

Shivesh Singh - Online Submission from Mark Adams of Private (object)

From: Mark Adams <sophieandmark@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 20/12/2010 9:17 AM
Subject: Online Submission from Mark Adams of Private (object)
CC: <assessments@planning.nsw.gov.au>

We strongly object to the proposed redevelopment of the Old Scottish Hospital on the following grounds:

1. The general size and extent of the redevelopment is out of keeping with the heritage context of the Paddington area. Note that the DGR's state that the 'Height, bulk and scale of the proposed development within the context of the locality'. It is hard to see how the Urban Design Report reaches the conclusion that this requirement has been met.
2. The Urban Design Report makes comparison between the new development and the existing built form in the area. The figure on Page 41 of this report is conveniently presented in terms of Reduced Level and not height. Given the sharply sloping topography in the area this misrepresents the scale / bulk of the proposed buildings down slope. The report also makes significant comparison with the existing 60's / 70's buildings on Stephen and Cooper Street. Such precedent should not be considered in planning matters.
3. The number and size of independent living 'apartments' appears high and disproportionate to the small increase in aged care beds.
4. The proposed commercial entrance off Stephen Street is impractical. Stephen Street is very narrow from approximately 50m north of the Stephen / Glen Street intersection. Note that the Traffic Report incorrectly states that Stephen Street 'relatively wide between Lawson and Glen Street with one parking lane and one way traffic each way'. This is clearly incorrect to anyone that has visited the site.

It is difficult driving a large car or ute through this section of road let alone commercial vehicles that will be required to service this facility.

The traffic report states that the activation of the loading dock off Stephen Street would result in the loss of two public parallel parking spaces on the western side of Stephen Street. Given the concerns raised above, it is considered unlikely that this is correct and unlikely that the geometry of the entrance meets design / code requirements.

Any access for commercial vehicles from Glen Street to Stephen Street would not be possible given the turning circles available.

The conclusions of the traffic report states that the loading bay will generate only low level traffic equivalent or less than that which would have occurred if that part of the site was developed with terrace housing. Whilst this may be correct in terms of traffic volumes it does not consider traffic type / mix and access issues associated with commercial vehicles.

Any loss of community parking along the street to improve this access is completely unacceptable.

5. Whilst the images of the development show a lot of greenery, this will take time to generate. The significant loss of mature trees that will result from construction is unacceptable.

6. It would appear that the photomontages that have been put together have been altered to make the 'after' photo of the development clearer and more appealing. This misrepresents the impact of the development and is misleading in the planning process.

7. The impacts on local residents during construction will be significant and unacceptable ? noise, vibration, dust, parking of workers etc.

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Submission for Job: #3779 MP10_0016 - Project Application for Seniors Housing and Care Facility
https://majorprojects.onhiive.com/index.pl?action=view__job&id=3779

Site: #2200 Scottish Hospital, 2 Cooper St, Paddington
https://majorprojects.onhiive.com/index.pl?action=view__site&id=2200

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