



Department of Planning
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Scanning Room

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830/40 Stephen Street
Paddington 2021

Scottish Hospital Re-development MP10_0016


To whom it may concern,

I am a worried owner of a unit in 40 Stephen Street, Paddington. Worried at the thought that the proposed re-development plan for the Scottish Hospital may somehow be approved in its present format. I understand that the heritage site needs to be re-developed and have no qualms about that. However I would like to list my concerns in the hope that something can be done about them:

- The service bay proposed for Stephen Street will be the cause of noisy trucks dropping off and delivering goods. It will create the likelihood of trucks using number 40's driveway to turn around all day.
- The removal of the trees from Stephen Street is almost a crime, they add complete charm to the area and are well loved by the residents. I also understand that some of them are protected under the guidelines from Woollahra Council.
- Air-conditioning units placed opposite our building will be noisy and create a disturbance.
- The overall size of the proposed development is simply too big!
- The loss of street parking is also a concern. I do not have a private car space and rely on resident street parking which is already scarce. I understand that the developers are requesting that Woollahra Council fund extra 90 degree parking spaces further down the street at the cost of losing more trees.
- There are personal balconies and roof gardens proposed to be built overlooking the living area of all the west facing units in our block. This restricts privacy to us and future residents of the independent living units. There are only 16 meters between us.
- There are fire stairs in the plan right opposite number 40 which I understand will be lit with emergency 24hr lighting.
- A massive decrease in the bird and wildlife due to the lack of trees and undergrowth.
- We have been involved in all the community consultation sessions (better named information sessions) as I cannot see that the communities' main concerns have been addressed through the whole 'consultation' process.

One last thing, I feel that due to the many inconsistencies feed to us by the planners, developers and PAC it would be a good idea to have the plans assessed by the NSW government's architect.

Yours sincerely



Gary Lazarus