

29 July 2010

Mr Allan Coker
Director - Planning
Woollahra Council
PO Box 61
DOUBLE BAY NSW 1360

Dear Allan,

Proposed Voluntary Planning Agreement regarding the Scottish Hospital Site, Paddington

I write to outline a proposal for a Voluntary Planning Agreement between The Presbyterian Church (New South Wales) Property Trust and Woollahra Council in respect to the Scottish Hospital site in Paddington.

The Presbyterian Church (New South Wales) Property Trust is in the process of seeking consent for redevelopment of the subject site under Part 3A of the Environmental Planning and Assessment Act, 1979. The proposal involves the adaptive re-use of the heritage building on the site and construction of new buildings to accommodate seniors housing. In conjunction with the Project Application to the Department of Planning, The Presbyterian Church (New South Wales) Property Trust (the proponent) is seeking to enter into a Voluntary Planning Agreement (VPA) with Woollahra Council.

Proposed Contents of VPA

As a VPA is a voluntary arrangement, both parties must agree to its contents and terms. The Presbyterian Church (New South Wales) Property Trust therefore seeks Councils feedback regarding the following components of a possible VPA. These should be read in conjunction with the accompanying plan which outlines the locations of the relevant components.

- The proponent dedicate to Council a portion of their land, immediately adjacent to Dillon Street Reserve, being a total area of approximately 1366.10m², to form an extension to Dillon Street Reserve.
- The proponent provide a footpath widening in Stephen Street, along the boundary of the subject site, for the purpose of construction of a public footpath.
- The proponent dedicate part of the subject site as public road for the purpose of construction of 8 public car parking spaces on that land, at 90° to the footpath.

Benefits of the Proposed VPA

Benefits arising to the community as a result of these proposed works include:

- Increased area of public open space at Dillon Reserve, taking Dillon Reserve to a total of approximately 3232m² in area.
- Improved pedestrian access along southern Stephen Street to the pedestrian stairs leading to Cooper Street, and removing the need for pedestrians to walk on the roadway itself.
- Improved car parking arrangement in the narrow portion of Stephen Street just north of Glen Street, increasing availability of public car parking in Stephen Street by one space and effectively widening the traffic lanes enabling smoother traffic flow at this current 'pinch point'.

Proposed Terms of the VPA

It is proposed that the VPA be subject to the following terms:

- The value of the land dedicated will offset any contributions payable to Council under s94 or s94A of the Environmental Planning & Assessment Act, 1979.
- The proponent will take responsibility for installing a new perimeter fence around the new expanded park and site.
- Woollahra Council will take responsibility (both financial and physical) for the footpath widening on Stephen St and introduction of 90 degree parking.
- Woollahra Council will take responsibility for the remodelling of the park.
- Woollahra Council will be transferred physical ownership of the land in question and hence will be liable for maintenance, liability and any capital works following transfer.
- The VPA must be agreed and documented by the end of September 2010.

It is noted that if a VPA is to be adopted, it must be placed on public exhibition prior to determination of the Project Application.

Representatives of The Presbyterian Church (New South Wales) Property Trust would be happy to meet with representatives of Council to discuss the contents of the proposed VPA.

Should you wish to discuss any aspect of the proposed contents of the VPA, or the terms, please contact me on 8233 9969.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Parker', is positioned above the printed name.

Jacqueline Parker
Senior Consultant

Encl: Proposed Boundary Plan