

Shivesh Singh - Scottish Hospital Redevelopment: MP 10_0016

From: Frank Costigan <Frank.Costigan@iag.com.au>
To: "'plan_comment@planning.nsw.gov.au'" <plan_comment@planning.nsw.gov.au>
Date: 13/12/2010 7:26 PM
Subject: Scottish Hospital Redevelopment: MP 10_0016

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Dear Sir

I live at directly opposite the Scottish Hospital redevelopment site at:

30-34 Stephen Street
Paddington NSW 2021

Whilst most of the redevelopment makes sense, I am **OPPOSED** to the Stephen Street Residential Aged Care Facility (RACF) and ILU building that are proposed to be situated towards the eastern boundary of the site fronting Stephen Street. There are currently no buildings on this area of the Scottish Hospital site and therefore this means new buildings and the removal of most of the trees.

In addition I am **OPPOSED** to the planned new vehicle access to be built on Stephen Street close to where Glen Street intersects with Stephen Street.

The main reasons for my opposition are:

- **Increased activity in Stephen Street:** The southern end of Stephen Street is very quiet, the fact that there is a "No Through Road" sign at the entrance to Stephen Street keeps traffic to a minimum and noise levels are incredibly low. The most significant noise is that of the birds in the trees that are located on the site. Erecting a number of new buildings along Stephen Street would change this and make Stephen Street a much more substantial thorough-fare.

- **Visual impact will be negative:** The new buildings and loss of trees will have a significant negative impact on the visual beauty of Stephen Street. Paddington is already very crowded and the new buildings will be an eye-sore compared to the current lovely outlook that is captured by the open space and trees. I do not believe the redevelopment should include new buildings but rather be "re-development" of existing buildings.

- **Potential Widening of Stephen Street:** I am deeply concerned by the comments in one of the submission that states "There is the opportunity to look at widening Stephen Street at the northern end of the site to provide easier access along the street given its very constrained nature". I would be **OPPOSED** to any such widening of Stephen Street because this would increase traffic and have a significant negative impact on property values along Stephen Street.

- **Increased traffic congestion:** As the plans state: "The Victorian era street system serving the densely populated suburb of Paddington is sensitive to additional traffic volumes. The envisaged development will increase traffic generation associated with the site." Stephen Street (on which I live) and Glen Street are both narrow streets and an increase in traffic along these streets will cause significant issues for local residents. In addition, parking is at a premium and again an increase in people activity will cause issues for local access to parking.

- **Loss of natural vegetation:** I am concerned about the number of trees that will be removed to make way for these new buildings. The Paddington area is already over-crowded and trees/natural space & light are rare. To remove more trees to make way for further buildings would have a significant negative impact on the local residents. I would prefer all trees along Stephen Street be retained.

I look forward to your reply.

Kind regards

Frank

FRANK COSTIGAN
CHIEF FINANCIAL OFFICER
DIRECT INSURANCE

T +61 (0)2 9292 9307
F +61 (0)2 9292 3124
M +61 (0)411 010 511
E frank.costigan@iag.com.au

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