



Shivesh Singh - Scottish Hospital 2 Cooper Street Paddington MP10_0160 - EA documentsrelating to works on Dillon Street Reserve

From: <Peter.Kauter@Woollahra.nsw.gov.au>
To: <shivesh.singh@planning.nsw.gov.au>
Date: 29/11/2010 7:34 PM
Subject: Scottish Hospital 2 Cooper Street Paddington MP10_0160 - EA documentsrelating to works on Dillon Street Reserve
CC: <Tom.Ohanlon@woollahra.nsw.gov.au>, <Allan.Coker@Woollahra.nsw.gov.au>, <Paul.Fraser@woollahra.nsw.gov.au>, <Bruce.Rann@woollahra.nsw.gov.au>

Dear Shivesh

I would like to draw your attention to concerns we have over information included in the EA relating to works on the Dillon Street Reserve.

As you would be aware Presbyterian Aged Care (PAC) have submitted to council a proposed voluntary planning agreement (VPA). It includes dedicating land at the northern end of the site to council for open space purposes, i.e. extending the adjoining council owned public park known as Dillon Street Reserve. The council recently decided to support in principle the proposed VPA (as set out in Urbis' letter of 29/7/10) and to enter into negotiations with PAC. We have had discussions with PAC representatives at which a plan prepared by Aspect Solutions for remodelling works was provided to us. This plan did not form part of PAC's original proposed VPA although one of its terms was that council would be responsible for remodelling of the park. It shows remodelling works on the land to be dedicated and also on the existing park land. The works are integrated with the landscape works shown on the EA for the Scottish Hospital site. These works are quite extensive and would require a high level of maintenance. PAC representatives have told us that the remodelling works are effectively non-negotiable as the 'extended park' would form an integral part of the proposed development's main entry. We have a meeting scheduled later this week with PAC representatives at which time we will raise the appropriateness of their remodelling design as part of the negotiation to which the council has agreed.

We are concerned that documents submitted with and referred to in the EA, e.g. appendix J, also refer to works on the existing land which forms the Dillon Street Reserve and include the remodelling plan prepared on behalf of PAC by Aspect Solutions. This is because council has not been approached by PAC to give consent to any works on its land and it has not given any consent for these works to form part of the EA. As the EA is currently on public exhibition the inclusion of these works could give the wrong impression as to what council has or has not agreed to in relation to the park. At this stage, as far as council is concerned, we are still negotiating with PAC the terms of any VPA.

You are advised that any assessment of the EA should not take into account the remodelling works shown on the plans prepared by Aspect Solutions in so far as they relate to land which presently forms the Dillon Street Reserve and which is presently in council's ownership. As required the Department will be advised in due course of the outcome of the negotiations between council and PAC with regard to the proposed VPA.

Please don't hesitate to contact me to discuss this matter.

Thanks

Peter Kauter

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