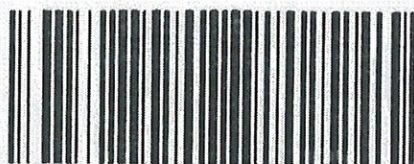


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PCU017814

Department of Planning  
Received

15 DEC 2010

Scanning Room

Anna Seow  
503/40 Stephen St  
Paddington NSW 2021

13.12.10

Attention: Shivesh Singh

RE: Application #MP09-0016  
Scottish Hospital Redevelopment

I opposed to the Scottish Hospital  
Redevelopment for the following reasons.

1. My unit will be facing the aged care building, personally cut out my direct sunlight which in turn made my unit cold and dark.
2. My unit will be devalued as a result of this construction.
3. The roads will be extremely busy, visitors and residents will have difficulty to park.
4. See attached letter which I have signed and agreed with.

Yours Sincerely  
Anna



## Scottish Hospital Redevelopment: MP09\_0016

### 1. WE WANT TO KEEP ALL 'RETENTION VALUE B' TREES ALONG STEPHEN ST

- All trees along Stephen St are slated to be removed without exception. They are a wonderful asset to the local area, and their loss would have a significant impact for local residents and the community.
- The report classifies nine trees located within a metre of the boundary line as Retention Value B 'Could be retained'. Woollahra Council Tree Preservation Order (TPO) says these trees must be preserved, but the plans ignore this.
- We were told the Abourist recommends removal of all trees along Stephen St because they are weeds (contradicting Woollahra's TPO) – but there are several instances elsewhere in the proposal where the same tree species will be retained.
- Located directly opposite 40 Stephen St is a mature Camphor Laurel (T37). This magnificent specimen has a beautiful canopy and, if it were kept, would help reduce the visual impact of the Aged Care building. By way of comparison, an equal size Camphor Laurel is being retained near the Brown St entry - the hospital retains its 'entry statement' tree but Stephen St, where the most number of nearby residents are affected, loses a tree of similar stature and beauty.
- Another tree slated for removal is a mature Brushbox (T35) located very close to the property boundary. It is not a weed species and would be an ideal candidate for retention.
- The consultants' reports state that they will replace any trees assessed as Category A or B with the same or similar species to maintain landscape character. In fact, they are replacing them with shrubs which may only reach 8.9 metres tall. Given the Aged Care building is 18.3 metres to the parapet, these shrubs will do little to screen the buildings from each other.

### 2. WE WANT GREATER SETBACKS BETWEEN THE AGED CARE FACILITY AND 40 STEPHEN ST

- The plans show as little as 16 metres setback between the kitchen/ living room windows of 40 Stephen St and the balconies of the Aged Care building. This does not meet SEPP 65 recommendation of 18 metres setback between such building types.

### 3. WE WANT TO HAVE THE SERVICE VEHICLE ENTRY REMOVED FROM STEPHEN ST

- A service vehicle entry is proposed opposite the foyer to 40 Stephen St. The justification is apparently an existing service entry from Stephen St when the hospital was in operation. There is no entry at the moment and residents who have lived in 40 Stephen St for more than two decades say there has never been an entry from Stephen St in living memory.
- During the public consultation the consultants confessed they had no historical documentation of this so-called 'existing' service entry. They do not know how regularly it was used, when it was closed, or what it was used for.
- There is a large cluster of mature trees in the supposed location of the 'historic' service entry. Looking at the existing hospital operation building and Stephen St kerbing, it is extremely unlikely that any service entry existed at this point.
- The Traffic Report did not assess the suitability of Stephen St to handle service delivery vehicles. There is no turning circle at the end of the cul de sac, consequently vehicles frequently use the private car park at 40 Stephen St to turn around. We object to the likely use of our private property for the purposes of the Aged Care facility.
- Due to the narrow street, and surrounding tall buildings and cliffs, the noise generated by delivery vehicles turning into and backing out of the loading bay in this difficult-to-access location will have a significant effect on the surrounding amenity.
- The Development Application shows two parking bays on the street will be removed for the service vehicle entry. However the Voluntary Planning Agreement with Woollahra Council shows the removal of more parallel parking bays, and the creation of eight 90 degree parking bays outside Dillon Reserve. This would all be done at Woollahra Council's cost. This is not an equitable solution for residents or rate payers, and would destroy even more existing vegetation along Stephen St.
- Given the other buildings will be serviced from Brown St, the Aged Care Facility should be serviced from there as well.

### 4. WE WANT THE AIR CONDITIONING PLANT MOVED AWAY FROM 40 STEPHEN ST

- Plans show a large bank of air conditioning condenser units located opposite 40 Stephen St. These will be noisy and running 24 hours a day, impacting 38 and 40 Stephen St, which have living rooms and kitchens facing these air conditioner units.
- The air conditioning condensers need to be located where they will not impact on 38 or 40 Stephen St residents.

### 5. NO GARBAGE PICKUP, COMMERCIAL LAUNDRY USE OR KITCHEN VENTILATION TO STEPHEN ST

- Residents were told no garbage would be picked up from Stephen St. The loading bay would only be used for laundry pickup and kitchen supplies for the Aged Care Facility. All other laundry, food and garbage services for other buildings would be from Brown St. However, there is a large garbage room, kitchen and laundry located near the loading bay on Stephen St.

NAME Anna Seow ADDRESS 503/40 Stephen St SIGN ASew  
Paddington 2021