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Shivesh Singh - Attention - Director, Metropolitan Projects

From: Rod Jones <rod.jones@profusiongroup.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 6/12/2010 1:34 PM
Subject: Attention - Director, Metropolitan Projects
Attachments: Scottish Hospital Redevelopment Objection.pdf

Re: The Presbyterian Church NSW Property Trust
Application N. MP10_0160

Monday 6th December 2010.

Director, Metropolitan Projects,

I wholeheartedly object to the proposed scale of the Scottish hospital redevelopment.

Whilst initially very excited to hear of the redevelopment of the site, I'm afraid that it has been a "consultation" process that I have become very disillusioned with. Representatives of the Church have been all but invisible to residents and I have observed the professionals hired by the Church treat the residents and their questions with impatience and even rudeness. I have found that the approach taken by the Church's representatives has been cynical at best and deceptive at worst.

I primarily object to the scale (height) of the buildings, I object to the removal of all of the mature trees along Stephen Street that would have somewhat masked the development (of the nursing home) and I object to the potential increase of level of traffic that will come into Cooper Street. The architects impression of the view impact from my property of the proposed nursing home is extremely upsetting. This massive building becomes my new sky line view - it is not only an intrusion but will also allow many dozens of people to look across onto my property.

Regarding my objection of potential increased traffic into Cooper Street there are multiple entrances planned for the redevelopment from Cooper Street. At the last consultation, one of the architects mentioned that because of these multiple entrances Cooper Street would probably be used as a taxi pick up spot by the residents of the new development. This naturally sent a shudder through all of the residents of Cooper Street that were present at this meeting as two cars cannot currently pass on pass on the street. The planned removal of the turning bay from the old hospital is going to cause an increase in traffic problems that are already significant due to the use of the street by the supermarket delivery trucks to access the supermarket loading bay at the end of Cooper Street. Candidly passing Cooper Street off as a taxi pick up point makes me wonder how effective the traffic planning process has been to this development. It also makes me wonder of potential safety issues given tracks already jump the footpath to avoid reversing back down the street to allow cars to pass.

From day one of the community consultation there has been widespread disbelief of the size and height of both major buildings. Whilst minor adjustments have been made we are still being told that there will be no reduction to the height of either building. I find this simply unacceptable and the assertions from the architects that the buildings have been designed with Paddington type architectural features is simply insulting. I also totally reject the assurance that the nursing home building must be as high as it is to sustain efficient staffing levels. Cash flow spreadsheets can be adjusted to support any contention - should the building be reduced in height and increased in breadth, I'm sure the economics could be worked out so that the operation is just as efficiently staffed.

In summary, the buildings are too high...this is Paddington...

Rod Jones
Owner
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