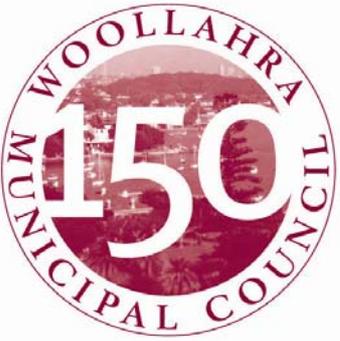


Urban Planning Committee



Agenda: *Urban Planning Committee*

Date: *Monday 20 September 2010*

Time: *6.00pm*

Outline of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted four (4) minutes, the speaker resumes his/her seat and takes no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

Recommendation only to the Full Council (“R” Items)

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic matters, such as:-
 - Town Planning Objectives; and
 - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.

Delegated Authority (“D” Items)

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
- Confirmation of the Minutes of its Meetings.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

Committee Membership:

7 Councillors

Quorum:

The quorum for a committee meeting is 4 Councillors.

WOOLLAHRA MUNICIPAL COUNCIL

Notice of Meeting

16 September 2010

To: His Worship The Mayor, Councillor Andrew Petrie ex-officio
Councillors Chris Howe (Chair)
Peter Cavanagh
Lucienne Edelman (Deputy)
Ian Plater
David Shoebridge
Malcolm Young
Toni Zeltzer

Dear Councillors

Urban Planning Committee Meeting – 20 September 2010

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Urban Planning Committee** to be held in the **Committee Room, 536 New South Head Road, Double Bay, on Monday 20 September 2010 at 6.00pm.**

Gary James
General Manager

Additional Information Relating to Committee Matters

Site Inspection

Other Matters

Meeting Agenda

Item	Subject	Pages
1	Leave of Absence and Apologies	
2	Late Correspondence	
3	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 6 September 2010	1
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Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Reporting on the Opportunity Site submissions as part of the Section 62 Consultation for the Woollahra Principal Local Environmental Plan – 1064.G Principal LEP	2
R2	Scottish Hospital – Statement of Planning Principles – 62.74	17

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 6 September 2010**
Author: Les Windle, Manager – Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of Monday 6 September 2010 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

Recommendation:

That the Minutes of the Urban Planning Committee Meeting of 6 September 2010 be taken as read and confirmed.

Les Windle
Manager - Governance

Item No: R1 Recommendation to Council

Subject: **Reporting on the Opportunity Site Submissions as part of the Section 62 Consultation for the Woollahra Principal Local Environmental Plan**

Author: Anne White – Senior Strategic Planner

File No: 1064.G Principal LEP

Reason for Report: To identify the appropriate mechanism for reporting the submissions received on the opportunity sites, following the community consultation for Woollahra's new Principal Local Environmental Plan under section 62 of the *Environmental Planning and Assessment Act 1979* (the Act).

Recommendation

That Council endorse the *Reporting framework for the submissions received on the opportunity sites*, provided at part 5 of the report to the Urban Planning Committee on 20 September 2010.

Introduction

On 14 December 2009, the Urban Planning Committee (UPC) considered a report on the list of opportunity sites. These sites were the subject of specific consultation when Council's planners commenced community consultation for Woollahra's new Principal Local Environmental Plan under section 62 of the *Environmental Planning and Assessment Act 1979* (the Act). Consequently on 14 December 2009 Council resolved –

- A. *That the list of opportunity sites, as set out in Table 1 of the report to the Urban Planning Committee on 14 December 2009, be made available for public comment as part of the section 62 consultation for the preparation of the Woollahra Principal Local Environmental Plan.*
- B. *That the properties at 349-359 New South Head Road, Double Bay, and 5-7 Manning Road, Double Bay, be excluded from the list of opportunity sites referred to in part A.*
- C. *That in the section 62 consultation regarding the Edgecliff Centre, that consideration be given to commuter parking.*
- D. *That a report to the Urban Planning Committee on regularising development for the purpose of residential flat buildings which are currently subject to existing use rights.*

A copy of this report can be found attached at **Annexure 1**.

The section 62 consultation for the 24 opportunity sites was carried out in June/July 2010. Over 6,000 letters were sent out, and during this consultation period we have received over 500 submissions.

The purpose of this report is to seek Council's endorsement of the mechanism for reporting these submissions to Council, as set out in the *Reporting framework for the submissions received on the opportunity sites* provided in part 5 of this report.

Consultation responses

The section 62 consultation for the 24 opportunity sites was carried out between 8 June 2010 and 31 July 2010. Over 6,000 letters were sent out to the owners of each of the opportunity sites, as well as surrounding residents. Included with these letters was a one page summary sheet, and for those sites located within the Edgecliff Centre, information on the urban design analysis was also provided. This information was available on Council's website, and all submissions had to be made in writing (letter, online or by fax).

During this consultation period, over 500 submissions were received. Submissions were received for each site, and Table 1 below provides a summary of the number of submissions received per site.

Table 1: Number of submissions received per site		
Site No	Site	No of Submissions
1a	Vaucluse Village: 1-7 Hopetoun, 22A-24 New South Head Road, 1 Petrarch Avenue	9
1b	Vaucluse Village: 77 New South Head Road. Vaucluse	3
2	30-58 Old South Head Road, Vaucluse	14
3	646-692 Old South Head Road, Rose Bay	21
4	1-9 Caledonian Road and 740-760 New South Head Road, Rose Bay	56
5	Ian Street Car Park : 16-18 Dover Road, Rose Bay	26
6	12-30 Albemarle Avenue, Rose Bay	13
7	1-19 Beresford Road and 609-613 New South Head Road, Rose Bay	40
8	Cooper Park Bowling Green: 9A Cooper Park Road, Bellevue Hill	24
9	Sydney Grammar School Tennis Courts: 33 Neild Avenue, Paddington	13
10	27-31 Neild Avenue, Paddington (Dept of Housing)	15
11	Scottish Hospital 74 Brown Street, Paddington	**
12	Hampden Street precinct: 15-21 Hampden Street, 10A, 10 and 23 Royston, 10 Cecil Street and 8 Soudan Lane, Paddington	22
13	52 Hopewell Street, Paddington	10
14	12-14 Wentworth Street and 36 Jersey Road, Paddington	16*
15	444 Oxford Street and 22 George Street, Paddington	10*
24	Western Gateway: 73-79 New South Head Road (Service Station)	10
16	1-11 Edgecliff Road and 118 Old South Head Road, Woollahra	4
17	Woollahra Station: 17 Edgecliff and Wallaroy Road, Woollahra	57*
18	30-36 Moncur Street, Woollahra	23
19	38-178 Oxford Street, Woollahra	29
20	6-12 Leura Road, Double Bay	3
21	315-321 and 327-331 New South Head Road, Double Bay	24
22	Edgecliff Centre: 203-233 and 235-285 New South Head Road, Edgecliff	71*
23	Eastern Gateway: 240-246 New South Head Road, Edgecliff (Thane Building)	25*
25	Western Gateway: 2-14 New South Head Road, Edgecliff	14

* Petition also submitted

** Site subject to a separate consultation process in order to formulate a Statement of Planning Principles (application has been declared a project under Part 3A of the Act)

Mayoral Minute

On 23/08/10 Council resolved, via a Mayoral Minute, the following:

That the Woollahra Station opportunity site, between Edgecliff Road and Wallaroy road, Woollahra and the Edgecliff Centre opportunity sites at 203-233 and 235-285 New South Head Road, Edgecliff, be removed from the list of opportunity sites being investigated as part of the Woollahra Principal LEP process.

This minute reflects Council's current position with regards to the two sites (listed in Table 1 above as site 17 and site 22). Consequently, these sites have been removed from the investigative process, and submissions received on these two sites will not be reported to Council.

Developing the reporting model

In order to explore the most appropriate mechanism for reporting the submissions to Council, staff presented four different reporting models for discussion at the Strategic Planning Working Party (SPWP) on 8 September 2010.

An extract of the presentation to the SPWP is provided at **Annexure 2**. These slides contain a summary of the four reporting models discussed at the meeting, including the advantages and disadvantages of each model. The four models are as follows:

- | | |
|--|--|
| <i>Option A: Reporting to the Urban Planning Committee (normal Committee cycle)</i> | <ul style="list-style-type: none">• Submissions reported to UPC• Anticipated reporting to a minimum of five separate meetings• Meetings are held as per the current timetable (every two weeks) over a 6 month rolling programme |
| <i>Option B: Reporting to a series of Urban Planning Committee meetings (special meetings)</i> | <ul style="list-style-type: none">• Submissions reported to the UPC (special meetings)• Meetings held on Monday, Tuesdays and Thursdays over three successive weeks |
| <i>Option C: Reporting to a series of Strategic and Corporate Committees meetings (special meetings)</i> | <ul style="list-style-type: none">• Submissions reported to specially convened Strategic and Corporate Committee meetings• Meetings held on Tuesdays and Thursday over three successive weeks |
| <i>Option D: Independent hearing which reports to the Urban Planning Committee</i> | <ul style="list-style-type: none">• Independent expert appointed to review submissions and hear verbal representations• Hearings to be arranged on successive days, including day and evening sessions• At conclusion, expert provides report to UPC• Recognised approach to handle a large volume of submissions (e.g. White City Draft LEP/DCP) |

On reviewing the practicalities of each model, as well as the pros and cons, the staff recommendation for reporting the submissions was Option D: Independent Hearing which reports to the Urban Planning Committee

By appointing an independent expert, this methodology allows the oral representations to be heard over a relatively short space of time as the hearing can take place all day, with evening hearings being arranged as required. Importantly, the usual UPC meeting cycle is maintained, and therefore additional strategic planning matters are not put on hold.

It is recognised that in using this approach, oral representations are not addressed to the Councillors in a committee forum. However, all Councillors can attend and listen to the representations at the hearings, whilst also register to make an oral representation.

As the expert will be providing an independent report to the UPC, the decision making will remain with the Council, yet the Councillors are not required to attend a large number of ongoing and separate meetings.

This option was discussed at the SPWP meeting, and whilst there was some Councillor support, it was not the preferred approach for the majority of Councillors.

The preferred approach for the majority of Councillors at the SPWP was Option A: Reporting to the Urban Planning Committee (normal committee cycle). In this model the submissions will be reported to the current cycle of the UPC, with meetings usually occurring every two weeks.

The advantage of this model is that oral representations can be made directly to Councillors. However, as the meetings are usually limited to a maximum of 1.5 hours, a large number of meetings will be required, and it is anticipated that the focused opportunity site meetings will not finish until May/June 2011. This is a long and drawn out decision making process which could result in community uncertainty, unless decisions are made on a frequent basis.

Furthermore, this process will place a significant delay on the preparation of Council's Principal LEP, with staff awaiting the outcomes of these meetings prior to the finalisation of the draft LEP. The Department of Planning has indicated that the gazettal of the new Woollahra Principal LEP should take place by mid-2012. Due to the extended process involved with Option A, we do not consider the Department's timeframe can be met. If additional opportunity sites need to be found (in the context of Council's resolution of 23/08/10) and further consultation and reporting is carried out in the manner of the current process, the mid-2012 timeframe will certainly not be achievable.

As discussed at the SPWP, because the usual meeting cycle will concentrate on the opportunity sites, additional UPC meetings will be arranged if further matters arise. Suggestions were made by the SPWP in order to refine and improve the model, and these are discussed in more detailed in section 5 below.

There was no Councillor support for either Option B: Reporting to a series of Urban Planning Committees (special meetings) or Option C: Reporting to a series of Strategic and Corporate Committees (special meetings).

Reporting framework for the submissions received on the opportunity sites

Meeting timetable

At the SPWP on 8 September 2010, the majority of Councillors supported the use of the normal UPC cycle to report the opportunity site submissions to Council. This approach will maintain the current committee arrangement (with meetings on average occurring every two weeks), with meetings focusing on the opportunity sites.

UPC meetings normally commence at 6pm and are usually limited to a maximum of one and half hours (due to Council meetings on the same night). It may be appropriate to commence the meetings earlier over this period in order to deal with the volume of oral representations. Over this period it is imperative that the Council meeting schedule and commencement times are not interrupted. The UPC will need to be mindful of this.

Having considered this approach in more detail, and based on the number of people who made oral representations at the White City public hearing in 2003 (40% of all those people that made submissions), it is estimated that 14 separate UPC meetings will have to be dedicated to receiving the opportunity site submissions.

Providing the opportunity site meetings commence in October, and taking into account a two month break for December and January, it is anticipated that these focused meetings will not be finalised until June 2011.

Meeting framework

It is proposed that the opportunity sites will be heard in geographical order, from east to west, based on ward boundaries. Those sites located in east Vaucluse will therefore be heard first, whilst those sites in Paddington will be heard at the end of the process.

It is anticipated that the meetings will commence with a short staff presentation. Once completed, individuals are invited to address the meeting, and representations will be limited to a maximum of four minutes. Once all representations have been made, Councillors will have an opportunity to discuss the site and ask questions of the staff or those making submissions. It is anticipated that a maximum of three sites will be discussed each meeting, whilst some sites may require more than one meeting.

Decision making

Consideration of the staff report (which includes a recommendation) and the written and oral submissions will enable the Council to make recommendations at each of the UPC meetings. Making recommendations at each meeting will allow the impact of that decision to be gauged as the process evolves, thereby affording staff the opportunity to investigate alternative options for supplying additional dwellings.

Extraordinary meetings

As the normal UPC meeting cycle will be focusing only on the opportunity site submissions, other strategic planning matters are to be put on hold. Therefore as required, extraordinary UPC meetings will be arranged to hear these matters (e.g. Tuesday evenings), or where major issues are concerned a Strategic and Corporate Committee meeting may be convened.

Communicating with the public

Having finalised the approach to report the submissions to Council, it is important that this information is communicated to those who made a submission. In doing so, and to provide an initial indication of how many meetings are necessary, we are proposing to ask those who made a submission to advise Council whether they wish to make an oral submission to the UPC. Once we have a preliminary indication of the number wishing to address the UPC, it will be possible to work out a more detailed timetable for receiving the submissions, over the six months. Submitters will then be notified again as part of a six month rolling process.

As discussed at the SPWP meeting, the reporting framework will be subject to ongoing review, and for greater efficiency and effectiveness may be amended in the future.

Conclusion

Preliminary community consultation, under section 62 of the Act was carried out on the 24 opportunity sites in June/July 2010. Council received over 500 submissions on these opportunity sites, and these submissions are to be reported to Council.

At the Strategic Planning Working Party on 8 September 2010, four different reporting models to deal with these submissions were presented for discussion. Whilst the officer recommendation was for *Option D – Independent Hearing which reports to the Urban Planning Committee*, the reporting model with the most Councillor support was *Option A – Reporting to the Urban Planning Committee (normal Committee cycle)*. Using this methodology the submissions received are to be reported to future meetings of the Urban Planning Committee, as per the current cycle. It is anticipated that this will take place over six months.

We recommend that Council endorse the *Reporting model for the submissions received on the opportunity sites* as described in part 5 of this report.

Anne White
Senior Strategic Planner

Jacquelyne Jeffery
Team Leader Strategic Planning

Chris Bluett
Manager Strategic Planning

Allan Coker
Director Planning and Development

Annexures

1. Report to the Urban Planning Committee on 14 December 2009
2. Extract from the presentation to the Strategic Planning Working Party – 8 September 2010

Item No: R2 Recommendation to Council
Subject: **Scottish Hospital - statement of planning principles**
Author: P Kauter, Executive Planner
File No: 62.74
Reason for Report: Report required by a resolution of Council

Recommendation:

1. That Council adopt a Statement of Planning Principles for the redevelopment of the Scottish Hospital site at 2 Cooper Street (aka 74 Brown Street), Paddington as set out in annexure 5 to this report.
2. That a copy of the adopted Statement of Planning Principles be provided to Presbyterian Aged Care and to the Department of Planning and that they be advised that the principles should be given significant weight in the design and assessment of the proposed development.

Background:

On 24/5/10 the Council resolved as follows in relation to the preparation of a statement of planning principles for the Scottish Hospital site:

That in response to the Notice of Motion dated 12/4/2010 regarding the preparation of a Statement of Planning Principles for the Scottish Hospital site:

1. *we write to property owners in the vicinity of the Scottish Hospital, community groups and to the proponent inviting them to comment on the Draft Statement of Planning Principles as contained in annexure C to this report, subject to the Draft Statement of Planning Principles being amended to include the following changes:*
 - a. *Draft Statement of Planning Principle 2 being amended to read "Subject to Planning Principle 5, the heritage significance of existing buildings, vegetation and landscaping is to be enhanced."*
 - b. *Draft Statement of Planning Principal 6 being amended to include the following additional sentence after the third dot point "New buildings are to respect the scale of adjoining heritage properties."*
 - c. *Draft Statement of Planning Principal 8 being amended to read "Respond to the site's topography, and the dramatic change in level between the Cooper Street frontage and the Dillon Street Reserve, by designing new buildings that follow the existing topography and which enable the topography to be perceived."*
 - d. *Inclusion of a new Draft Statement of Planning Principal numbered 16 to read "Landscaping is not to be used as a planning solution to justify additional building bulk."*
2. *we conduct a public meeting in Paddington Ward on the Draft Statement of Planning Principles, inviting those people who provided comments in response to item 1 above and members of the public to attend.*

3. *following the public meeting a further report be prepared for consideration by the Urban Planning Committee which makes a recommendation on the contents of the Statement of Planning Principles for adoption by Council.*

As required by item 1 of the resolution we wrote to property owners in the vicinity (1,858 letters sent), community groups and the proponent on 1/6/10 asking for comments on the draft statement of planning principles. A copy of the letter sent to property owners and the draft statement of planning principles are annexures 1 and 2 respectively.

We received a total of 18 written comments which included comments from individual property owners, the Paddington Society and Urbis, the proponent's planning consultant. The comments related to:

- the planning principles as contained in the draft statement
- suggestions for additional planning principles
- issues in relation to Presbyterian Aged Care's proposal (PAC proposal)
- other matters

A summary of the written submissions is contained in annexure 3.

On 22/7/10 a public meeting was held at St Georges Church Hall, Paddington in response to item 2 of the resolution. We engaged Elton Consulting to facilitate the meeting which was attended by 22 people. A report by Elton Consulting on the outcomes is annexed, see annexure 4.

Recommended changes to the draft principles:

In response to matters raised in the written submissions and at the public meeting some changes to the draft planning principles are considered appropriate. These changes relate to the re-wording/terminology of 11 of the planning principles, the deletion of draft principle 15 and the addition of a new planning principle. The recommended changes are shown below with a brief explanation following each of the planning principles. Added wording is shown underlined and deleted wording is shown ~~struck through~~:

1. The heritage significance of the site, as recognised by its status as a heritage item and its location within the nationally significant Paddington Heritage Conservation Area, is to be ~~acknowledged and respected~~ conserved.

Reason for change: Change to wording/terminology to emphasise the importance of this principle and in response to concerns to make clearer the need to conserve the heritage significance of the site.

2. Subject to Planning Principle 5, the heritage significance of existing buildings, vegetation and landscaping, as established by a properly researched and prepared conservation management plan, is to be enhanced, preserved and managed.

Reason for change: The reference to a conservation management plan provides a benchmark for establishing the significance of existing buildings, vegetation and landscaping.

3. The boundaries of the land, which represent a remaining example of early land grants issued in the area, are not to be changed so that :
 - the proportions of the property, relative to the subdivision pattern of the area are maintained
 - the heritage significance of the place may be properly managed.

[Note: this planning principle is not intended to prevent any change to the title of the land which may be necessary to facilitate the dedication of a portion of the land for public use.]

Reason for change: In response to suggestions for the planning principles to include a reference to early land grants in this area. The Note is to avoid a conflict in relation to any proposed dedication of portion of the land for public use.

4. The use of the property and buildings is to maintain a ~~dominant~~ primary health care, including aged care, component to recognise its historically adaptive usage and land use zoning.

Reason for change: Changes to the wording/terminology is a response to suggestions about the emphasis of this planning principle and to clarify that aged care is also an appropriate use.

5. Non significant buildings being the operating theatre on the Stephen Street side of the property and the nursing home building on the Brown Street side of the property may be demolished or altered.
6. New buildings are not to:
 - exceed the ~~intensity~~ density and bulk of the previously approved buildings (refer to ~~DA310/2000~~ 931/2001 as identified in Council's records)
 - encroach upon root zones or tree canopies of heritage listed and significant trees
 - encroach upon areas of significant landscaping and in particular the landscaped terraces so that heritage trees and heritage garden terraces on the site are focal points
 - involve excavation which extends beyond the footprint of proposed buildings or which results in adverse hydrogeological impacts

New buildings are to respect the scale of adjoining heritage properties.

Reason for change: The changes are a response to suggestions that density is the issue relating to the previously approved buildings. The DA number has been changed to correctly reference to previous approval. The additional dot point is a response to suggestions that issues in relation to excavations need to be addressed.

7. Restore and adaptively reuse the Scottish Hospital site using the principles established by the Burra Charter.

8. Respond to the site's topography, and the dramatic change in level between the Cooper Street frontage and the Dillon Street Reserve, by designing new buildings that follow the existing topography and which enable the topography to be perceived.
9. Entry points to the site are to be based on an independent evaluation of vehicular and pedestrian traffic impacts on the local street network. Retention of the principle vehicular entry/exit at the existing location in Brown Street is favoured.

Reason for change: The changes are in response to suggestions for the evaluation of vehicular and traffic impacts to be independent and concerns over the suitability of Stephen Street as a feasible alternative vehicular access point.

10. Buildings and street fences are to be designed to Mmake the site more visually and physically connected with the surrounding urban context. Street fencing should be of a palisade style.

Reason for change: The changes are to clarify that it is the buildings and street fences which have to be designed to make the site more visually and physically connected. Also, there was a strong preference in the suggestions for street fencing to be of a palisade style.

11. Retain the significant landscaped character of the site particularly as viewed from surrounding public areas.

Reason for change: The change is in response to suggestions/concerns over the importance of retaining perimeter trees and trees which form a visual buffer between the public domain and buildings on the site.

12. Retain existing views into and over the site.

Reason for change: The change is in response to suggestions to also retain views into the site, e.g. from Glen Street.

13. Maintain a visual connection to the restored 1848 heritage building from the surrounding public domain areas, in particular from Cooper Street and Dillon Reserve.

Reason for change: This change is to emphasise the importance of the visual connection between the public domain areas of Cooper Street and Dillon Reserve in relation to the visibility of the 1848 heritage building.

14. Provide publicly accessible open space areas to complement existing open space in the locality. Allow for dedication of land into public ownership, subject to agreement between the owner and Council.

Reason for change: This change is to allow any proposal for the dedication of land into public ownership to be considered and to recognise the dedication of land would need to be by way of agreement between the owner and Council.

- ~~15. Recognise and resolve the multiple edge conditions that the site presents with regard to the site's location in the Paddington Heritage Conservation Area.~~

Reason for change: This planning principle has been deleted in response to suggestions that its meaning was not clear. Also, it is considered that the intent has been expressed in other planning principles, i.e. 10 & 11.

16. Landscaping is not to be used as a planning solution to justify additional building bulk.
17. Provide a visual connection between the area which formed the terraces of the original estate and the gardens to the north.

Reason for change: This planning principle has been added in response to suggestions regarding the importance of the visual connection between the original terraces and the gardens to the north.

Annexure 5 comprises the recommended Statement of Planning Principles incorporating the changes shown above and grouped into headings.

Not all of the suggestions made in the written submissions and at the public meeting have been incorporated into the recommended planning principles. This is because:

- Some of the suggestions directly conflict
- Some of the suggestions were not considered to sufficiently relate to the Scottish Hospital site
- It was considered that the planning principles should appropriately set out broader parameters for development rather than contain the type of detailed specific development controls which would normally be found in a DCP

Where judgement had to be exercised about whether or not to include certain suggestions in the recommended changes to the draft statement of planning principles, the intent of the draft principles, which had been carefully considered by Council before being adopted, prevailed.

It is appropriate to acknowledge the efforts of all of those people who contributed to this process either through written submission or by attendance at the public meeting.

Conclusion:

A comprehensive process has been undertaken to prepare a statement of planning principles for the redevelopment Scottish Hospital site. This process has included:

- A review of past Council planning decisions in respect to the site, including a review of various expert reports which informed those past decisions
- Input from our internal heritage, urban design and planning officers
- Consideration of examples of urban design principles prepared by Presbyterian Aged Care
- Adoption by Council of a Draft Statement of Planning Principles
- Community consultation in the form of:
 - Writing to surrounding residents and stakeholders and asking for their comments in relation to the Draft Statement of Planning Principles
 - Conducting a public meeting facilitated by an independent consultant to obtain further feedback on the Draft Statement of Planning Principles

The outcome is a set of recommended planning principles which the Council is now asked to adopt.

Also, it is considered that a copy of the adopted Statement of Planning Principles should be provided to Presbyterian Aged Care and to the Department of Planning and that they be advised that the principles should be given significant weight in the design and assessment of the proposed development.

Peter Kauter
Executive Planner

Allan Coker
Director-Planning & Development

ANNEXURES:

1. Letter to surrounding property owners
2. Draft Statement of Planning Principles
3. Summary of written submissions
4. Report by Elton Consulting
5. Recommended Statement of Planning Principles (grouped into headings)

**POLITICAL DONATIONS DECISION MAKING FLOWCHART
FOR THE INFORMATION OF COUNCILLORS**

