

Shivesh Singh - Submission in relation to Application MP10_0160: The ScottishHospital

From: "Matt Zander (Private Bank)" <Matthew.Zander@macquarie.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 8/12/2010 4:50 PM
Subject: Submission in relation to Application MP10_0160: The ScottishHospital
Attachments: Scottish hospital 081210.doc



Attention: Director, Metropolitan Projects,

I wish to register my strong objection to this project.

Whilst supportive of the need to reinvigorate this site, and to provide additional aged care facilities for the community – there are a number of issues that I object to in the current proposal:

- **Scale of the development:** whilst the current buildings are in general contained within the centre of the site- the current proposal places a 6-7 story building along the edge of Stephen St within only a small set back (ie this has been pushed to the extremities of the site). This will have a hugely negative impact on the residents on the Eastern side of the site as this effectively presents a 6 storey “wall” which will dominate the entire upper length of the street (approx 500mtrs). The size and bulk of these multi-story buildings is so far removed from the predominant character of Paddington as to appear out of context with the surrounding area.
- **Impact of the development on views:** the development, particularly along the Stephen St boundary will obscure a significant proportion (50%) of the visible skyline and outlook from our property. Of equal concern is that the orientation and configuration of the development on the eastern side of the property is comprised mostly of terraces and large windows both of which will have a very negative impact on our privacy and that of our neighbours. (view analysis attached)
- **Design of the Development:** The majority of the surrounding suburb is comprised of small Victorian Terraces – existing large scale developments from the 1960’s are extremely noticeable in their incongruity. The design of the current proposal exacerbates this issue through its size, bulk and design. Rather than perpetuating the mistakes of the past- I would hope that the State Government would seek to foster development which is more in keeping with the character of the area, and which is accretive to the enjoyment, and appreciation of residents and visitors to a suburb with special character.
- **Impact on Traffic flow in Cooper Street:** The proposal to utilise Cooper St as a Taxi drop off point for the development is very concerning- Cooper St is a single lane, dead end street which already has to cope with significant commercial traffic associated with the Thomas Dux supermarket. At peak times there are up to 4 trucks in the Street at one time, and this restricts all traffic movement up and down the Street.
- **Impact on traffic flow in Stephen St:** The area where Stephen Street adjoins the edge of the development is also single lane access- the development proposes to reinstate a drive way in this area for service vehicles and trucks to the facility. This drive way has not been in use for at least 15 years- and will create traffic problems, noise, and disruption for all residents of buildings adjoining Stephen St.
- **The impact of the size of the development on the area:** in addition to the Scottish hospital redevelopment – there are 170 apartments nearing completion in the Advanx development 200 meters from the Scottish hospital gates- the cumulative impact of

these 2 developments on the neighbourhood will be to add to almost 300 new dwellings (and 350+ residents) to an area with limited ability to expand services, access roads, and facilities to cope with such an increase.

In conclusion I do not support the development in its current form and would ask that the Director of Metropolitan Projects deny the application until such time as the overall scale and height of the project has been reduced, the design altered to ensure it is more in keeping with the special character of its surroundings, and the traffic flow of the site has been revisited.

Yours sincerely,

Matt Zander.

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Re: The Presbyterian Church NSW Property Trust
Application N. MP10_0160

Wednesday, 8 December 2010

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8 Cooper St, Paddington NSW 2021

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