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Shivesh Singh - Scottish Hospital Development, 2 Cooper Street, Paddington MP10_0160

From: "Jillian Jones" <justsums@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 14/12/2010 8:29 PM
Subject: Scottish Hospital Development, 2 Cooper Street, Paddington MP10_0160
CC: <shivesh.singh@planning.nsw.gov.au>
Attachments: Site overdevelopment.pdf

Dear Sir,

**Re: Scottish Hospital, 2 Cooper Street, Paddington
MP 10_0160 & (aka) MP 10_0016**

13th December 2010

Attn: Shivesh Singh

Although I do not object to an aged care facility on this site, I vehemently object to the enormity of the proposed development and wish to express the following reasons for my objections:

It purports to be a **massive** development, about 50% larger than that approved in the original 2002 DA

The new application is misleading when it makes reference to the 2002 FSR in that it states greater sqm than was actually approved in 2002

The Brown Street development is excessive in height, with an intended height increase of 14m taller than the existing building

The new building boundary will come within, I believe, as close to 8.2m of Brown Street. I live on the other side of Brown Street and would be greeted by an unattractive and overpowering nine storey concrete form whenever I opened my front door

Coupled with its proximity to Brown Street and its excessive height and unsympathetic bulk, what scant filtered sunlight that is presently available will be totally obliterated by this 9 storey construction

There are 2 proposed pedestrian access walkways from the new building on to Brown Street, creating not just greater pedestrian traffic, but a scarcity of already insufficient street car parking spaces for present residents of Glenview and surrounding streets. Staff and visitors alike will avail themselves of car parking spaces in this area, denying resident ratepayers, who pay a yearly parking permit fee, any chance to park their vehicles. This very same difficulty has been and still is being encountered, with St Vincent's Hospital staff parking in our streets and sending their 'runners' to check tyres and move cars to avoid parking fines

Neither Council nor NSW Planning is able to clarify whether or not residents of the Scottish Hospital will be issued with resident parking permits

Traffic consultants have indicated that the basement level of the proposed development could have in excess of 200 cars. The 2002 approved DA was for 73 cars

Brown Street is already a ratrun between New South Head Road and Glenmore Road which will be further exacerbated by the additional traffic load flowing in and out of the proposed large basement level parking area

There has not been any meaningful community consultation, rather a slick spin on the development and very few community concerns have been addressed at the information sessions

The images do not seem accurate when viewing the same focal point with the human eye and the view analysis images that I have seen have been extremely dark, not captured in natural daylight as one would expect. I requested a view analysis but was omitted from the list. Neither was I, although registered, invited to

attend the view analysis meeting at St George's Hall

The model exhibited at Woollahra Council is most misleading. The building on the Brown Street side is obliterated by a plethora of incorrectly placed trees. The model itself is placed so very low that it has to be viewed in a squatting position in order to see what little is visible of the actual building front. This perspective is for birds, not for people who don't fly or live in trees. In reality, the trees exhibited and cannily placed, will do nothing to conceal the 9 storey building on Brown Street. It is quite evident that this model has been designed to hoodwink the public and should be replaced by an honest one with sympathetic architecture in keeping with the heritage of this area

So many of the photos displayed at the community information sessions have been misleading in an attempt to mask the building. Even the time of day when the images have been captured, has been used to promote a more favourable view in respect to concealment of the building. I took about 2 dozen photos in daylight and at night which clearly depicted the present building so one could see how immense it was destined to be, towering over our homes and street.

I asked for comments on my photographs at one of the community consultation sessions and was told someone would get back to me. Nobody has come back to me

The architecture of the proposed intrusive building screams at the original Scottish Hospital building

9 storeys on Brown Street is unimaginably frightening and 6 storeys on Stephen Street does little to mitigate the bulk. The narrow street will neither comfortably nor safely, accommodate reversing delivery trucks

An inordinate number of trees are to be removed - 88 in total, 72 simply because they will inhibit construction. I recall these trees being termed "weeds" at one of the information meetings at the Vibe Hotel. It is the very existence of these "weeds" that provides the present green screen to the existing building. Please see attached pdf entitled Site overdevelopment

Nothing has been said about the severe pruning of the remaining trees as they will have to be cut back about 2 to 3m from the building to enable the construction of the basement. In this day and age of promoting the 'greening' of our environment it is nonsensical

I understand the basement excavation could be up to 16m deep which would put the few remaining trees at risk

Construction of this goliath building will continue through to 2016

I moved to Paddington many years ago for all the reasons this proposed project does not address and I fail to understand why a building akin to a Westfield centre should be allowed to rise from the cherished sleepy glen across the road from my home

Yours sincerely,

Jillian Jones
3 Glenview Street
Paddington NSW 2021

