



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

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17 November 2016

Alexander Scott
NSW Department of Planning and Environment
Level 22
320 Pitt Street
Sydney
NSW 2000

Dear Alexander ,

S75W (2) AMENDMENT TO MP10_0016 - SCOTTISH HOSPITAL, PADDINGTON

I write further to the letter received from Ben Lusher at the Department of Planning and Environment (Department) on 21st September 2016. The letter concerned the above amendment application and requested additional information in respect of the following matters:

- Tree removal;
- Transplanted palms;
- Elevations and sections;
- Roof details; and
- Infill of internal void.

This letter responds to this request for information and encloses the requisite documentation to respond to the outstanding queries. In the paragraphs below, I address the individual matters and identify the relevant documents which assist with this response.

TREE REMOVAL

The Department requested further justification to support the removal of trees No. 5 and 130, including further consideration of alternative options for construction work that could facilitate the retention of these trees. If the trees need to be replaced following consideration, justification is required to support the replacement including the consideration of alternative options that better reflect the size and species of the existing trees.

In response to the above, we have attached the following documentation:

- Tree No. 5 Removal – Construction Access Analysis
- Tree No. 5 Removal – Analysis Summary
- Letter to Brookfield from Traffix dated 3rd November 2016 which provides an assessment of the impacts associated with the retention of trees No. 5 and 130
- Foliage Analysis Document for Trees No.5 and 130
- Report from Tree Wise Men (TWM) dated November 2016
- Planting Plan Ref: LA-P-1017 Rev 11
- Planting Schedule Ref: LA-P-1001 Rev 12

In summary, the above information demonstrates that the removal of trees No.5 and 130 are supported in light of the various options which have been considered within the above documentation.

In short, Tree No. 130 is required to be replaced, given that the original root zone impact assessment contained an error meaning that the trunk centre was misinterpreted. This means that excavation works would now significantly encroach into the structural root zone, which would destabilise the tree. Furthermore, from a foliage perspective, the impact of removing Tree No.130 would be limited in terms of views from outside the site. This is because there is heavy tree cover on the Brown Street frontage, which largely screens the tree from on-street views. Given this situation, it is preferable for Tree No.130 to be removed and replaced in a more suitable location with a large Smooth Barked Apple Tree which can contribute significantly to the surroundings.

With regard to Tree No.5, its removal would benefit a range of other trees on the site, including the significant heritage listed Tree No.6. The visual impact of removing this tree would also be negligible due to its boundary set back and the location of other retained trees. New replacement planting can be added to mitigate this loss, which includes the planting of a super-advanced Port Jackson Fig.

TRANSPLANTED PALMS

The letter from the Department requested further justification in the form of an Arborists report to support the proposed alternative location for the palms, including justification of why the palms are not proposed on the Stephen Street frontage and consideration of alternative planting on the Stephen Street boundary.

To address this, we now provide the following documentation:

- Landscape Design Statement from Site Image Landscape Architects dated 14th November 2016
- TWM Transplant Methodology Report Extract (September 2015)

- Planting Plan Ref: LA-P-1017 Rev 11
- Planting Schedule Ref: LA-P-1001 Rev 12
- Letter from Tree Transplanters Australia dated 17th November 2016
- Stephen Street Planter-bed Plan Ref: S-PS-1701 Rev P13

The site palms which were due to be transplanted to locations on the Stephen Street frontage have root balls that are too large to be feasibly installed in the proposed Stephen Street frontage locations. The TWM Transplant Methodology identifies the volume of space needed for site preparation for the transplantation process and the Tree Transplanters Root Zone Letter indicates that the sizes of the palms are too large for installation at this particular location. This is also illustrated in Plan S-PS-1701 Rev P13 which highlights the restricted planter-bed width along Stephen Street.

As a result, nursery sourced palms of the same species are proposed to be planted at these locations, whilst two of these mature palms are to be transplanted to locations further north along Stephen Street adjacent to the retained palm, alongside the public park (i.e. T79 and T120 to be planted alongside T128 - refer to Plan LA-P-1017 Rev 11). This will ensure that the Stephen Street frontage remains well planted and reflects the original project approval.

ELEVATIONS AND SECTIONS

The Department sought additional drawings showing details of the clerestory windows proposed for deletion and the views of the proposed photovoltaic panels from the surrounding public domain.

The following drawings are now provided which addresses the above:

- West Elevation Brown Street Plan 'Current Status' Ref: 2014063 A-X-B-1528 Rev AA (dated 20/10/16);

ROOF DETAILS

The Department sought further details of the metal clad fascia to the concrete roofs, including a 1:20 Section Plan through Brown Street Independent Living Unit and the Stephen Street Residential Aged Care Facility building to ensure appropriate detailing of this junction.

The following information is provided to respond to this request:

- Stephen Street and Brown Street Fascia Details Ref: 2014063 A-X-P-1110 Rev AA

INFILL OF INTERNAL VOID

The Department requested a BCA Statement demonstrating that the Stephen Street void is not compliant with fire safety requirements.

The following is provided to address this:

- Letter from McKenzie Group dated 25th September 2016 confirming that the void does not achieve the requirements of the BCA.

OTHER MATTERS

We have also attached the following:

- Owner's letter dated 20th October 2016 regarding the operation of the proposed theatre.

This demonstrates that the operation of the theatre would not result in any additional traffic or visitor impact issues, as it is for the express use of the residents. This serves to address issues raised within the submissions to the Department.

SUMMARY

The attached information provides the appropriate documentation and justification further to the request from the Department.

It is maintained by the applicants that the proposed amendments are consistent with the original Project Approval and intent. It is for this reason that the application is considered appropriate and the proposed modifications should be approved by the Minister for Planning.

Should the Department require any further information or wish to discuss this application further, please contact me on 8233 9901.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nik Wheeler", with a long, sweeping horizontal line extending to the right.

Nik Wheeler
Senior Consultant

Encl.

Appendix A – Letter from McKenzie Group dated 25th September 2016 confirming that the void does not achieve the requirements of the BCA.

Appendix B – Tree No. 5 Removal – Analysis Summary

Appendix C – Owner's letter dated 20th October 2016 regarding the operation of the proposed theatre

Appendix D – Foliage Analysis Document for Trees No.5 and 130

Appendix E – Letter to Brookfield from Traffix of 3rd November 2016 concerning Trees No 5 & 130

Appendix F – Tree No. 5 Removal – Construction Access Analysis

Appendix G – Report from Tree Wise Men (TWM) dated November 2016 regarding Tree No.5

Appendix H – West Elevation Brown Street Plan ‘ Status’ Ref: 2014063 A-X-B-1528 Rev AA

Appendix I – Stephen Street and Brown Street Fascia Details Ref: 2014063 A-X-P-1110 Rev AA

Appendix J – Planting Schedule Ref: LA-P1001 Rev 12

Appendix K – Planting Plan Ref: LA-P-1017 Rev 11

Appendix L – Landscape Design Statement from Site Image dated 14th November 2016

Appendix M – Tree Transplanters Letter dated 17th November 2016

Appendix N – Stephen Street Planter-Bed Plan Ref: S-PS-1701 Rev P13

Appendix O – TWM Transplant Methodology Report Extract (September 2015)