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- Plans show a large bank of air conditioning condenser units located opposite 40 Stephen St. These will be noisy and running 24 hours a day, impacting 38 and 40 Stephen St, which have living rooms and kitchens facing these air conditioner units
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NAME Raymond COLLETT ADDRESS 502/40 Stephen Street SIGN [Signature]



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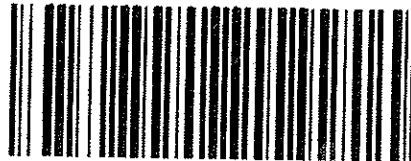
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MR & MRS NAME Lemon ADDRESS 40 / 303 Stephen St PADDINGTON SIGN A. Lemon



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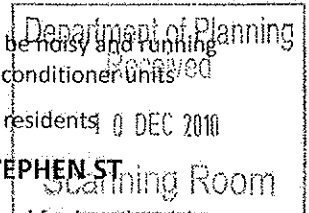
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NAME DAVID RUBEN ADDRESS 7/38 Stephen Street, PADDINGTON SIGN [Signature]

NSW 2021

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PADDINGTON 2021

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NAME Z. KARIVUS ADDRESS F/40 STEPHEN ST - PADDINGTON SIGN [Signature]

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NAME B KAROLYI ADDRESS 9, 40, STEPHEN ST SIGN B Karolyi

MP09-0016  
Scottish Hospital, 2 Cooper St.

### 1. WE WANT TO KEEP ALL 'RETENTION VALUE B' TREES ALONG STEPHEN ST

- All trees along Stephen St are slated to be removed.
- This will affect not just the residents of Stephen St – the trees are a wonderful asset to the local area, and their loss would have a significant impact for local residents, the community, and the huge variety of birds that feed and nest in the trees
- The Arborist report classifies nine trees located within a metre of the boundary line as Retention Value B 'Could be retained'. Woollahra Council Tree Preservation Order (TPO) says these trees must be preserved, but the plans with State Government ignore this
- We were told the Arborist recommends removal of all trees along Stephen St because they are weeds – but there are several instances elsewhere in the proposal where the same tree species will be retained
- The consultants' reports state that they will replace any trees assessed as Category A or B with the same or similar species to maintain landscape character. In fact, they are replacing them with shrubs which may only reach 8-9 metres tall. Given the Aged Care building is 18.3 metres to the parapet, these shrubs will do little to screen the buildings from each other

### 2. WE DO NOT WANT A SERVICE VEHICLE ENTRY FROM STEPHEN ST

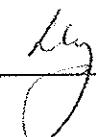
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- The Traffic Report did not assess the suitability for Stephen St to handle service delivery vehicles. There is no turning circle at the end of the cul de sac. Vehicles currently use the private car park for 40 Stephen St to turn around. This is an inappropriate use of private property
- The Traffic Report estimates that, at certain times of the day, there will be 4 to 6 movements per hour, driving into or backing out of the loading dock – that's one every 10 to 15 minutes
- Due to the narrow street, and surrounding tall buildings and cliffs, the noise generated by delivery vehicles turning into and backing out of the loading bay in this difficult-to-access location will have a significant effect on the surrounding amenity
- The Development Application shows two parking bays on the street will be removed for the service vehicle entry. However the Voluntary Planning Agreement with Woollahra Council shows the removal of more parallel parking bays, and the creation of eight 90 degree parking bays outside Dillon Reserve. This would all be done at Woollahra Council's cost. This is not an equitable solution for residents or rate payers, and would destroy even more existing vegetation along Stephen St

### 3. WE DO NOT SUPPORT THE TRADEOFFS FOR THE DILLON ST PLAYGROUND

- The current plans before the State Government do not show the Dillon St Reserve being expanded. This is subject to a separate Voluntary Planning Agreement (VPA) with Woollahra Council
- In the VPA, Council would not pay or receive money for the small strip of land 'given' by the Scottish Hospital to the Dillon St Reserve. However, Council would have to pay for any landscaping works. It would also miss out on receiving legislated Section 94 developer contributions which are supposed to pay for infrastructure and other costs incurred to Council. This is not an equitable solution for residents or rate payers.
- In the Hospital's plans, there is a community garden proposed for the elderly residents to use. In the VPA with Council, this 'community garden' will be moved into the Dillon St Reserve. Who is this intended for? The neighbourhood or aged care?

### 5. NO GARBAGE PICKUP, COMMERCIAL LAUNDRY USE OR KITCHEN VENTILATION TO STEPHEN ST

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- We want to ensure that there will be no garbage pickup, commercial laundry use, or kitchen ventilation that will affect the existing residents of Stephen St

NAME Lisa Conway ADDRESS 10 Glen St, Piddington SIGN 



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- Another tree slated for removal is a mature Brushbox (T35) located very close to the property boundary. It is not a weed species and would be an ideal candidate for retention - NATIVE SPECIES?
- The consultants' reports state that they will replace any trees assessed as Category A or B with the same or similar species to maintain landscape character. In fact, they are replacing them with shrubs which may only reach 8-9 metres tall. Given the Aged Care building is 18.3 metres to the parapet, these shrubs will do little to screen the buildings from each other

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- Given the other buildings will be serviced from Brown St, the Aged Care Facility should be serviced from there as well - OBVIOUS

## 4. WE WANT THE AIR CONDITIONING PLANT MOVED AWAY FROM 40 STEPHEN ST

- Plans show a large bank of air conditioning condenser units located opposite 40 Stephen St. These will be noisy and running 24 hours a day, impacting 38 and 40 Stephen St, which have living rooms and kitchens facing these air conditioner units
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NAME JOHN ADDRESS 702/40 Stephen Street SIGN John Stephenson  
9 COLLEEN STEPHENSON PADDINGTON

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NAME Calli Ricketson ADDRESS 804/40 Stephen St, Paddington, SIGN Calli Ricketson  
NSW, 2021

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NAME

Florence Wu

ADDRESS

504/40 Stephen St, Paddington 2021, NSW

SIGN

WU

Date: 8 Dec 2016



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NAME Jennifer Brown ADDRESS 40/3/40 Stephen St, Paddington SIGN [Signature]  
NM 2021

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NAME Taranga Amraj ADDRESS Unit 10/38 Stephen Street SIGN Taranga Amraj  
Paddington 2010

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### 4. WE WANT THE AIR CONDITIONING PLANT MOVED AWAY FROM 40 STEPHEN ST

- Plans show a large bank of air conditioning condenser units located opposite 40 Stephen St. These will be noisy and running 24 hours a day, impacting 38 and 40 Stephen St, which have living rooms and kitchens facing these air conditioner units
- The air conditioning condensers need to be located where they will not impact on 38 or 40 Stephen St residents

### 5. NO GARBAGE PICKUP, COMMERCIAL LAUNDRY USE OR KITCHEN VENTILATION TO STEPHEN ST

- Residents were told no garbage would be picked up from Stephen St. The loading bay would only be used for laundry pickup and kitchen supplies for the Aged Care Facility. All other laundry, food and garbage services for other buildings would be from Brown St. However, there is a large garbage room, kitchen and laundry located near the loading bay on Stephen St.

NAME Annette ADDRESS 6/38 Stephen Street SIGN AR Smith  
SMITH Paddington NSW 2021



Mr. Shivesh Singh,

Department of Planning

23 Bridge Street,

Sydney, NSW 2000

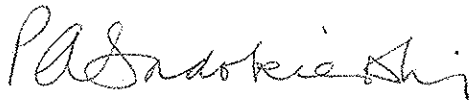
15<sup>th</sup> December, 2010.

Dear Mr. Singh,

My husband and I are writing with regard to the Scottish Hospital redevelopment proposal (application #MP09\_0016) to express our concerns about the adverse effects this will have on the apartment we own at 40 Stephen Street, Paddington.

Please see the attached page that outlines our concerns.

Yours sincerely,



Patricia Sadokierski



Steven Sadokierski

### 1. WE WANT TO KEEP ALL 'RETENTION VALUE B' TREES ALONG STEPHEN ST

- All trees along Stephen St are slated to be removed without exception. They are a wonderful asset to the local area, and their loss would have a significant impact for local residents and the community.
- The report classifies nine trees located within a metre of the boundary line as Retention Value B 'Could be retained'. Woollahra Council Tree Preservation Order (TPO) says these trees must be preserved, but the plans ignore this
- We were told the Abourist recommends removal of all trees along Stephen St because they are weeds – but there are several instances elsewhere in the proposal where the same tree species will be retained.
- Located directly opposite 40 Stephen St is a mature Camphor Laurel (T37). This magnificent specimen has a beautiful canopy and, if it were kept, would help reduce the visual impact of the Aged Care building. By way of comparison, an equal size Camphor Laurel is being retained near the Brown St entry - the hospital retains its 'entry statement' tree but Stephen St, where the most number of nearby residents are affected, loses a tree of similar stature and beauty
- Another tree slated for removal is a mature Brushbox (T35) located very close to the property boundary. It is not a weed species and would be an ideal candidate for retention
- The consultants' reports state that they will replace any trees assessed as Category A or B with the same or similar species to maintain landscape character. In fact, they are replacing them with shrubs which may only reach 8-9 metres tall. Given the Aged Care building is 18.3 metres to the parapet, these shrubs will do little to screen the buildings from each other

### 2. WE WANT GREATER SETBACKS BETWEEN THE AGED CARE FACILITY AND 40 STEPHEN ST

- The plans show as little as 16 metres setback between the kitchen/ living room windows of 40 Stephen St and the balconies of the Aged Care building. This does not meet SEPP 65 recommendation of 18 metres setback between such uses.

### 3. WE WANT TO HAVE THE SERVICE VEHICLE ENTRY REMOVED FROM STEPHEN ST

- A service vehicle entry is proposed opposite the foyer to 40 Stephen St. The justification is apparently an existing service entry from Stephen St when the hospital was in operation. There is no entry at the moment and residents who have lived in the building for more than two decades say there has never been an entry from Stephen St in living memory
- During the public consultation the consultants confessed they had no historical documentation of this so-called 'existing' service entry. They do not know how regularly it was used, when it was closed, or what it was used for
- There is a large cluster of mature trees in the supposed location of the service entry. Looking at the existing hospital operation building and Stephen St kerbing, it is extremely unlikely that any service entry existed at this point
- The Traffic Report did not assess the suitability for Stephen St to handle service delivery vehicles. There is no turning circle at the end of the cul de sac. Vehicles currently use the private car park for 40 Stephen St to turn around. We object to this use of our private property for the purposes of the Aged Care facility
- Due to the narrow street, and surrounding tall buildings and cliffs, the noise generated by delivery vehicles turning into and backing out of the loading bay in this difficult-to-access location will have a significant effect on the surrounding amenity
- The Development Application shows two parking bays on the street will be removed for the service vehicle entry. However the Voluntary Planning Agreement with Woollahra Council shows the removal of more parallel parking bays, and the creation of eight 90 degree parking bays outside Dillon Reserve. This would all be done at Woollahra Council's cost. This is not an equitable solution for residents or rate payers, and would destroy even more existing vegetation along Stephen St
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NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ SIGN \_\_\_\_\_