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From: Gemma Williams <williamsg@newsmagazines.com.au>
To: <information@planning.nsw.gov.au>
Date: 15/12/2010 11:22 am
Subject: Application # MP09_0016 Scottish Hospital Redevelopment, 2 CooperStreet Paddington (MP_0160)

Application # MP09_0016 Scottish Hospital Redevelopment, 2 Cooper Street Paddington (MP_0160)

To whom it may concern,
I am lodging a formal complaint and most strong opposotion to the proposed redevelopment plans for the Scottish Hospital.

1. I would like it noted that I reject strongly the developement plans, most speciifically, the removal of all the trees along Stephen St Paddington. The Aborist report classifeies nine trees located within a metre of the boundary line as terntion value B "could be retained'. Woollahra Council Tree Preservation Order says these trees must be preserved but the plans with the state government ignore this.

2. I do not want a service vehicle entry 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. During public consultation the consultants confessed they had no historical documentation of this so called existing service entry. They have no idea how regulalary 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 service entry. Looking at the existing hospital operation building and the Stephen St kerbing, it is extremely unlikely that any service entry existed at this point. The traffic report did not assess the suitability for Stephen St to handle the service delivery vehicles.
There is no turning circle at the end of the cul de sac. Vehicles currently use the private car park for 40 Stephen St to turn around. This is an inappropriate use of private property. The traffic report estimates that at certain times of the day there will be 4-6 movents per hour, driven into or backing out of the loading dock. - that's one every 10 to 15 minutes. Due to the narrow street, the noise generated by delivery vehicles will have a significant effect on the residents of Stephen St. The DA showed 2 parking bays on the street will be removed for the service vehicle entry. However the Voluntary Planning Agreement (VPA) with Woollahra council shows the removal of more parallel parking bays and the creation of 8, 90 degree parking bays outside of Dillon Reserve. This would all be done at Woollahra councils cost. This is not an equitable solution for the residents or rate payers and would destroy even more vegetation along Stephen St.

3. I do not support the tradeoffs for the Dillon St Playground.
The current plans before the State Gov do not show the Dillon St Reserve being expanded. This is subject to separate VPA with Woollahra council. In the VPA Council would not pay or receive money for the small strip of land given by the Scottish Hospital to the Dillon St Reserve. However council would have to pay for landscaping. They would also miss out on receiving legislated section 94 developer contributions which are supposed to pay for infrastructure and other costs incurred to the council. This is not an equitable solution for residents or rate payers. In the hospital's plans there is a community garden proposed of the elderly residents to use. In the VPA with the council this community garden will be moved into the Dillon St Reserve. Who is this intended for? The neighbourhood or the aged care?

4. I want to ensure that there will be no garbage picked up from Stephen St, commercial laundry use or kitchen ventilation that will effect the

residents of Stephen St.
Residents where told no garbage would be picked up from Stephen St. The loading bay would only be used for laundry pick up and kitchen supplies for the aged care facility. All other laundry, food and garbage service 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.

5. Whilst Paddington residents need and want aged car on this site the following is unacceptable.

6. The new plans display unsympathetic architecture and ignores Paddington's built form.

7. The floor area has increased by up to 46% since the 2006 approved DA

8. The new buildings would dominate the original Scottish Hospital building.

9. The destruction of the historic terraces dating from the mid 1800's is not acceptable.

10. As mentioned above re the trees, 88 are to be removed, 72 are in good condition and there is to be severe pruning of other trees.

11. The 9 storey building on Brown St is 14m higher and much wider than the existing - again an completely unsympathetic assimilation into the current built environment.

12. The new 6 storey building on Stephen St would complete dominate the skyline and elevation of Stephen St.

13. The new buildings exceed LEP height controls

14. Strongly appose the excavation for 184 basement car parking spaces - which is in stark contrast to the 73 that were approved in the 2002 DA

15. Not to mention the construction continuing until 2016.

16. The excellent start of having extensive PR consultation with the residents in the area has diminished rapidly being as they have entirely ignored all the community concerns.

The end result.
17. We get an increase of only 12 aged care beds. From 88 to 100.
18. 45% assisted/concessional beds, and mere increase of 28 beds.
19. 82 Luxury apartments, and increase from the 66 approved in the 2002 DA
20. And a meagre 0.16 hectare addition to Dillon Reserve, which as noted in item 3, is dubious who the land is dedicated to re the community garden.

I write these objections in the sincere hope that the re-development application is rejected.
Yours Sincerely,

Gemma Williams
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