



PCU017727

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29 Louisa Road

Birchgrove, 2041

9<sup>th</sup> December 2010

Department of Planning

23 Bridge Street

Sydney, 2000.

Attention; Shivesh Singh, Re Application # MP09\_0016



Dear Sir,

I write to express my absolute concern over several aspects of the proposed Scottish Hospital development scheme. I have been the owner of unit 301; 40 Stephens Street Paddington for some 27 years and during this time have enjoyed relative peace in a lovely leafy suburb which centrally and conveniently located in our very busy city.

I wish to highlight my matters of concern and would appreciate these being addressed prior to finalisation of this Hospital Development.

Trees.

40 Stephens Street looks out onto a magnificent line of very mature trees which were obviously planted well before my purchase. I urge your reconsideration of the decision to totally remove all or the majority of trees along the Stephen Street boundary. Two trees specifically, namely a mature Camphor Laurel T37 [if retained could substantially reduce the impact of the development] and the mature Brushwood T35. The latter is very close to the boundary and could be easily retained along with many others if the will was there to adopt this approach.

The opportunity also exists to save a considerable number of the trees as shown in your report as "Retention Value B". Woollahra Council Tree Preservation Order states that these trees must be preserved. How can this direction be totally ignored ??? To classify these mature trees as weeds [as per report] is a travesty and severely [and possibly conveniently, from the developers point of view] understates their value to the area.

Service Entry:

I can confirm that during my 27 year ownership of unit 301, 40 Stephens Street, no vehicles have used Stephens Street as an entry /exit point for this site. No access way has existed over this period of time.



Stephens Street is not in my view designed for heavy or constant traffic movement nor does it have the width to accommodate both the cars parked on both sides of the street and two way traffic movements. Car parking is very limited and the removal of any spaces in the street will have detrimental effects on the wellbeing of the local community.

Insufficient space exists to accommodate vehicles turning into and from this site. I support the use of Brown Street as the service point for the aged care facility. Garbage pickup, amongst other services is designated as being serviced from Brown street. I again suggest that all services be directed to the Brown Street area. Stephens Street is not suitable for regular commercial traffic.

Setback.

How can consent to the current plans be given when the current planned set back of 16 metres does not conform to the SEPP 65 recommendations? 18 Metres is specified as the minimum and therefore the current plans do not meet this requirement and should be rejected.

Air Conditioning.

Noise from the currently planned large bank of Air Conditioners is positioned directly opposite 40 Stephens Street. With 24 hour per day running, the noise will be unacceptable to residents and I request your urgent consideration to the repositioning of these.

The trust the above points will receive your favourable consideration before final planning approval is given.

Yours Faithfully

T. D. Jay

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