

Terence Priester
2/19 Cooper Street
Paddington, NSW 2021

Scottish Hospital, 2 Cooper St, Paddington: MP10_0160- Project Application for Seniors
Housing and Care Facility

Attention: Director, Metropolitan Projects'

I object to the above referenced proposal on the following grounds that it negatively impacts the amenity of the block of flats at 19 Copper Street. Furthermore, this development should remove one storey from its easternmost wing in order to better fit the residential area.

I object on the following grounds:

- **SA3265 EA Report Nov 2010 page 95** *How does the impact change the amenity of the affected property? How much sunlight, view, or privacy is lost as well as how much is retained?*

Sections 8.4.1, 8.4.2, 8.4.3 and 8.4.6 below demonstrate that there is no significant impact resulting from the proposed buildings on neighbouring dwellings, in terms of overlooking, overshadowing or view loss.

The views North from the block of flats at 19 Cooper Street (at the corner of Stephen Street) are unfavourably impacted by the bulk and size of the proposed top floor of the former operating theatre block with an addition of an elevator shaft and ILUs on the top floor. The current height of the operating theatre with its flat roof should, at minimum, be retained and all works to this section of the development being restricted to below this height.

- **SA3265 EA Report Nov 2010 page 84** *To Stephen Street the height of any new development would be generally equivalent to the height of the existing operating theatre block, stepping down to the north.*

At issue here is the height of the building from the corner of Cooper and Stephen Street where it is presently 1 storey from Cooper street level. Page 83 of SA3265 EA Report Nov 2010 proposes a "maximum 2 storeys above Cooper and 6 storeys above Stephen St." The building replacing the current operating theatre block should be limited to 1 story on Cooper Street as it is presently, and 5 storeys on Stephen St.

- *How vulnerable to the impact is the property receiving the impact? Would it require the loss of reasonable development potential to avoid the impact?*

Whilst is not considered that there are significant impacts resulting to neighbouring properties, the reduction in floor space available would hinder the provision of much needed affordable accommodation for seniors within the community.

Removing one storey of the proposed development from the operating theatre block would have minimal impact on providing needed affordable accommodation for seniors within the community. Furthermore, the proposed ILUs to be placed atop this building will not likely be classified as affordable housing.

- Does the impact arise out of poor design? Could the same amount of floor space and amenity be achieved for the proponent while reducing the impact on neighbours?

It is considered that the design of the proposal is well considered and achieves high quality built form. The buildings have regard to the client requirements as well as the various constraints pertaining to the site. Reorganisation of floor space on the site would compromise the heritage and landscape values of the site and would result in a design that is not as appropriate to its context.

How does increasing the height of the operating theatre block accommodate the heritage and landscape value of the site? On the contrary, insisting on a "maximum of 2 storeys above Cooper Street + 6 storeys above Stephen St." Is not an appropriate design for this context.

- SA3265 EA Report Nov 2010 page 98 *A number of views are also identified as being of heritage significance to and from the site. These are identified in "The Conservation Plan" prepared by David Semple Kerr and ranked within the Conservation Management Plan prepared for this site in June 2006 and updated November 2010. The ranking of these views was undertaken to assist future decision making for conservation and development of the site.*

These identified views and vistas include:

Exceptional significance – view to the Scottish Hospital from the northern grassed terrace

High significance – partial views to and from the Scottish Hospital from the lower north grassed area

Moderate significance – views to the roof of the Scottish Hospital from Cooper and Brown Street

Little significance – view to the eastern wings of the Scottish Hospital.

The design and location of the proposed new building forms retain these identified views which help to maintain the heritage value of the Scottish Hospital building, its setting, and its relationship with the wider context of the site.

The views to the eastern wings of the Scottish hospital are of Moderate to High Significance encompassing harbour views, lush landscape and district views. This development should take into account the amount of green space being removed from the northern views of Cooper Street (near Stephen Street) and reduce its height by one storey to accommodate the visual amenities of current residents. Photos are included.

- SA3265 EA Report Nov 2010 page 114 *When viewed from Cooper Street, the proposed RACF building is shown as being responsive to the scale of the lower portion of the heritage building. In some instances outlooks across the site are widened as a result of the positioning and design of the new buildings.*

The proposed development is using the roof pitch of the adjacent building (to the west) as the height guidelines for the RACF/ILUs replacing the operating theatre block. This, in effect, unduly increases the visible size and scale of the development. Given residents of Cooper Street have had to excavate in order

to increase floor space, why should the hospital not meet the same obligations as residents and protect the sightlines and sense of open space already existing by excavating to fit in the additional storey added by the ILUs on the current operating theatre block?

- SA3265 EA Report Nov 2010 page 94 *From Cooper Street, the overall massing of the Stephen Street RACF is sympathetic to the scale and proportioning of the heritage building. When viewed from Stephen Street, the uppermost floor is set back from the main building façade so as to appear recessive in scale. The building has been designed to step down the hill from the south to the north reflecting the topography of the site and the scale of buildings around this portion of the site. The articulation of the building breaks the form up into four portions which are reflective of the proportioning of terrace dwellings further to the north along Stephen Street.*

We are requesting this development be scaled back to the extent of removing the uppermost floor referenced above.

- SA3265 EA Report Nov 2010 page 95 *The subject site is an anomaly within the context of the subdivision of Paddington. It is a large site, set within a highly fragmented subdivision pattern. The dimensions of the site, along with the topographical characteristics do not readily avail themselves to redevelopment for terrace form development, nor is this suitable to the type of development proposed. In this regard, it is considered that the planning controls applicable to the site are not likely to be able to maintain the terrace character of the broader Paddington area for this site.*

We would like to see evidence of attempts at designing this development with a view to the terrace style and form. Furthermore, we as community would expect to be presented with choices or options of a terrace form development. As such, there appears to be no regard for the style and character of heritage homes next door to the proposed development and Paddington in general. Instead the Cooper/Stephen Street facade (operating theatre) as presented exhibits no identifiable style, and retains an industrial look and feel.

