

NSW Department of Planning and Environment
L22, 320 Pitt St
Sydney, NSW 2000

31st January 2017

RE: Section 75W modification to Scottish Hospital (MP 10_0016 MOD3) Item 3 Trees

Dear Mr Scott,

I am writing to on behalf of the Owners Corporation of Strata Plan 11374 at 40 Stephen Street Paddington, regarding the recent application for modification of an existing approval that requests the replacement of the proposed palms to the Stephen St frontage with additional Weeping Lilly Pilly (*Waterhousea floribunda*).

The original approval of 2012 granted the removal of very substantial and established tree canopy from the Stephen St boundary, 25 substantial and medium sized trees of a variety of species both weed and indigenous species were removed and with their removal a significant urban green canopy was also lost. This green canopy provided a shaded recreational corridor for local residents walking to Rushcutters Bay and also provided a significant cooling effect to the immediate area, both of these 'community assets' have been lost as a result of the original approval. (see attached image 1)

Additional to the original approval that required staged removal of indigenous tree species from Stephen St the applicant sought additional approval from Woollahra Council on approximately the 23rd February 2015. This resulted in the immediate removal of a number of the last two remaining trees on Stephen St (see attached image 2) that were required to be kept under the original approval so as to maintain some tree cover to Stephen St, these are T36 and T39 in the original approval documents (DoP Major Projects website - Determination – Approved Landscape Plans Sheets 1-10) as shown on 'approval drawing' Location Plan sk-01 Rev. B (Sheet 9 attached) from Aspect Landscape Studios.

The approved landscape drawings also show on Sheet 10 (attached), the approved landscape scheme for the Stephen St frontage shows the retained trees as identified above in addition to relocated palm trees, thus resulting in a variable planting scheme to Stephen St. The removal of the existing trees and the current request to locate the palm trees to other areas of the site will result in a 'monoculture' of Weeping Lilly Pilly to the Stephen St frontage. This monoculture is not representative of the fine grain of Paddington but is rather appropriate as a motorway landscaping

treatment. Additionally the Weeping Lilly Pilly are not successful in reaching a significant size in the immediate locality as evidenced by the Weeping Lilly Pilly used as street trees in Glen St, approximately 50m east of the proposed location on Stephen St. The at Weeping Lilly Pilly opposite 16 and 18 Glen St Paddington have been 'struggling' to achieve growth and remain the size of juvenile specimens, this species will not achieve a 'screen' of any type in the proposed location. (see attached image 3).

The Owners Corporation of SP 11374 at 40 Stephen Street Paddington request that the application for alternate placement of the palm trees be denied and that greater variation in the streetscape plantings to Stephen St be upheld.

To support this position the Owners Corporation have gathered signatures from residents (both owners and tenants) at 40 Stephen St, in support of this letter. The attached two pages signatures from 31 people (constituting 27 of our 40 apartments) representing a clear majority of neighbouring properties affected by the application do not support the proposed changes.

Yours Sincerely,

A large black rectangular redaction box covering the signature area. A small blue pen mark is visible at the top right corner of the redacted area.

On behalf of,

Owners Corporation,

40 Stephen Street, Paddington

Image 1 – Showing Stephen St prior to the removal of the canopy of mixed of tree species.

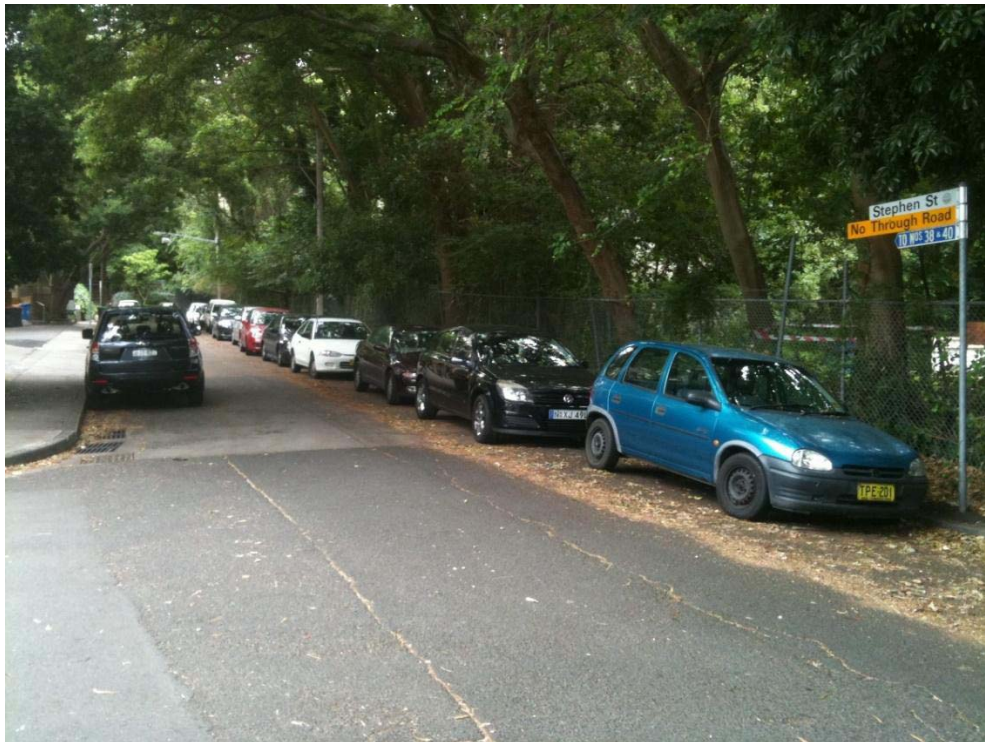
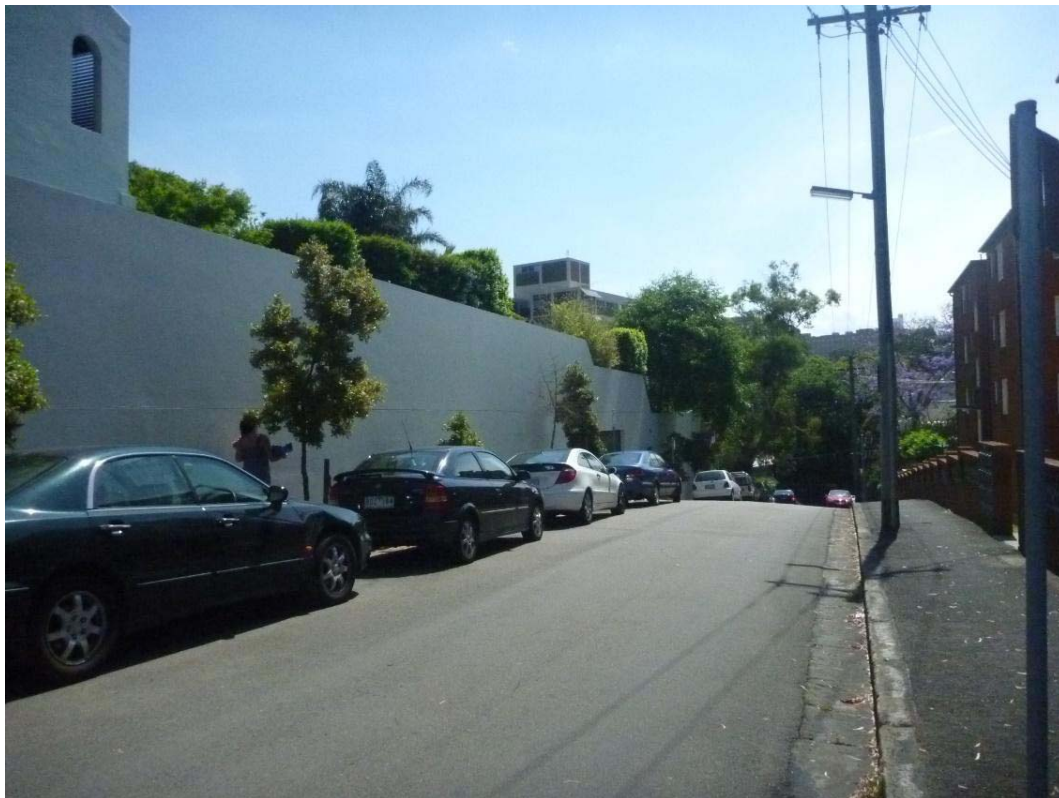


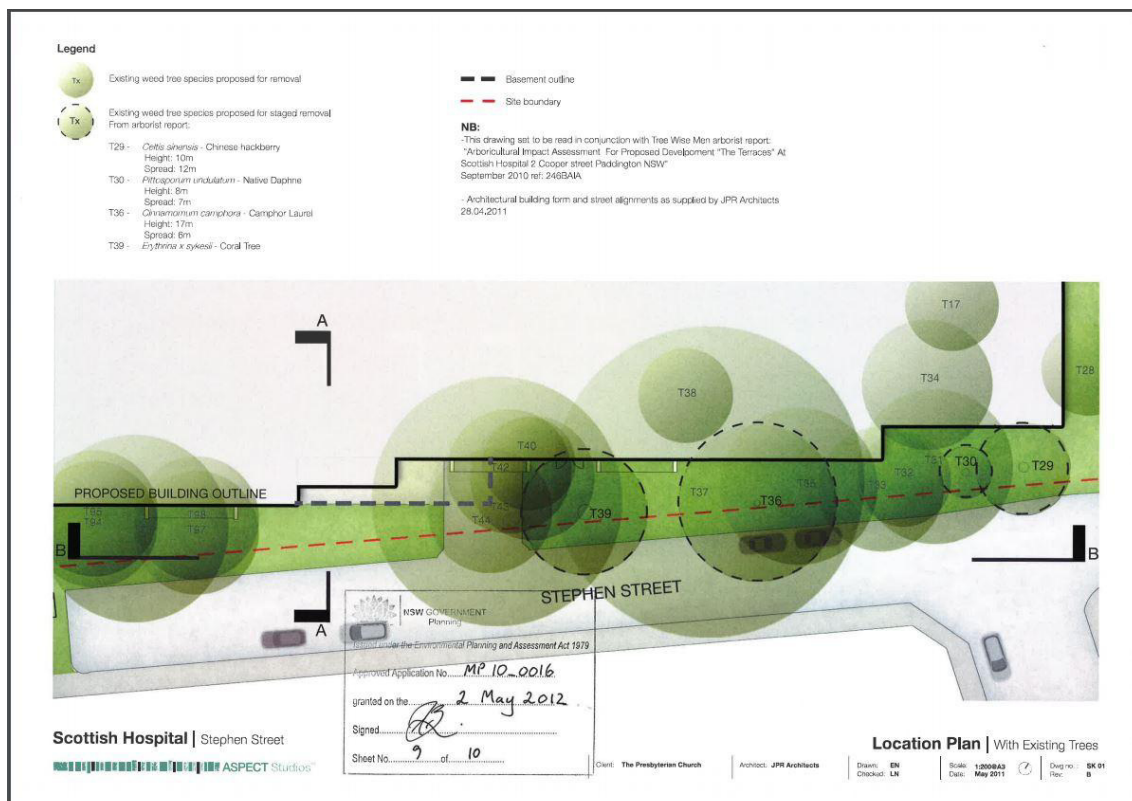
Image 2 – Showing removal of T36 Coral Tree immediately following approval from Woollahra Council



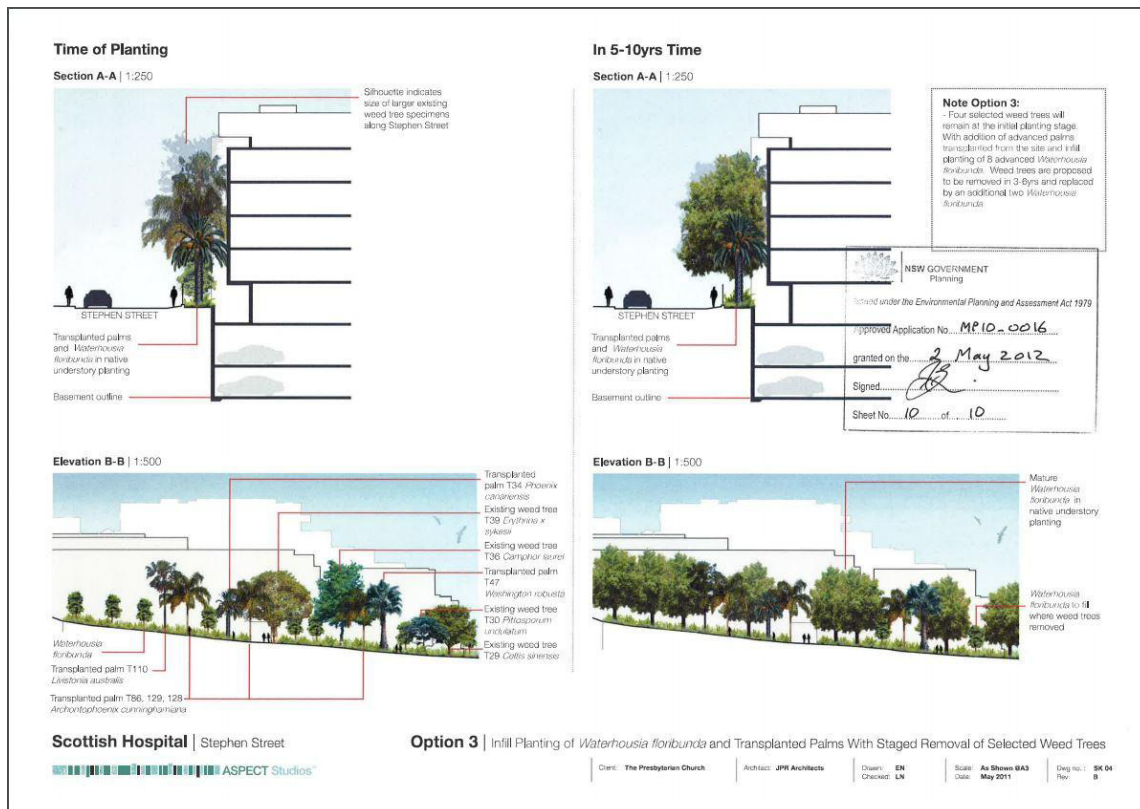
Image 3 – Weeping Lilly Pilli on Glenn St Paddington, 50m from proposed planting location, these shrubs are more than 10 years old, are stunted in their growth and are not suited to the locality.



Approved Landscape Plan SK-09 – Showing Trees to be removed and retained in original approval



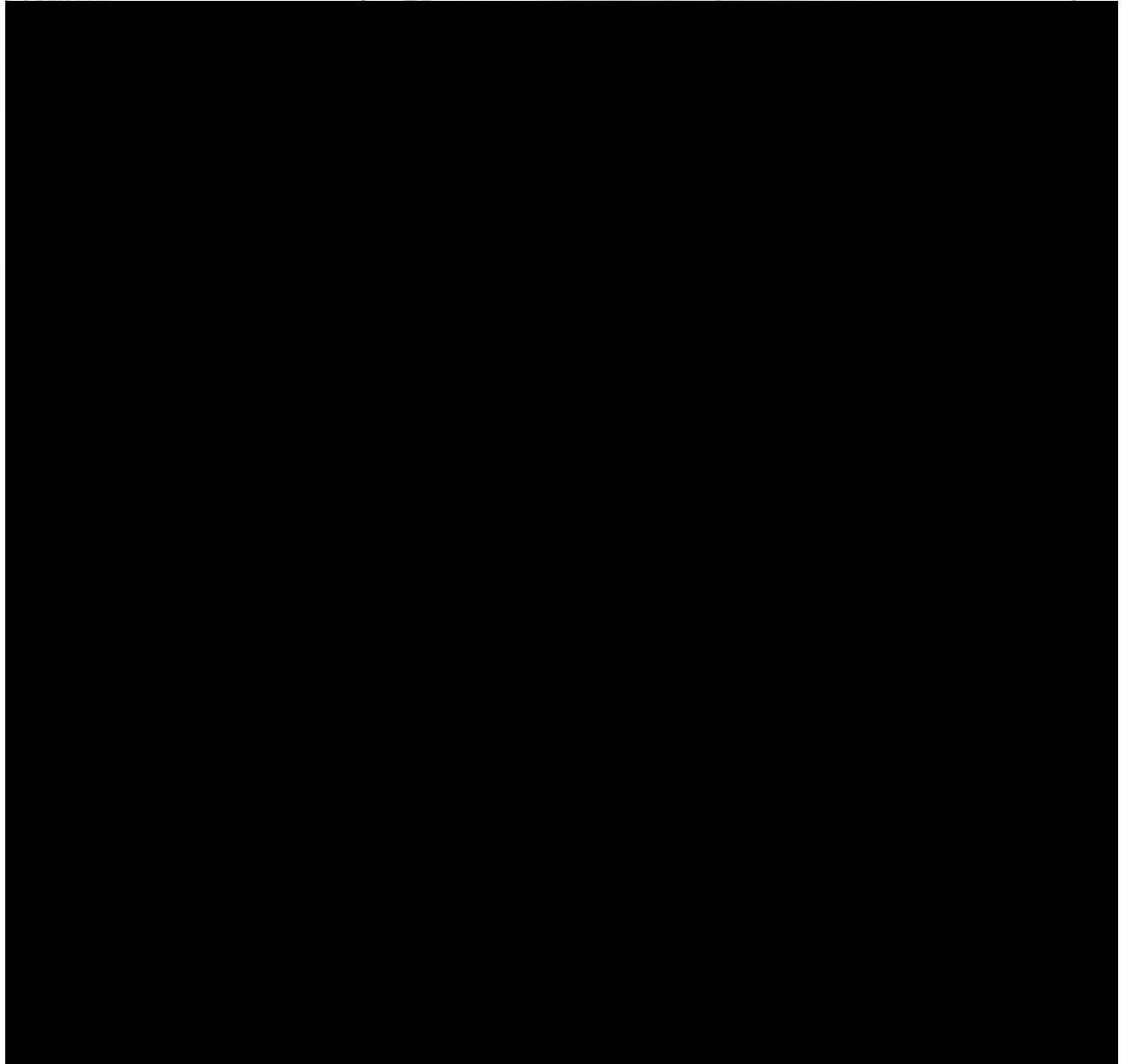
Approved Landscape Plan SK-10 – Showing Showing Approved Option for existing tree retention and palm relocation as per original approval



Dear residents,

The construction site opposite is trying to further reduce the quantity and quality of the trees on the Scottish Hospital site (Stephen Street side). The Executive Committee is submitting an objection to this request. If you support the retention of mature trees and greenery on our street, please sign the petition below:

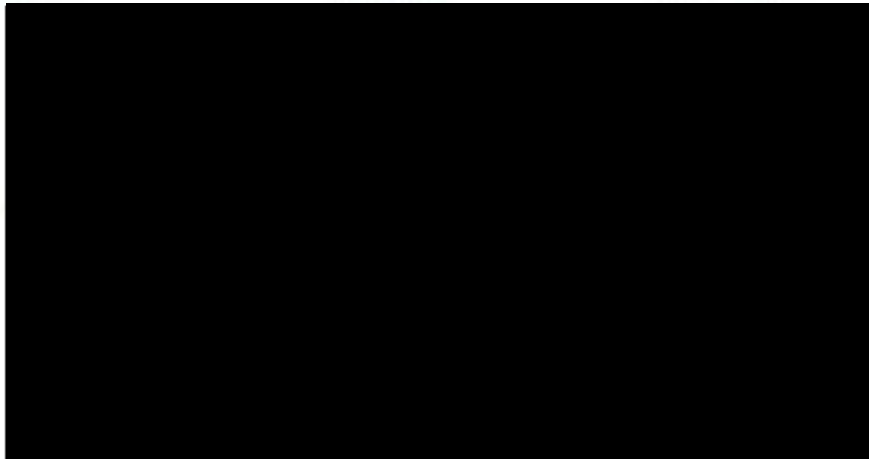
Name	Signature	Unit number
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The submission is due by Tuesday 31/01/17

then included.

The construction of the opposite group in the first set of
assessments is possible at the time the data is collected (even if the
subject is not a student). The Taxation Committee is submitting a
proposal to the president. It also supports the creation of a major
area and possibly an area of study. It also supports the creation of a
major area of study.



The submission is due by Tuesday 11/11/11.

page.2.