

Attn: Shivesh Singh, Department of Planning
23 Bridge St, Sydney 2000

RE: Scottish Hospital Proposal, Paddington NSW

Ref # MP09_0016

Date : 15/12/10

The proposal for the Scottish Hospital will have significant detrimental outcomes for neighbouring residents, particularly at the southern end of Stephen Street.

In its consultation report Urbis says that 'the exceptional landscape of the site... means that any development should seek to maintain as many trees as possible to maintain landscape edges to the site and screen further development, and retain the significance of the site. This will dictate the location of building footprints to avoid damage or impact on the trees.' It goes on to say that 'the large trees on the site will significantly mitigate the perceived height of the envisaged buildings, which will generally sit within the established tree canopy.'

Whilst this principle has been used on Brown Street it has been disregarded on Stephen Street which is a quiet cul-de-sac with many residents.

1. All trees along Stephen St are slated to be removed, with the exception of two trees at the far north-east corner. The Abourist report classified nine trees along the boundary of Stephen Street as Retention Value B 'Could be retained'. Most are Chinese Hackberry, Camphor Laurel and Coral Trees over 10 metres tall, which are protected under Woollahra Council Tree Preservation Order (TPO). Elsewhere on the site these same species have been retained. There is no justification for the removal of the trees along Stephen St. T37 (19 metre tall Camphor Laurel), T35 (mature Brushbox) and T 31 are of particular value to our building at 40 Stephen St.

We request that the mature trees along Stephen St, and particularly the Retention Value B trees, be retained and protected.

2. The consultants' reports state that they will 'Replace any trees assessed as Category A or B... that are proposed for removal with the same species... or with similar species to maintain landscape character.' (Urbis p 130) However, the landscape plans show shrubs such as *Elaeocarpus reticulatus* (Blueberry Ash). These shrubs will grow, at best, to 8-9 metres tall and will do little to screen the 18.3 metre high wall opposite 40 Stephen St.

We request that any trees removed along Stephen St be replaced with tall, advanced tree species that will mask the RACF building, not just shrubs and minor vegetation.

3. The boundary setback for the RACF varies from as little as 3.2 metres up to 6.2 metres. Vegetation will be further reduced when egress for fire stairs is included, and if footpath widening is approved subject to a Voluntary Planning Agreement (VPA) proposal with Woollahra Council.

The measured distance from 40 Stephen St living room and kitchen windows to the RACF balconies is as little as 16 metres. These setbacks:

- a) do not allow for significant trees to be retained or replaced
- b) do not meet the required SEPP 65 separation distance of 18 metres for buildings of this size.

We request that the RACF and ILU building setbacks be increased to allow significant trees to be retained, and to meet SEPP 65 separation requirements.

4. A long-disused entry point to the Hospital has been used to justify a new service vehicle entry. The consultants' reports refer to a so-called 'existing' service entry from Stephen St. During the public consultation, consultants were unable to say what the entry was used for, when it was closed, nor where it was located. In addition, there is a large cluster of mature trees in the supposed location of the service entry. Looking at the existing hospital building and pavement, it is extremely unlikely that any service entry existed at this point.

Several of our residents have lived in the building for more than three decades. They say that there has not been an entry point to the Hospital during this time.

The Traffic Report says the traffic generated by the loading bay 'would not be numerically inconsistent with that of prevailing other uses in the area'. However, prevailing uses in the area are not loading bays for service and delivery vehicles. In addition, the narrow cul-de-sac can not handle service delivery vehicles or additional traffic. The Traffic Report does not say how trucks will turn around on Stephen Street. As there is no turning circle at the end of the cul de sac, vehicles currently use our private car park at 40 Stephen St to turn around.

We object to the use of our private car park at 40 Stephen Street as a turning bay for trucks and vehicles.

5. Due to the narrow street, and the surrounding tall buildings and cliffs, the noise generated by 4 to 6 commercial vehicles per hour turning into and backing out of the loading bay (as stated in the Traffic Report) will have a significant detrimental effect on the residents of 40 Stephen St. They will no longer have quiet enjoyment of their properties.

Furthermore, the Development Application shows two parallel parking bays on the street will be removed for the service vehicle entry. The VPA with Woollahra Council seeks to remove several parallel parking bays, with compensation in the form of eight 90 degree parking bays outside Dillon Reserve. We question why these parking spaces would need to be removed if Stephen St were suitable for this type of traffic.

We strongly object to the addition of a loading dock and service vehicle entry opposite 40 Stephen Street. There is no existing or recently-used entry near this location.

6. Residents have been told that the loading bay would only be used for laundry service and kitchen / food supplies for the RACF. All other laundry, food and garbage services for other uses (Nursing home and ILU) would be from Brown St. However, there is a large garbage room directly adjacent to the loading bay on Stephen St. We question why a large garbage room is located adjacent to the loading dock if no garbage will be picked up from this location. We also question why all services can't be located from Brown St as are currently.

There is a commercial kitchen and large laundry room opposite 40 Stephen St. Residents are concerned about the noise and exhaust air from these uses.

Finally, plans show a large bank of air conditioning condenser units to be located opposite 40 Stephen St. These will be noisy and running 24 hours a day. Half burying these units will not mitigate the noise impact on 38 and 40 Stephen St, which have living rooms and kitchens facing these air conditioner units.

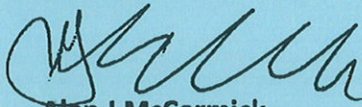
The air conditioning condenser units, garbage room, commercial kitchen and laundry need to be located elsewhere on the site, where they will not impact on residents at 38 and 40 Stephen St.

The consultant report states that 'Locating the taller buildings towards the southern end of the site which can take higher building forms without the resultant impacts on neighbouring buildings' (Urbis p 114). This couldn't be further from the truth.

40 Stephen St has forty units of two and three-bedrooms in size. Our residents range in age from babies and toddlers, students and professionals, to the elderly ageing in place. Together with 38 Stephen St, we estimate there are some ninety residents living at the southern end of Stephen Street. We are very concerned about the negative impacts that the proposal will have on our lives.

We trust that our concerns will be equitably considered by the Department of Planning.

Regards,



Alan J McCormick

Director.. McCormick & Company Pty Ltd

Owners D/ 40 Stephen St, Paddington NSW 2021