments by your institution from 1848 to 1901 onwards there’s been developments here and they will continue. Who knows if this will be the last development, who knows what ignorance future generations will have about the heritage of this very special area?’

Another participant expressed the view that one of the simplest ways to reduce bulk and scale is to reduce floor areas. If you go back to the baseline which was approved in a public manner, to the approved DA, to the 13,500 square metres of floor space, then we are talking about a baseline which has been accepted and we can move on. But if you’re talking about changing the goal posts and not mitigating that bulk and scale, I think people are going to be extremely concerned and adversarial.



- **THE RL HEIGHT OF THE NORFOLK PINE AND THE BROWN STREET LIFT OVERRUN.**

A participant sought clarification about where the RL heights for the trees had been measured to and the RL height of the Norfolk Pine. The proponent advised that the RL heights were measured to the top of the tree canopy and that the height of the Norfolk Pine was RL54.1.

The participant also sought clarification about whether the height of the Brown Street building was higher closer to the street frontage and hence did not step down towards the Brown Street frontage. The proponent confirmed that provision had been made for a lift overrun, as the Brown Street building would be serviced by a lift and that the height of the lift over run at one point was one metre higher than the roof level.

- **WHAT IS THE GROSS FLOOR AREA OF THIS PROPOSAL?**

It was confirmed that the gross floor area of the preferred master plan option equated to around 19,500 square metres of GFA.

- ***'THE APPROVED DA WAS IN THE ORDER OF 12,000-13,000 SQUARE METRES OF GROSS FLOOR AREA. THAT'S WHAT THE APPROVAL WAS AND AS FAR AS I UNDERSTAND IN TERMS OF PLANNING APPROVALS WHAT IS WRITTEN IS THE LAW NOT WHAT IS IN THE DRAWINGS.'***

The participant expressed the view that what is written in the approval is what is approved, not what is in the DA drawings. *'To say there was 15,000 square metres of floor space in the measured drawings is kind of very misleading. So far as we are concerned we have an approval in place of 13,500m² and what is being proposed to us today is 19,500m², which is in the order of 6,000m² more than what was approved. This is a significant leap in the amount of floor area on the site which contributes to the bulk and scale.'*

The proponent responded by indicating that the explanation of the floor space calculations was not to be misleading but was presented as clarification as to why a higher gross floor area figure than what was originally approved had been referenced in the previous stage 1 consultation presentations and in the Part 3A Project Declaration lodged with the NSW Department of Planning. *'The purpose of going through the numbers was to illustrate that we had gone back to the very beginning to what was lodged and tracked through to try and understand where the previous 17,000 square metres of gross floor area came from that was provided to us by the previous architects. We're trying to be legitimate here and respond back to the questions from the community.'*

It was further explained that the 2002 approved development is completely different to the proposed aged care scheme and from the proponents view what is relevant is the provision of an economically viable aged care development that responds to market demand. Market demand had now changed since 2002.

The participant indicated that while they understood and appreciated the demand for aged care and aging in place the community wants to ensure that there is an appropriate scale of development on the site and *'the bulk and scale of the proposal remains an outstanding issue'*.



- **TRAFFIC GENERATION AND SERVICE VEHICLES MOVEMENTS IN STEPHEN STREET.**

The concern was expressed that it appeared that more traffic movements would be generated on Stephen Street than Brown or Nield Street as a result of the proposal.

The proponents' traffic consultant clarified that this was not the case as there would be no resident, visitor or staff vehicles using the Stephen Street driveway which was only planned as a service vehicle entry. The only traffic that will be in Stephen Street would be to that loading bay for the aged care facility.

It was explained that the Stephen Street entry would have in the order of seven visits to and from the loading bay a day. It was further clarified that the development was not a big generator of traffic and that most traffic would comprise small delivery vans bringing fish or meat or things like that. It was explained that the modeling had applied the worst case scenario in that while it was not planned at this stage to have a full kitchen facility on site the traffic modeling had assumed this level of operation.

It was indicated that the loading bay operation would be controlled through a plan of management which would establish its hours of operation. It was discussed that there would be no kitchen or laundry staff working at night so that the loading bay would not receive this type of traffic in the evening and night time hours.

The narrow width of the Stephen Street carriageway was discussed and concern raised about the suitability of service vehicles accessing the site from such a narrow street. Participants also indicated that being a 'no through road' at its southern end meant that a lot of traffic strayed into Stephen Street and was forced to turn around. These vehicles often used the parking area at the base of No. 40 Stephen Street as a turning circle because of the narrow width of the road pavement. Participants stressed that this was a major concern.

The proponent's traffic consultant outlined that the proposed widening of Stephen Street and indicated that signage identifying Stephen Street as a 'no through road' needed to be placed at each entry point.

- **HAVE THE CUMULATIVE IMPACTS OF TRAFFIC BEEN GENERATED AS PART OF YOUR ANALYSIS?**

Participants asked whether the cumulative impacts of traffic generated by the other new developments planned for the area been considered. These developments included a Department of Housing site in Lawson Street, the site owned by Sydney Grammar, which is coming up for rezoning at an increased FSR an increased development, the Advanx residential development and the Women's Hospital.

The proponent's traffic consultant indicated that it was not possible to undertake a Paddington wide traffic study given the small addition of traffic generated by this project.

- **HOW MANY OF THE CURRENT PARKING SPACES OPPOSITE THE HARRY SEIDLER BLOCK OF FLATS WILL BE REMOVED BY THE LOADING BAY.**

The view was expressed that there is concern that on street car parking spaces will be lost as a result of the Stephen Street driveway. Clarification was sought as to how many spaces would be lost.



The proponent advised that the proposed widening of Stephen Street included provision for eight on street 90 degree parallel parking spaces. These eight spaces were to replace the seven on street car parking spaces that would be lost as a result of the widening of Stephen Street and the driveway. Accordingly, there would be a net gain of one space. It was conformed that these eight car parking spaces would not be metered spaces.

Participants asked whether the provision of the on street car parking bays would necessitate further tree removal. The proponent indicated that the car parking bays would be designed around the existing trees.

- **WHAT WILL HAPPEN WITH GARBAGE REMOVAL?**

A participant indicated that garbage was presently removed from Stephen Street dwellings on a Monday morning at 5.30-6.00 am by the Woollahra Council waste service. Participants were keen to understand whether garbage would be removed from the aged care facility using the Stephen Street loading bay and did not want this to occur in the early hours of the morning and generate noise.

The proponent advised that it was likely that garbage would be removed by a commercial operator and that the level of management had not as yet been addressed. Garbage removal would be part of the traffic management plan.

- **THE PROPOSED BUS STOP AT THE END OF COOPER STREET**

A resident of Cooper Street expressed the view that the proposed community bus stop on the corner of Cooper Street and Brown Street would not be used and that this area should be left as open space.

The proponent clarified that the existing resident bus would continue to operate and that this bus will pick up and drop off residents of the Scottish Hospital from within the site. The proposed community bus is an existing service that is run by Woollahra Council and it is this bus service that would utilise the proposed Cooper Street/Brown Street bus stop.

- **RELOCATION OF THE GATE KEEPERS LODGE**

A resident of Cooper Street asked whether it would be possible to move the Gate Keepers Lodge so that the present outlook onto greenery and landscaping could be preserved.

The proponent indicated that this would be considered however the root systems of many large fig trees were located in this area and this may restrict the relocation of the Gatekeepers Lodge.

- **ON SITE CAR PARKING SPACES, LOCATION AND REQUIREMENT FOR EXHAUST FANS**

Participants were interested in understanding how many car parking spaces would be provided, would parking spaces be allocated and where visitor car parking would be located.

The proponent confirmed that there would be 100 car parking spaces provided for 78 independent living units. Individual car parking spaces had not been allocated as yet nor had visitor car parking spaces. The car parking would be provided in basements that would be accessible via lift. All visitor parking will be free and would be secured so that it could not be accessed unless you were visiting a resident. It was explained that the requirements for exhaust fans in the basement car parking areas had not as yet be determined and that there are standards that must be complied with in the design of basement car parking areas. This detail would be available at a later stage.



• PROJECTED CAPITAL INVESTMENT VALUE OF THE PROJECT.

Participants raised concern about the projected capital investment cost of the project. It was indicated that the project had a gross floor area of around 20,000 square metres and a projected capital investment cost of \$104 million. This is an increase of \$5,000 per square metre – “I could most probably build the Grand Hyatt for that!” What happens if the project comes in at \$90 million is it still assessed by the NSW Department of Planning.

The proponent responded by stating that the capital investment cost is not just a construction cost. Further if the project capital investment cost is under \$104 million the application will still be assessed by the NSW Department of Planning, once a project is in the system it stays in the system.

4.3 Community Comment Sheets

A comment sheet was distributed to participants at the Community Information Sessions. The comment sheet contained a series of open ended questions that were tailored to understand whether participants considered the Preferred Master Plan to be an improved design response.

The comment sheet also enabled local residents to register to have a view analysis undertaken from their property if they had not already done so. The list of addresses for registered view analysis is reproduced at Table 3.1.

A total of fourteen (14) comment sheets were completed and returned to Urban Concepts. Where possible we have grouped resident responses by local street address so that it is possible to appreciate how resident views differ to the proposed development pending geographic location and proximity to the site.

4.3.1 Stephen Street Residents

Two (2) comment sheets were returned from residents of Stephen Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none">• No, there continues to be too much building bulk on Stephen Street.• No, there is still far too much bulk and mass fronting Stephen Street. The tall building is also too high.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none">• I would like a view analysis from the front door.
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none">• Pleased to see – no entrance on Stephen Street, however, concerned re: trucks dropping off goods early a.m.



4.3.2 Cooper Street Residents

Four (4) comment sheets were returned from residents of Cooper Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> No, increased setbacks have not reduced the scale of the proposal. Still too bulky and high. I will be taking up my concerns with this development with the NSW Department of Planning. Bus stop on Cooper Street will not work due to the amount of traffic on that corner there are several hundred cars and trucks now. No, nothing has been done to reduce the height of the buildings. This has always been the main concern of most people and it seems that this major concern has fallen on deaf ears! Still very concerned about the bulk and scale of the overall plan, particularly on the Stephen Street side of the site. Good to see some tiering down of the roofline. Would be good to see more.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> No – My house on the corner is not indicated on the Master Plan. Yes please. Yes.
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> Addition B at the eastern end of Cooper Street should be maintained as single storey to Cooper Street to match into the single storey heritage section and the single storey houses pass Stephen Street Reserve. Building where the turning bay is located is far too high. <u>Single storey houses are there.</u> Bring the height down to spread the buildings across a larger footprint. Reduce the number of Independent Living Units. Do away with the 'Gatekeepers Lodge'. What is this?

4.3.3 Glenview Street Residents

Two (2) comment sheets were returned from residents of Glenview Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> No. Does not address the main objection on bulk and scale. <u>NO</u> resident wants this. Consultation is lip service without addressing this.



	<ul style="list-style-type: none"> The bulk and scale which is the main issue for the entire community goes unaddressed. The scale of the development is approximately 80% overscaled. The height of buildings are still far too high.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<p>Yes.</p> <p>Yes.</p>
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> Reduce bulk and scale. Make the buildings shorter. The scale and buildings in the glen should follow the hierarchy of the local land patterns, in other words they should be shorter, shorter than the surrounding terrace. 1 Glenview Street is given an RL of 32.0. The building in the glen is to be up to 44.5m. That is four storeys higher. This is unacceptable.

4.3.4 Neild Avenue Residents

One (1) comment sheet was returned from residents of Neild Avenue.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> No. Much effort has been made to alleviate intrusion on Stephen and Cooper Streets but little to address the overwhelming impact on Brown/Neild Street. The height of a series of terraces is quite different to a bulky modern block.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> No.
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> All of the buildings remain too bulky. Traffic in Neild Avenue has been badly affected by CCT – be nice if it does not get any worse!



4.3.5 Campbell Street Residents

One (1) comment sheet was returned from residents of Campbell Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> Yes. Revised plan seems to be in consultation with majority of residents in and around the local area. Appears well structured.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> NA
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> NA

4.3.6 Brown Street Residents

One (1) comment sheet was returned from residents of Brown Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> NA
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> Yes.
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> Where can I view/obtain copies of plans/streetview elevations etc. shown during presentation today?

4.3.7 Gurner Street Residents

One (1) comment sheet was returned from residents of Gurner Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> No. Over development of the site.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> Yes.
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> NA



4.3.8 Gosbell Street Residents

One (1) comment sheet was returned from residents of Gosbell Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> Yes.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> NA
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> I seriously doubt traffic numbers!

4.3.9 Liverpool Street Residents

One (1) comment sheet was returned from residents of Liverpool Street.

Question	Comment
1. Do you consider the Preferred Master Plan to be a satisfactory evolution of the Master Plan options presented in May 2010? Yes/No. Why	<ul style="list-style-type: none"> No, buildings still too high for a heritage area, the Women's Hospital development was more sympathetic to the area.
2. If you have not already done so would you like to register to have a view analysis undertaken on the Preferred Master Plan from your property? If yes, please ensure your contact details are provided.	<ul style="list-style-type: none"> No.
3. Are there any other comments you would like to make about the Preferred Master Plan?	<ul style="list-style-type: none"> This project should not be in the hands of the Department of Planning. Woollahra Council more attuned to the heritage of Paddington.

4.3.10 Summary of Comment Sheet Responses

The comment sheet responses are summarised below.

- Of the fourteen comment sheets received twelve participants indicated that the preferred master plan was still advancing a building form that was out of scale, too bulky and too high for the site and that it continued to represent an overdevelopment particularly given its location in a heritage area.
- Two participants expressed the view that the preferred master plan was an improvement and seemed to reflect the consultation with local residents.
- Of the twelve residents who still considered the building form to be an overdevelopment there were comments indicating that improvements had been made, specifically:
 - The increased setbacks of the buildings from the street frontages; and
 - The tiering of the proposed aged care building at Stephen Street.



- There was support for changing the Stephen Street entry to a service vehicle only entry.
- Concern was once again expressed that the aged care building in Cooper Street at the south eastern corner of the site should be single storey to 'match' the single storey streetscape character on the northern side of Cooper Street.
- A Cooper Street resident also felt that the bus stop on the corner of Brown Street/Cooper Street should be deleted from the design as it would obstruct traffic.
- One resident considered that the assessment of the application should be returned to Woollahra Council.

4.4 Community Feedback Submissions

Three submissions were received using the feedback form attached to the project website and the project email address during June to August, 2010. The submissions are reproduced below.

In summary, one submission supported the proposed development and sought additional marketing and sales information, one submission was from a resident who was unable to attend the 17th June Information Sessions and wanted to view the preferred master plan and the final submission was from a resident of No. 40 Stephen Street expressing concern about the potential loss of light into the living room of their residential apartment as a result of the construction of Building B at the Stephen Street frontage.

Submission

I support the development and wish to register interest in becoming a resident when it's completed. I came to the site inspection in May, and provided my contact details, but did not receive information about the consultation over the preferred master plan on 17 June. Thank you.

Submission

I have attended the community walk in May and preferred Option 1 to Option 2 for the building plan as it had a smaller building footprint. I could not attend the latest meeting June 17 because of patient workload and wish to have an update on the preferred option. I wish to retain as much of the vegetation and tree life as impossible especially along the Brown Street boundary. Kindly advise details of the latest Plan.

Submission

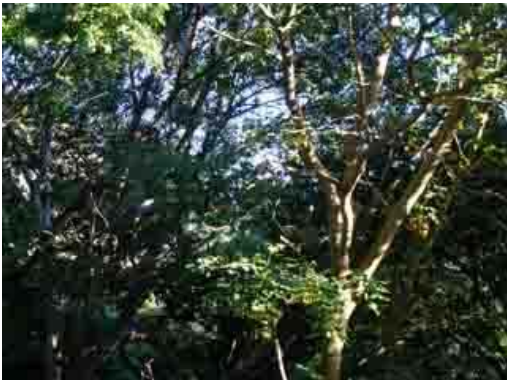
To Urban Design Team,

I live at 40 Stephen Street, on the second floor, my living room facing the proposed development.

I am forwarding photos I have taken from my living room, which illustrates the changing patterns of light & shade through the trees at various times throughout the day.

A very large building opposite, of five or six storeys, extending along Stephen Street, is going to substantially reduce the light, particularly afternoon light, by casting a very large shadow, as illustrated by the new four storey apartments in Neild Avenue.

The design surely needs to take this into consideration for all the people in our apartment building, particularly with living rooms facing the proposed development.



Winter westerly sky



winter light



Current streetscape looking N



morning light



Present view from living area



early afternoon sun



4.5 Stakeholder Meetings and Submissions

4.5.1 Overview

The Stage 2 consultation has involved the project team undertaking regular representation and presentations to the following stakeholders:

- Paddington Society
- Hon Clover Moore, Member for Sydney and Lord Mayor of Sydney
- Executive Committee of the Body Corporate for 40 Stephens Street, Paddington
- Aged Care Providers working in the Eastern Suburbs and Inner Sydney Region.
- Woollahra Council.

A summary of the consultation undertaken and the key issues raised is provided below.

Throughout the Stage 2 consultation process, Woollahra Council has been recognised as a major stakeholder and regular liaison has been maintained by the project team members on a range of specialist issues. The results of this consultation and liaison are documented in the various specialist reports that form part of the Environmental Assessment documentation. Representatives of the Council also attended the 17th June Community Information Sessions and the Aged Care Providers stakeholder session. Accordingly, any omission of Woollahra Council from this section of the report should not be construed as a failure to consult with Woollahra Council.

4.5.2 Paddington Society

A briefing on the preferred master plan was undertaken for members of the Paddington Society on 16th June, 2010. The minutes of this meeting are reproduced in full at Volume 2, Appendix K. A summary of the key issues raised at this briefing is provided below.

- **THE GROSS FLOOR AREA (GFA) CALCULATIONS FOR THE APPROVED 2002 DEVELOPMENT APPLICATION HAVE BEEN MISLEADING AND THIS HAS MEANT THAT YOUR STARTING POINT FOR THE NEW PROPOSAL IS HIGHER THAN IT SHOULD HAVE BEEN.**

The Society expressed concern that the Part 3A Project Declaration and Preliminary Environmental Assessment have quoted figures that are 4,000 square metres more than what was actually approved in 2002 by Woollahra Council. *'You have presented your scheme to the State Government as representing only a 2000 square metre increase on what was previously approved. Had you presented your scheme against the real 2002 GFA figures then the NSW Department of Planning would have looked more closely at what you were proposing. As the starting point was too high the quantum of floor space that you are now looking to accommodate on the site is too high and hence what we are now looking at going onto the site is too big'.*

The proponent responded by stating that they had not sought to deliberately mislead the community or the Department and that the correct 2002 floor space calculations would be provided to the community and the State Government. These revised figures would be used as the basis for any comparison between the two schemes. It was noted that the 2002 approved scheme had lapsed and that as such the new scheme should be assessed on its merits.



- **THE 1.5:1 FLOOR SPACE RATIO (FSR) THAT YOU PRESENT AS THE APPLICABLE CONTROL FOR THIS SITE IS NOT CORRECT.**

The society expressed the view that the 1.5:1 FSR that was being mooted as applying to the Scottish Hospital Site was not correct. The Society then indicated that it was their understanding that opportunity sites were to have a four storey height limit and asked whether a four storey height limit would apply to the site. You are misleading the community.

The proponent responded by stating that the State Government had written to all Council's asking them to identify opportunity sites that could accommodate an FSR of 1.5:1 and that Woollahra Council had indicated that it was considering the Scottish Hospital Site as an opportunity site.

- **THE FOOTPRINTS OF THE BUILDINGS SHOWN ON THE PREFERRED MASTER PLAN DO NOT ALIGN WITH THE GM URBAN DESIGN BUILDING FOOTPRINTS WHICH ARE MEANT TO ESTABLISH THE DESIGN PARAMETERS FOR THE SITE.**

The Society indicated that the GM Urban Design Plans in the absence of a development control plan for the site are what should be used to guide development and that the master plan did not align with the proposed GM Urban Design footprints.

The proponent indicated that the urban design analysis had been a very rigorous process and that both design options presented in Stage 1 had been valid schemes. Further, the preferred master plan by JPR Architects had the support of GM Urban Design.

- **WE ARE NOT DISPUTING YOUR PROCESS. THE CLIENT BRIEF REQUIRES TOO MUCH FOR THE SITE**

The Society expressed the view that it was not the process that was being disputed, it was acknowledged by the Society that both the process and the preferred master plan were better than what was done the first time around. *'We understand the need and we can't question the number of beds, the volume of development has been set by the church. This is where we have a difference of opinion it is the quantum of development that you are looking to put onto the site that is too big.'*

The proponent responded by stating that the Church does not want an overdeveloped site but an outcome that will meet the demand for aged care and retirement housing while providing a substantial number of concessional beds. The proponent indicated that they would not be able to access Government grants for the project and as such it was imperative that the project achieved the right financial outcome, that is, that it breaks even.

- **CONCERNED ABOUT THE WIDENING OF STEPHEN STREET**

The Society expressed the view that the narrow width of Stephen Street is part of its heritage character and should not be changed. The proponent responded by stating that the widening of Stephen Street had been put forward to address resident concerns raised during the first stage of consultation.



4.5.3 Aged Care Providers

On the 30th June 2010 the preferred master plan was presented to organisations that work within the eastern suburbs and inner Sydney area in the aged care sector. These stakeholders included:

Woollahra Council	Tom Jones
Dept of Health and Ageing	Michael Kennedy
Uniting Care Ageing	Drago Chikitch
The Benevolent Society	Barbara Squires
Wallace MacKinnon & Associates	David Wallace
Presbyterian Aged Care	Pauline Solomons
Presbyterian Aged Care	Lisa Ralphs

The minutes of this meeting are reproduced in full at Volume 2, Appendix K. A summary of the key issues raised at this briefing is provided below.

- There is an undersupply of residential aged care in the region.
- There was support for PAC's target to provide 45% concessional beds and that this would generally be well supported by the Department of Health and Aging.
- It was indicated that PAC would be unlikely to receive a capital grant from the Department for this project and the model of providing independent living units to fund concessional beds was the best and commonly used model.
- The need to provide a standard of aged care that matches the high quality level of the independent living units was discussed and supported.
- There was agreement that the development was a good example of a service integrated housing model.
- It was suggested that aging in place universal and accessible design should be incorporated into the independent living units and that it was important to provide this flexibility to cater for residents over the long term.
- There was recognition of the need to provide concessional accommodation for the Paddington area given that there are great ranges in capacity to pay.
- It was indicated that the project had a life of 30-40 years. There was discussion that PAC should look at opportunities to deliver aged care into the independent living units to enable an increased focus on residential aged care in the longer term should demand change.
- The need to integrate the project with the community was discussed and PAC outlined how it did not want to create an enclave. Initiatives to foster this integration included:
 - A hydrotherapy pool;
 - Café;
 - Community meeting room; and
 - Dedication of land to expand the Dillon Street Reserve.

4.5.4 Executive Committee 40 Stephen Street

On the 17th June, 2010 Urban Concepts received a detailed submission from the Body Corporate of the residential development at No. 40 Stephen Street, Paddington. The submission is reproduced in full in Volume 2 Appendix K. The submission outlined key areas of concern held by residents and requested that a briefing be held for the Body Corporate to address the specific matters raised in the submission. This meeting was held on Wednesday 30th June, 2010 at 6.45 – 8.00pm in the apartment of Ms Phoebe Ashton, the President of the Body Corporate. The minutes from the meeting are reproduced in full in Volume 2 Appendix K.

By way of background, we have been advised by the President of the Body Corporate that No. 40 Stephen Street is a multi storey building and was one of Harry Seidler's first major works being built in 1963. The plans for the Stephen Street building are in the State Library. Originally built as Council housing for South Sydney Council the building contains 40 apartments of varying sizes.

The building is located at the southern end of Stephen Street opposite the existing operating theatre building on the Scottish Hospital Site. Photographs of the building are presented at Figure 4.1 and 4.2 below.

FIGURE 4.1. – PHOTOGRAPH OF 40 STEPHEN STREET



FIGURE 4.2. – PHOTOGRAPH OF 40 STEPHEN STREET



A summary of the key points raised during the discussion is provided below.

- **ON SITE CAR PARKING PROVISION**

Participants were interested in understanding whether the car parking would be allocated on the title of the independent living units.

The proponent explained that approximately 135 on-site parking spaces were proposed. The proponent explained that they would not be allocated on title as the development would not be strata titled. The spaces will be assigned to residents of the independent living units and would be on their lease. Additional spaces are provided for the staff of the aged care facility and visitors to the development

Participants sought clarification about the exact number of car spaces that would be provided on the site and what would happen if a resident owned two cars. The proponent indicated that antidotal evidence suggested that couples when they enter an aged care development downsize to one car.

- **WIDENING OF STEPHEN STREET**

Participants asked whether the widening of Stephen Street south of its junction with Glen Street was because of the need to create an entry off Stephen Street.

The proponent responded indicating that widening the street will assist with maneuverability and that eight 90 degree parking spaces would be provided at the Stephen Street frontage to replace the space that would be lost by the Stephen Street entry.



- **ACCESS FOR CONSTRUCTION VEHICLES**

Participants sought clarification as to whether construction vehicles would use the Stephen Street entry to access the site. They also wanted to understand how long construction would take.

The proponent confirmed that all construction vehicles would access the site off Brown Street. No construction vehicles will use Stephen Street. Construction will take approximately 4 years – each stage being approximately 2 years.

- **OPERATION OF PROPOSED STEPHEN STREET SERVICE ENTRY**

Participants wanted to understand where the service entry would be located, why a separate service vehicle entry was required off Stephen Street and why these vehicles could not access the site off Brown Street.

The proponent explained that 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. A separate entry off Stephen Street is required because 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.

Participants expressed concern that the narrow width of the carriageway and the lack of a turning facility at the southern end of Stephen Street would result in trucks using the driveway of No. 40 Stephen Street for turning around. The proponent explained that all trucks would be able to turn around on the Scottish Hospital Site as a hammerhead turning circle would be provided.

Participants asked whether the service entry would receive truck deliveries both day and night and whether there would be a gate to restrict access. The proponent indicated that there will be a traffic management plan that sets out when deliveries will occur. It was also indicated that the service entry would only generate around eight movements per day. It would operate as a controlled access point for trucks.

- **VIEW IMPACT**

Participants wanted to understand what impact the development would have on views.

The proponent explained that the foreground view will change however the background view is dictated by the existing tree canopy and will not change because you will still see the tops of the trees that are retained on the site. It was indicated that the trees at the northern boundary with the Dillon Street Reserve would all be retained.

It was explained that a view analysis could be undertaken for any of the apartments within the building and residents were encouraged to register to have a view analysis prepared.

- **PROPOSED CHANGES TO THE AGED CARE BUILDING AT THE STEPHEN STREET FRONTAGE**

Participants wanted to understand the changes that had been made to the proposed aged care building and the independent living unit building proposed at the Stephen Street frontage. These buildings are identified as Building B and C respectively on the preferred master plan.



The proponent indicated that a greater setback had been provided to building B along Stephen Street being 4 metres at the top stepping to 5 and 7 metres with the area of greatest impact on No. 40 Stephen Street having the greatest setback at 5-7 metres. It was explained that the building could not be setback any further due to the heritage terraces located at the forecourt to the 1848 Heritage building.

It was also explained that greater level of terracing had been provided in the design of buildings B and C. This terracing has reduced the height of building C has by 1 floor and building B is lowered in part by one floor in part.

- **NOISE IMPACT**

Participants explained that they were concerned about traffic noise from the service entry. It was explained that there was a well effect in this section of Stephen Street which tunneled noise upwards. The proponent indicated that this issue would be looked at in the design of the building.

- **TREE AND LANDSCAPING PROVISION AT THE STEPHEN STREET FRONTAGE**

Participants were concerned that a 4 metre setback would not be wide enough to support mature trees at the Stephen Street frontage. The proponent confirmed that specialist advice had indicated that mature trees could grow in the setback being provided.

The proponent also confirmed that a pedestrian footpath would be provided as part of the design work to Stephen Street.

- **GARBAGE REMOVAL AND TRUCKS**

Participants wanted to understand whether the garbage removal would occur from the Stephen Street entry and what time it would occur.

The proponent indicated that the development would provide its own waste collection. It will not be serviced by Councils garbage trucks. A management plan would specify when garbage is collected. It will not be at 5.30 am in the morning.

- **LIGHTING IMPACT**

Participants were concerned that lighting from the bedroom windows of the aged care building (building B) would adversely impact on the residents of No. 40 Stephen Street and the level of amenity that they currently enjoy.

The proponent confirmed that the corridors are internal so that bedroom windows will face onto Stephen Street. When residents are asleep you will not see the internal lighting of these corridors. We can look at external lighting. The buildings have not been designed yet – we will be able to look at privacy and illumination impact during the next design phase.

- **NOISE FROM AIR CONDITIONING UNITS ON THE ROOF AND EXHAUST FANS IN THE BASEMENT CAR PARKS**

Residents indicated that they were concerned about potential noise disturbance from air conditioning units mounted on the roof of buildings B and C and exhaust fans in the basement car parking areas.



The proponent indicated that the development would need to comply with all relevant Australian Standards and Building Code of Australia Standards. These standards are stringent and have regard to the residential surroundings of the building.

- **WHAT IS THE PROCESS GOING FORWARD**

Participants wanted to understand what the next stage would be in the Part 3A planning process. The proponent explained that a project application and environmental assessment would be lodged in the next two to three months. This body of work would include the architectural scheme. The documentation would be exhibited by the NSW Department of Planning for 30 days. Residents would be able to make submissions to the Department during that time. To coincide with the exhibition period we would be holding a third stage of consultation to explain to residents the project application. The project application would then be finalised having regard to comments raised by the NSW Department of Planning and other stakeholders arising from the exhibition process. The final preferred project scheme would then be prepared and lodged with the NSW Department of Planning and the fourth stage of consultation would be held at this time.

4.5.5 The Hon Clover Moore Member for Sydney

On Tuesday 22nd June 2010 a project briefing was held for the Hon Clover Moore, Member for Sydney. It is noted that the Member for Sydney also took the time to attend the Stage 1 Design Evaluation Workshop held at the Vibe Hotel on the 4th May, 2010.

Following both of these project briefings a submission was received by the proponent detailing the Members comments in respect to the preferred master plan and the design approach adopted for this project. The submission is reproduced in full in Volume 2 Appendix K. An overview of the key comments raised is provided below.

- **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.

4.6 Conclusion

Section 5 of this report summarises and documents the proponents response to the issues raised by both the community and key stakeholders during the second stage of the consultation process.

Community concerns are addressed in the Community Consultation Matrix presented at Table 5.1 and Stakeholder concerns in the Stakeholder Consultation Matrix at Table 5.2.



5.0 SUMMARY AND CONCLUSION

5.1 Introduction

This section documents the proponent's response to the issues and comments raised during the Stage 2 Community and Stakeholder Consultation. The findings from the Stage 2 consultation are detailed in Section 4 of this report. This report concludes the Stage 1 and Stage 2 consultation. The next stage of the consultation process will coincide with the lodgement and exhibition of the Environmental Assessment documentation for this project.

It is recognised that the proponent through revised urban design principles, the preferred master plan and the final architectural scheme has taken on board the issues raised during the consultation, however, it is acknowledged that there are areas where a resolution in line with the community and stakeholder expectation has not been possible to achieve. In these situations, the proponent has sought to address the underlying intent that forms the basis of the concern.

For example, where members of the community felt that the height of the Brown Street independent living unit building was too high the underlying concern from the community was that the bulk of the form would adversely intrude into the Brown Street streetscape impacting on views and solar. Accordingly, the proponent while not reducing the overall height in terms of the number of storeys contained in this building have increased the setbacks of the floors and further reduced the footprint to create a more compact form thereby addressing the underlying intent of the concern.

In documenting the responses to the community and stakeholder concerns, Urban Concepts has used a matrix system to reconcile community and stakeholder concerns, the proponent's response and a statement of resolution. Issues and comments raised by the community are presented in Section 5.3 and the Stakeholder concerns and comments are presented in Section 5.4.

5.2 View Impact Analysis

During the Stage 1 and Stage 2 consultation process residents were able to register to have a view analysis undertaken from their property. During the consultation process twenty six residents registered to have photomontages prepared of the view they would see from their property with the redevelopment of the Scottish Hospital Site. The proponent has completed all of these views and they are contained in the Environmental Assessment documentation.

5.3 Community Consultation Matrix

The community consultation matrix detailed in Table 5.1 on the following pages presents a summary of the key concerns raised during the Stage 2 consultation on the preferred master plan. The matrix includes a response by the proponent to the concerns and comments raised and concludes with a statement as to whether the issue was able to be resolved in line with the community concern. Where appropriate, issues raised have been grouped.



TABLE 5.1 Community Consultation Matrix

COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>Archaeological features Restoration of the 1848 heritage building specifically the incorporation of the archaeological remains of the garden terraces.</p>	<p>A landscape heritage conservation management plan has been prepared by Musecape. This plan establishes principles for the heritage conservation of the landscape elements of the site. The principles have been incorporated into the Conservation Management Plan for this site.</p> <p>The landscape architects have prepared a landscape plan that provides for the reinterpretation of the historic terrace gardens. This plan provides for the reinterpretation of archaeological garden elements including the sandstone retaining walls and stairs in line with the landscape heritage conservation plan.</p>	<p>Archeological elements and fabric are preserved and reinterpreted in line with landscape heritage conservation plan.</p>
<p>Gross floor area of 2002 development application versus current proposal Discrepancy in the 2002 gross floor space calculation adopted in the preliminary Environmental Assessment and Part 3A project declaration. The figures written in a development approval constitutes what is approved development not calculations from plans. What is the gross floor area (GFA) of the proposed development?</p>	<p>The proponent has indicated that it will advise the NSW Department of Planning of the revised figure and will use this figure in any documentation where a comparison is made between the former 2002 approval and the current proposal.</p> <p>The revised figure is awaiting verification by Woollahra Council</p> <p>The gross floor area of the proposed development is 19,558 sqm (FSR 1.32:1) calculated in accordance with the definition under the SEPP.</p>	<p>Gross floor calculations for the previous DA consent have been sent to Woollahra Council for verification.</p> <p>The proponent has put on the public record the misunderstanding and has undertaken the action requested by the community to verify the correct figures to the NSW Department of Planning and the broader Paddington community.</p> <p>The GFA calculation for the current proposal has been undertaken in accordance with the definition under the SEPP which differs from the definition under Woollahra Council's LEP.</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>Stephen Street service vehicle entry Reinstatement of vehicular entry point off Stephen Street for use by service vehicles. Resident concerns relate to the narrow width of the Stephen Street carriage way, its 'no through road' status and the limited setbacks of dwellings located along Stephen Street. Overriding concerns being disruption to residential amenity, road safety and the suitability of using Stephen Street for service vehicles given its narrow carriageway.</p> <p>Residents of Stephen Street also indicated that a lot of vehicles strayed into Stephen Street and were forced to turn around often using the parking area of No. 40 Stephen Street as a turning circle given the narrow width of the road at its southern end.</p> <p>Concern over noise generation from service vehicles and the 'well' effect of Stephen Street at its southern end which tunnels noise upwards.</p>	<p>The stage one plans provided for the Stephen Street entry providing ingress for both service vehicles and resident vehicles. The Stage 2 design amended the access arrangement making the driveway a service vehicle entry only to be used by vehicles accessing the loading dock. The traffic assessment report has concluded that this entry will deal with a low level of traffic being between 7-8 vehicle movements per day.</p> <p>The proponent has suggested that signage be erected at the Glen Street and Lawson Street entry points to Stephen Street advising of the no through road status of Stephen Street at its southern end. Halcrow Traffic Consultants have advised that this signage would go a long way to managing straying traffic from entering Stephen Street. The proponent would be willing to arrange for the erection of appropriate traffic management signage to address this problem.</p>	<p>No change has been made to the preferred master plan service vehicle access arrangements. The loading dock for the residential aged care facility is retained in the same location necessitating the need for a service vehicle entry off Stephen Street.</p> <p>This issue is unable to be resolved inline with community request for the service entry to be deleted from the design and relocated off Brown Street.</p> <p>Community concerns over straying traffic can be resolved through the erection of appropriate traffic management signage.</p> <p>Subject to a Voluntary Planning Agreement Stephen Street may be widened which will assist with the flow of traffic from Glen to Stephen Street.</p>
<p>Widening of Stephen Street Concern over the proposed widening of Stephen Street on the basis that this would not be in keeping with the heritage subdivision pattern for the Paddington Conservation Area.</p> <p>Was widening required to enable the provision of the Service Vehicle entry?</p>	<p>The proposed road widening was not specifically related to the reintroduction of the service vehicle entry on Stephen Street.</p> <p>The road widening was introduced following receipt of feedback from the community that vehicle movements are impacted by the narrowing of Stephen Street adjacent to Glen Street.</p>	<p>The proposed street widening has been removed from the plans of the proposed application. Any proposed street widening would be subject to a VPA with Woollahra Council.</p>
<p>Stormwater flows Stormwater flows will be disrupted by the substantial excavation of the site for basement car parking.</p>	<p>A detailed hydrological and overland flow assessment will be undertaken in relation to the proposed development.</p>	<p>Concern is noted and addressed through the specialist hydrological report which supports the proposed level of excavation and stormwater management plan which promotes the redirection of water around the site.</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>Brown Street independent living units (ILU) Concern over the proposed setbacks of the Brown Street independent living units building, its height and scale and the imposition of the new building form on the streetscape of Brown Street.</p> <p>Particular concern expressed over the potential for loss of sunlight and outlook. Residents at this western edge value the green outlook, the filtered sun light and sky light they currently enjoy and are concerned that this will be lost or <i>obliterated entirely</i>.</p> <p>Concern over loss of privacy for existing residents through the location of balconies at this frontage.</p> <p>Preferred master plan has sought to alleviate intrusions on Stephen Street and Cooper Street but there is still overwhelming impact on Brown Street and Neild Avenue. The height of a series of terraces is quite different to a bulky modern building. No. 1 Glenview Street has an RL of 32.0. The building in the glen at Brown Street is to be up to RL 44.5, four storeys higher which is unacceptable.</p>	<p>The bulk and scale of the Brown Street ILU building has been significantly reduced in the current scheme. This has been achieved by further articulation of the built form and increased terracing of the built form. The built form is predominately contained within the tree canopy and is comparable in height to terraces across the road on Brown Street.</p>	<p>The design of this building has been modified to increase its setback off Brown Street. Building height is in line with the design principles established for this site by GM Urban Design. The height and scale of the building cannot be modified any further without a reduction in the gross floor area and the number of apartments. The proponent has indicated that the financial viability of the scheme relies on funding from the independent living units to offset 45% of the aged care beds as concessional beds i.e. not requiring the payment of an accommodation bond. The provision of concessions is an important objective of the ministry as the Department of Health and Ageing has indicated that no Government funding or subsidy will be available.</p> <p>This issue is unable to be resolved inline with community concern.</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>Brown Street Pedestrian Entry Concern expressed over the proposed pedestrian entry midway off Brown Street for reasons of pedestrian/vehicular conflict, increased demand for on street car parking in Glenview Street and potential to increase rubbish and litter in Glenview Street.</p>	<p>The pedestrian entry will be a secure access for residents and visitors to the development. It is not proposed as an unsecured through site link. It is been proposed to facilitate access to the Fiveways shopping centre and local bus stops given the steep gradient of the site between the southern and northern site boundary. To address pedestrian/vehicular conflict it is proposed to introduce a pedestrian cross over in the same vicinity as new pedestrian entry. The proposal is supported by the consultant advising on accessible design.</p>	<p>Concerns over potential pedestrian vehicular conflict as a result of the Brown Street entry are addressed through the introduction of a pedestrian cross over in the same vicinity.</p> <p>For this issue to be resolved in line with the community, the proposed entry would need to be omitted from the design The proponent considers that the entry is an essential part of this proposal and it is supported by expert consultants advising on accessible design. This issue is unable to be resolved inline with community concern.</p>
<p>Glen Street Vista Concern was expressed about the location of buildings at the termination of Glen Street. Residents of Stephen Street indicated that they enjoyed the open vista through the site to Brown Street and the existing garden outlook that was created at this point.</p> <p>Buildings at Glen Street frontage should follow the established building form and be lower in height. This view was also expressed by the Paddington Society who considered that the preferred master plan in this respect did not conform with the GM Urban Design Principles and maintained the view that there should be uninterrupted view through to Brown Street at this location.</p>	<p>The built form presenting to Glen Street along Stephen Street intersects Glen Street at its approximate mid-point. A vista into the open landscaped area is maintained. The built form terraces up Stephen Street from the mid-point of Glen Street.</p> <p>GM Urban Design are satisfied that the proposed built form conforms with the opportunities and constraints analysis.</p>	<p>The Glen Street termination has been enhanced by way of the removal of deciduous weed species and replacement with evergreen trees.</p> <p>Further the upgrade of the landscaped components of the site will further enhance the visual amenity from Glen Street.</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
Over development of the site The view has been expressed that the proposal represents an overdevelopment of the site with 105 aged care beds and 90 independent living units.	The team notes the comments but does not concur. Detailed site analysis confirms the extent of development can be supported.	<p>The proponent has indicated that the financial viability of the scheme relies on funding from the independent living units to offset 45% of the aged care beds as concessional beds i.e. not requiring the payment of an accommodation bond. The provision of concessions is an important objective of the ministry as the Department of Health and Ageing has indicated that no Government funding or subsidy will be available.</p> <p>This issue is unable to be resolved inline with community concern.</p>
Cooper Street elevation Design treatment of the Cooper Street elevation. Key concerns included: <ul style="list-style-type: none"> The two storey building form of the Residential Aged Care Facility located at the south eastern corner of the site and that this was out of character with the single storey building form of Cooper Street on the southern side. No. 4 Cooper Street being a listed heritage item and a single storey Victorian Cottage should be shown on the plans. The need to introduce more landscaping and green vistas into the site at this frontage to reduce its hard built edge. The height of development at this elevation and the potential for loss of views from the residential development to the south and east of the site. Increased setbacks at Cooper Street have not reduced scale. 	<p>The built form presenting to Cooper Street in the south east corner of the site is two storeys above street level which is within the context of the residence in Cooper Street. The built form has been further set back which will further reduce the perceived bulk at street level.</p> <p>Additional landscaping elements have been introduced into the Cooper Street elevation. This will assist with the reduction of the perceived bulk of the existing heritage building.</p> <p>View impact analysis will be completed for all residence who register.</p>	<p>Various landscaped elements have been included along the Cooper Street elevation, which will assist with the softening of the built edge.</p> <p>Various view impact analysis have been completed which confirm that there is no significant view loss over the site.</p>
Size of the independent living units Participants commented that the size of the	The size and apartment mix was dictated by the	The apartment mix has been modified slightly to



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
independent living units seemed large and that the bulk and scale of the development could be reduced if the number of three bedroom apartments was reduced to include one bedroom and two bedroom apartments and the actual internal floor area of the apartment was reduced. Does somebody over 55 years of age need a unit with a floor area of 120-150 square metres?	market demand analysis undertaken. The size of the accommodation is also commensurate with nearby accommodation.	increase the number of 1 bedroom apartments.
<p>Height and setback of development at the Stephen Street frontage</p> <p>Concern that the proposed residential aged care facility (RACF) at the Stephen Street frontage will be higher than the existing operating theater building at the same location resulting in a loss of views for residents located behind the development in Cooper Street and to the east at No. 4 and 8 Cooper Street as a result of this increase in height.</p> <p>There is too much building bulk on Stephen Street. Good to see some tiering of the residential aged care facility building at Stephen Street but there should be more.</p> <p>Can the 4 metre setback be further increased?</p> <p>Concern about the potential for adverse view and outlook impact for the apartment building at No. 40 Stephen Street.</p> <p>Concern over reduction of light into apartments at No. 40 Stephen Street as a result of a 5 to 6 storey building at the Stephen Street frontage.</p>	<p>The detailed site analysis undertaken by GM Urban Design confirmed that the Stephen Street elevation was the most appropriate location for the RACF. This is primarily driven by the desire of the Client not to displace existing residents.</p> <p>The setback along Stephen Street has been set back during the Stage 2 consultation process, Further setback of the Stephen Street building will adversely impact on the heritage terraces.</p> <p>View impact analysis will be completed for all registered properties. Detailed shadow analysis will be completed as part of the project application.</p>	<p>The building form along Stephen Street has been staggered and articulated to reduce the perceived bulk. Further the top floor has been set back.</p> <p>Detailed view analysis has been completed which confirm no significant view loss across the site. The foreground view does change for a number of properties.</p>
<p>Expansion of the Dillon Street Reserve</p> <p>The Stage 2 proposal provided for the dedication of part of the Scottish Hospital Site for incorporation into the Dillon Street Reserve. Concern was</p>	The proponent issued to Woollahra Council a draft voluntary planning agreement which provides for the dedication of 1366 square metres of land from	The urban design principles established for this site and the heritage conservation plan both provide for the retention of the northern portion of the Scottish



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
expressed about whether Woollahra Council would permit the reserve to be expanded and who would take responsibility for maintaining the reserve. Some residents expressed the view that they would prefer the reserve to be maintained at its existing size if this meant that building could be lower in height and scale.	<p>the Scottish Hospital site to Woollahra Council for incorporation into the Dillon Street Reserve and includes associated road widening. The proponent maintains that this development presents the opportunity to expand the existing park for the benefit of the Paddington community.</p> <p>Should Woollahra Council determine that it does not support the Draft VPA then the area will be landscaped to service the aged care development.</p>	<p>hospital site as open space due to the significant trees that are located on this part of the site and the important north south visual connection that can be re-established with the original 1848 heritage building.</p> <p>Neither the stage 1 nor stage 2 master plans have placed building forms on the northern portion of the site.</p> <p>The proponent will retain the northern portion of the site as open space and is happy for this space to be dedicated to Woollahra Council and incorporated into the Dillon Street Reserve should Council resolve to enter into the draft VPA with the proponent.</p>
<p>Construction Management Construction management and timeframe. Specific interest in the management of construction traffic and the where trades people would park their cars.</p> <p>How long will construction take?</p>	<p>The proponent will prepare a construction management plan for this project. The plan will detail how all aspects of the demolition and construction process will occur and the mitigation measures that will be employed to reduce the amenity impacts on local residents. The proponent through the consultation process has given an undertaking that <u>no</u> construction vehicles will access the site via Stephen Street. The management of construction and trade vehicles will be address in the plan.</p> <p>The proponent has indicated that this project will be delivered in two stages with each stage taking approximately 2 years.</p>	<p>The proponent is aware of the community concern and will undertake further consultation pending the approval of the project prior to the commencement of demolition and construction.</p> <p>This issue has been resolved as far as possible at this stage.</p>
Need to generate a perspective view looking south up Stephen Street from its intersection with Glen Street.	The proponent has generated this view and it forms part of the Environmental Assessment documentation.	This issue has been resolved.
Bulk and Scale and Heritage context		



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<ul style="list-style-type: none"> Bulk and scale of the development is out of character with the heritage context of the Paddington area. The simplest way to reduce bulk and scale is to reduce floor area and go back to the approved floor area of the 2002 application of 13,500m². Should increase the building footprint across the site and reduce height. The bulk and scale of the development remains unaddressed, consultation is lip service, buildings are far too high and 80% overscaled. Buildings too high for a heritage area. The Women's Hospital Development was more sympathetic. 	<p>A conservation management plan has been prepared for the site.</p> <p>The plan addresses archeological, built and landscape heritage considerations. The proposed scheme has been assessed against the conservation management plan (CMP). A detailed Heritage Impact Statement will be prepared, assessing the proposed development against the CMP.</p>	<p>Impact assessments have been completed by heritage landscape, archaeological and heritage consultants, which will assess the proposed development against policies and principles set out in the CMP.</p> <p>This issue is unable to be resolved in line with community concern.</p>
<p>Traffic Analysis Has the traffic analysis considered the cumulative impact of new and proposed developments in the vicinity including the Advanx Residential Site, Sydney Grammar rezoning and Department of Housing site in Lawson Street.</p> <p>Traffic in Neild Avenue should not get any worse, it has already been badly affected by other developments.</p>	<p>The analysis completed has not specifically analysed the impact of the developments noted, rather has been based on the hierarchy of the road system.</p>	<p>The traffic assessment notes the development will have a negligible impact on local traffic conditions.</p>
<p>Loss of street parking Loss of street parking spaces as a result of the proposed service entry.</p>	<p>The introduction of the vehicle entry on Stephen Street will result in a loss of 2 street parking spots.</p>	<p>This issue is unable to be resolved in line with community concern.</p>
<p>Garbage removal Garbage removal will this occur using the Woollahra Council Service, will it be through the Stephen Street entry and will it take place in the early hours of the morning.</p>	<p>The proponent has noted these concerns. It is the intention that a commercial waste contractor be engaged negating the need to rely on the Woollahra Council Service.</p>	<p>Waste collection will occur via the Neild Avenue entrance as is currently the case. Waste will be collected by a private contractor. The issue is capable of resolution to address community concerns.</p>
<p>Proposed Cooper Street Community Bus Stop The proposed bus stop at the end of Cooper Street</p>	<p>The proponent has removed the bus stop on the</p>	<p>This issue has been resolved in line with community</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
is not warranted. Nobody uses the community bus. It is better to maintain this area as park/landscaped area and bring the community bus into the site.	corner of Cooper Street and Brown Street. The corner of the site has been redesigned to provide a pocket park.	concerns.
Relocation of Gate Keepers Lodge Greater separation was sought between the Gate Keepers Lodge and the 1848 Heritage Building so that northern views onto greenery and landscaping could be preserved. Some participants felt the Gate Keepers Lodge should be removed from the plans.	The building form of the Gate Keepers lodge has changed to provide a greater transparency into the site.	With the exception of the rationalised built form, this issue is unable to be resolved in line with community concern. The removal of the community bus stop has provided the opportunity to create a pocket park on the corner of Cooper Street and Brown Street which will enhance the greenery of this location.
On site Car Parking How many car parking spaces will there be provided on site? Will all staff, visitor and resident parking be accommodated on site? Will resident parking be allocated to individual units?	All parking will be accommodated on site, including resident, staff and visitors.	A total of 133 parking bays will be provided on site. This includes 125 bays within 1 and ½ basements and 8 on grade parking bays.
Lighting impact, noise from Exhaust Fans and Air Conditioning units <ul style="list-style-type: none"> Will exhaust fans be located in the basement car parking and where will they be located. Concern about noise and air quality impacts for adjacent residential dwellings. Will air conditioning units be mounted on the roof of the Residential Aged Care building at the Stephen Street frontage? Concern about loss of amenity from external and internal lighting at night from the Residential Aged Care Building. 	The detailed design of the various mechanical ventilation systems will be completed following completion of the Project Application. It is not proposed that any air conditioning units will be located on the roof of the RACF.	This issue is unable to be resolved in line with community concern at this stage due to the preliminary nature of the mechanical services.
Capital Investment Value and Assessment by NSW Department of Planning Capital Investment Value of project and Minister for Planning as Consent Authority. How could a 20,000 square metre development generate a capital investment cost of over \$100	The community concern was subsequently withdrawn once the mathematics was confirmed.	



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
million. Assessment of application should return to Woollahra Council. Council is more attuned to the heritage of Paddington.		
There were residents who indicated that they considered the preferred master plan to be an improvement and who sought to register interest in becoming a resident of the development.	Noted. Residents seeking to register interest in living at the proposed development have been advised that project marketing cannot commence until the Environmental Assessment has been approved. A database is being established of interested residents.	No issue requiring resolution.
Vegetation and Tree Retention at Stephen Street and Brown Street frontages. <ul style="list-style-type: none"> As much of the vegetation and tree life as possible at the Brown Street frontage should be retained. Is the 4 metre setback at Stephen Street able to support mature trees at this frontage? 	The objective of the landscape design is to improve the landscape amenity of the site. The proposal includes the removal of noted weed species and replacement with appropriate vegetation, The 4m setback can support a mature tree.	The current proposal includes the removal of weed species along Stephen Street, some of which are deciduous and replaced with appropriate evergreen mature species.



5.4 Stakeholder Consultation Matrix

The stakeholder consultation matrix reconciles the concerns and comments made during the second stage of the consultation process of the preferred master plan. It is noted that the comments that arose from the meeting with the body corporate of No 40 Stephen Street have been incorporated into the community consultation matrix presented in Section 5.3.



TABLE 5.2 STAKEHOLDER CONSULTATION MATRIX

COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>Gross floor area calculations (GFA) for the approved 2002 development application have been misleading and this has meant that your starting point for your new proposal is higher than it should have been. As the starting point was too high the quantum of floor space you are now looking to put on this site is too high.</p> <p>Paddington Society.</p>	<p>The gross floor area of the former approved development has been sent to Woollahra Council for verification. The correct and verified calculation will be communicated to the community through our November newsletter and will be detailed on the project website. The correct calculations will be advised to the NSW Department of Planning through our Environmental Assessment Application and the associated documentation.</p>	<p>The correct gross floor area for the former 2002 approved scheme has been sent to Woollahra council for verification and the correct figure will be communicated to the community and the NSW Department of Planning.</p>
<p>1.5:1 floor space control does not apply to the site as it is not an opportunity site. If the site was an opportunity site it would have a four storey height control and your development exceeds four storeys.</p> <p>Paddington Society.</p>	<p>The proponent was advised by Woollahra Council that it was considering nominating the Scottish Hospital Site as an opportunity site in accordance with the requirements of the NSW State Government.</p> <p>The advice received from council notes a proposed FSR of 1.5:1. We note this has yet to be adopted by Council.</p> <p>The height control nominated a 9.5m height limit.</p>	<p>Whilst the proposed development has a proposed FSR which is less than 1.5:1, it is not capable of complying with the 9.5m height limit.</p>
<p>Building footprints shown on the preferred master plan do not accord with the GM Urban Design principles for the Glen Street/Stephen Street intersection as the building form blocks the east west vista from Glen Street through to Brown Street.</p> <p>Paddington Society.</p>	<p>The built form presenting to Glen Street along Stephen Street intersects Glen Street at its approximate mid-point. A vista into the open landscaped area is maintained. The built form terraces up Stephen Street from the mid-point of Glen Street.</p> <p>GM Urban Design are satisfied that the proposed built form conforms with the opportunities and constraints analysis.</p>	<p>The Glen Street termination has been enhanced by way of the removal of deciduous weed species and replacement with evergreen trees.</p> <p>Further the upgrade of the landscaped components of the site will further enhance the visual amenity from Glen Street.</p>
<p>The client, PAC, requires too much</p>	<p>Comment is noted.</p>	<p>This issue is unable to be resolved in line with</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>development on this site. We understand the need and the number of beds and independent living units required but the quantum of development is too big for this site.</p> <p>Paddington Society.</p>		community concern.
<p>The widening of Stephen Street is not in keeping with the heritage character of Paddington and its original subdivision pattern.</p> <p>Paddington Society.</p>	<p>The proposed road widening was not specifically related to the reintroduction of the service vehicle entry on Stephen Street.</p> <p>The road widening was introduced following receipt of feedback from the community that vehicle movements are impacted by the narrowing of Stephen Street adjacent to Glen Street.</p>	The proposed street widening has been removed from the plans of the proposed application. Any proposed street widening would be subject to a VPA with Woollahra Council.
<p>The development will help to address the undersupply of aged care in the region. The development represents a good example of a service integrated housing model.</p> <p>Aged Care Providers.</p>	Comment is noted.	Comment is noted no issue requiring resolution.
<p>PAC is unlikely to receive a federal or state government capital grant for this project. The model of providing independent living units to fund concessional beds is the best and most commonly used model.</p> <p>Aged Care Providers.</p>	The proponent will provide 45% aged care beds as concessional beds where no payment of an accommodation bond is required. This is an important part of the ministry's objective for this site. The concessional beds will be funded through the independent living units. Hence the need to balance the number of aged care beds against the independent living units and the need to ensure that the independent living units best respond to market demand.	Comments is noted no issue requiring resolution.
Important to provide flexibility in design to promote aging in place. Universal and accessible design practices need to be incorporated into the independent living units so that aged care services can be delivered into the units.	Comment is noted.	Comments is noted no issue requiring resolution.



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>Aged Care Providers.</p> <p>The project should be integrated into the community and not become an enclave. Initiatives to foster integration would include:</p> <ul style="list-style-type: none"> • Hydrotherapy pool • Community meeting room • Café • Expansion of the Dillon Street Reserve. 	Comment is noted.	The current proposal includes a pool facility, community facilities and café.
<p>Aged Care Providers.</p> <p>PAC's approach to consultation with site visits and workshops before preparing the final application represents good practice.</p> <p>Community consultation is only useful if final plans are responsive to community concerns.</p> <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>	The proponent is committed to a design outcome that is established through the community and stakeholder consultation process. It is recognised that not all issues can be resolved to accord completely with the issues raised. Where complete resolution has not been possible the design team has sought to address the underlying reason for the issue.	The design process has evolved through the stage 1 and stage 2 consultation process. The preferred master plan was seen by the majority of participants to be an improvement however it is acknowledged that on issues relating to scale, bulk and height that there were participants who considered that the scheme had not gone far enough to reconcile these concerns.
<p>The opportunity to give the community public green space is a benefit that should be maximised with this project.</p> <p>Support community calls for this project to deliver a net increase in trees and tree canopy on this site</p> <p>Concern that trees along Stephen Street will be removed destroying one of Paddington's remaining urban forests.</p> <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>	Comment is noted.	The current proposal seeks to enhance the landscape amenity of the site, reinterpreting the original landscape terraces and improve the quality of the landscape environment.
<p>Residents are concerned that:</p> <ul style="list-style-type: none"> • 20,000 square metres of gross floor area is an overdevelopment of the site. 	Comment is noted.	These issues are unable to be resolved in line with the community concerns.



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<ul style="list-style-type: none"> Building heights up to ten storeys, six storey above Brown Street and five above Stephen Street are inconsistent with Paddington's Victorian heritage and the Woollahra Council 9.5metre height limit for new buildings established under the Woollahra Local Environmental Plan 1995. Proposed building heights will block views. Three bedroom independent living units are not appropriate in the inner city and if reduced to a maximum of two bedrooms would reduce the overall bulk and scale of this project. <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>		
<p>Support for the restoration and the adaptive reuse of the 1848 heritage building. The views from the historic garden terraces should be expanded.</p> <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>	The issues raised will be addressed in the landscape concept plans.	The restoration of the 1848 heritage building and the garden terraces is in accordance with the CMP for this site. There is no outstanding issue requiring resolution.
<p>Traffic and parking Concerns</p> <ul style="list-style-type: none"> Concern that the excavation of a 180 to 150 car park will result in loss of natural landforms and impact on significant root systems. Additional traffic onto Stephen Street should not be encouraged. A traffic management plan is required to control and limit private vehicle usage. <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>	Comments are noted.	<p>A hydrological assessment has been completed which confirms that the proposed basements will not adversely impact the flow of natural water to the trees adjacent to Dillon Street Reserve.</p> <p>Traffic along Stephen Street will be limited to service vehicles. Vehicle movements are noted as being minimal.</p> <p>A traffic management plan will be prepared following receipt of consent.</p>



COMMUNITY CONCERN/COMMENT	PROPONENT RESPONSE	STATUS OF RESOLUTION
<p>The proponent should adopt design excellence principles for this sensitive site.</p> <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>	<p>Comment is noted.</p>	<p>The client believes that design excellence has been achieved with the proposed design solution.</p>
<p>The development should take a responsible approach to global warming beyond the minimum standards set by the Building Code of Australia.</p> <p>Hon. Clover Moore MP, Lord Mayor of Sydney.</p>	<p>Comment is noted.</p>	<p>The current development seeks to promote high quality Environmentally Sustainable Design. Various physical and passive design elements will be included in the project design.</p>