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TREVOR + ESTHER HAYTER

architects + designers

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## DOCUMENT TRANSMITTAL

date	18 December 2010
to	Major Projects, NSW Planning,
attention	Major Developments, for attention of Shivesh Singh or Assessing officer
project	<b>MP10_0016</b> Seniors Housing + Care Facility, Scottish Hospital, Paddington
sent by	<b>Mail to GPO Box 39, Sydney NSW 20001, emailed submission sent 17 Dec 2010</b>

Dear Sirs

Yesterday evening, 17 December 2010, I made an on-line submission including a letter of objection to the above application. My reference privacy code was **pi2vgy**.

Since I had been having some problems with my computer (possibly due to the downloading of the many files in this application) I was uncertain whether the submission was actually sent correctly - I have a feeling that the attachments may have been omitted in the on-line transmission.

I therefore sent an email on the same evening, 17<sup>th</sup> December, to the address noted on 'contact us' on the NSW Planning website: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

That email included as separate attachments my original letter of objection, together with five images from the applicant's Environmental Assessment, illustrating some of my concerns.

This morning I found in my inbox a message from my Mail Delivery System that the email had been delayed due to a bad connection 'timeout'. I am therefore uncertain whether the email has in fact been received, and if it has, whether it would meet the cut-off time for receipt of submissions.

I therefore enclose a copy of the following:

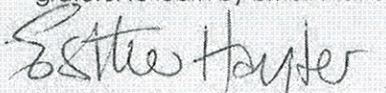
\*Letter of objection, dated 17 December 2010, from Trevor + Esther Hayter Pty Ltd;

\*Copy of email sent on 17 December 2010, including attachment of letter (as noted above), together with prints of the five illustrations. I note from the print out that the email appears to have left my computer at 3.12am, but am not certain if and when it was received by your department.

\*Copy of the Mail Delivery System notification of delay in transmission - this was received at 7.08am today.

I trust that this documentation will be accepted by NSW Planning as a valid submission - it was sent by the due date, but the technology gremlins seem to have conspired against its timely receipt.

Thanking you and please let me know if you have problems with the above; I would be grateful to learn by email that all is OK.

  
Esther Hayter  
encl



17 December 2010

NSW Planning  
GPO Box 39, Sydney NSW 2001  
Email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

Dear Sirs

**MP10\_0016 - Project Application for Seniors Housing and Care Facility**  
2 Cooper Street , Paddington, NSW 2021 – Part 3A Assessment

My family has been resident in Paddington for over 30 years. We have seen great changes to the area; in particular we have valued the moves by residents and Woollahra Council to preserve qualities that make the suburb one of national and international significance.

We do not oppose change and we support the provision of a Residential Aged Care Facility on this site. We understand the need for some Independent Living Units on the site, but query the mix and numbers presented.

We strongly oppose the scale and nature of the proposal as presented to NSW Planning.

**Our objections are summarized as follows:**

- The scale of the project is far too great for the site and its surroundings.
- The buildings proposed are too high, too bulky and intrusive in the context of their surroundings.
- The height, bulk and scale of the development is damaging and overwhelming to the heritage listed Scottish Hospital building and its remnant landscaped terraces.
- The significance of the site as a whole, its landscape and its place in the fabric and history of Paddington would be irretrievably damaged if the proposal were to be approved and implemented; views into and over the site are obstructed.
- The massing, design qualities and built form of the buildings proposed are completely unsympathetic to the scale and qualities of the architecture surrounding the site and to the fine grain qualities of Paddington in general.
- The number of ILU's and their scale appears to be overly generous in proportion to the number of aged care beds provided.
- The proposal is excessive and in contravention of the Woollahra LEP 1995 in matters of height, density and heritage controls.
- The proposal is in contravention of Woollahra Council's DCP's and objectives for the Heritage Conservation Area.

**We believe it is of great importance that this proposal be reviewed by the NSW Government Architect and request that NSW Planning facilitates this architectural engagement.**

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We support the resolution of Woollahra Council at its meeting of 13 December 2010 objecting to the Environmental Assessment submitted.

We support the Planning Principles adopted by Woollahra Council and request that NSW Planning takes these into consideration in the assessment of the project.

**1. Demolition:**

- The number of trees scheduled for removal is excessive; many of these are not intrusive, as the proposal states, they are simply in the way of the siting and excessively large footprint of the development.
- The depth of the proposed excavations, consequent changes to water table and drainage and the height and proximity of the proposed buildings raises doubts as to whether some of the trees listed for retention will in fact survive – root zones and canopies will be compromised.

**2. Car Parking:**

- The proposal understates the number of spaces in the basement car park – an area equivalent to some 50 additional spaces is shown on the layouts, but not noted in the numerical listings – this results in excessive excavation, is misleading and should be challenged in the assessment process.

**3. Amenity and Streetscape:**

- The proposal does not complement or harmonise with its surroundings in the Conservation Area.
- The proposed buildings are intrusive, setbacks at street frontages are limited relative to the proposed heights; the proposed heights overwhelm and impact adversely on neighbouring properties and the heritage Scottish Hospital building.
- The proposed built forms are completely out of character and scale with the surrounding streetscape – they are more appropriate to the massive new developments in Green Square or Moore Park than to Paddington.
- The development will not contribute to the quality and identity of the area; it is totally inappropriate.

**4. Bulk and Scale:**

- The density greatly exceeds the density controls of the surrounding area (FSR 0.75:1).
- The previously approved consent for an Aged Care Facility on the site was based on a project of 13,600 sqm GFA (FSR 0.9:1) – not the 17,500 sqm stated in the application.
- The present application is for 19,500 sqm (FSR 1.32:1), some 45% larger than that previously approved.
- This excessive density results in what is effectively highrise development in Paddington, where normal development controls restrict development height to three stories and 9.5 metres.

Cont/3

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**5. Built Form:**

- The stepped forms and articulation of elements appear to be an attempt to break up the great mass of the proposed new buildings.
- They are an unsuccessful attempt to mitigate the scale and bulk of the development.
- No amount of reinstated landscaping could successfully camouflage the true height and bulk of the proposal; it is entirely inappropriate in its context.

**6. Landscape impacts:**

- The application recognizes the high landscape heritage significance of the terraces and grounds but notes that the development will result in considerable changes to the landscape.
- These changes are excessive and destructive in nature.
- The historic terraces will be destroyed during construction and in their reinstated form they will be overwhelmed and hemmed in by new construction and alienated from enjoyment by the community in the future; some areas will be available only for the enjoyment by the owners of privately owned units.
- The removal of some 70 plus trees will have an enormous impact on views over and into the site from all directions.
- The assessment should include analysis of the heritage significance of the gardens and grounds and query the need for such wholesale tree removals.

**7. Views**

- The views presented in the documentation (Appendix X – View Analysis) are vague, lacking in detail and simplified. Far more accurate impressions of the visual appearance of the proposed buildings are to be found in the accurate 3D modelling of the following:
  - **Finishes Board** (Appendix B section 09);
  - **3D Views-Photomontage** (Appendix B Section 10) and above all
  - **Solar Access Analysis** diagrams (Appendix Q).
- The true bulk, scale and nature of proposed architectural built form are revealed in these models for what they would be if the proposal were to be approved – massive, bulky, overwhelming to the surroundings and streetscape and oppressive and constricting to the heritage Scottish Hospital building and terraces.
- Images from each of the above Appendices are attached to the accompanying email.
- We ask that NSW Planning and the NSW Government Architect take particular note of the remainder of the images in these Appendices.

**8. Community Consultation:**

- Whilst this process appears to have been in conformity with recognised procedures, and is thoroughly documented, the consultation sessions were information sessions at which residents were able to express their views on two options initially presented.

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- The less-criticised of the two options was developed, with no reduction in the bulk and scale so roundly criticized during the consultation process.
- Assertions by the applicant concerning the number and size of ILU's required to support the viability of the Nursing Home bed numbers were not expanded upon during the consultation process. The information is not transparent and cannot therefore be properly challenged by objectors.
- Since the numbers and floor areas of ILU's have such a dramatic impact on the bulk and scale of the development we request that further information be sought by NSW Planning during the assessment process of actual numbers required and the appropriate scale of such dwelling units.

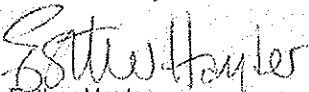
**9. Community Benefit:**

- The Environmental Assessment claims that benefits include improved streetscape presentation, improved interface with Dillon Reserve, and creation of public views to the rear of the heritage building and garden.
- The documentation belies all of these claims.
- The actual community benefit appears to be restricted to the provision of 12 additional aged care beds and a small (0.136 ha) addition to Dillon reserve.
- Public views into and over the heritage grounds are severely constrained.
- Public access to the site is restricted.

**Conclusion:**

- We do not support the proposal and Environmental Assessment submitted.
- Whilst provision of a Residential Aged Care Facility and some Independent Living Units are supported for this site, the scale of the proposal is excessive and not supported by Woollahra Council, The Paddington Society, local residents or the general community.
- The proposal exceeds by some 45% the previous approval for the site; it is too high, too bulky and out of scale with its surroundings.
- It contravenes Council's Planning Principles for the site, together with the intent and controls set out in the WLEP and DCP's for the Heritage Conservation Area.
- The planning and built forms exhibit no design excellence and are unsympathetic and inappropriate in this context.
- The proposal provides very limited community benefit above what already exists and is greatly detrimental to surrounding streetscapes, residential amenity and rare green views in this part of Paddington.
- We believe and request that the application should be refused.

Yours faithfully

  
Esther Hayter

From: "Mail Delivery System" <MAILER-DAEMON@mckm1.commerce.nsw.gov.au>  
Subject: **Delivery Status Notification (Delay)**  
Date: 18 December 2010 7:08:45 AM AEDT  
To: hayters@bigpond.net.au  
1 Attachment, 1.6 KB

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This is an automatically generated Delivery Status Notification.

THIS IS A WARNING MESSAGE ONLY.

YOU DO NOT NEED TO RESEND YOUR MESSAGE.

Delivery to the following recipients has been delayed.

<information@planning.nsw.gov.au>

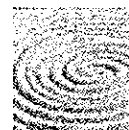
The reason for the problem:  
4.4.2 - Bad connection 'timeout'

Reporting-MTA: dns; mckm1.commerce.nsw.gov.au

Final-Recipient: rfc822;information@planning.nsw.gov.au  
Action: delayed  
Status: 4.0.0 (temporary failure)  
Diagnostic-Code: smtp; 4.4.2 - Bad connection 'timeout' (delivery attempts: 0)  
Will-Retry-Until: 21 Dec 2010 02:59:22 +1100

[Mail Attachment.eml \(1.6 KB\)](#)

From: Esther Hayter <hayters@bigpond.net.au>  
Subject: **MP10\_0016 - Project Application for Seniors Housing and Care Facility 2 Cooper Street ,  
Paddington, NSW 2021 – Part 3A Assessment**  
Date: 18 December 2010 3:12:10 AM AEDT  
To: <information@planning.nsw.gov.au>  
6 Attachments, 2.2 MB



Director, Metropolitan Projects,  
for the attention of Shivesh Singh

**MP10\_0016 - Project Application for Seniors Housing and Care Facility  
Scottish Hospital Site  
2 Cooper Street , Paddington, NSW 2021 – Part 3A Assessment**


I have earlier today made an on-line submission in the form of a letter of objection with accompanying attachments to illustrate a few salient points.

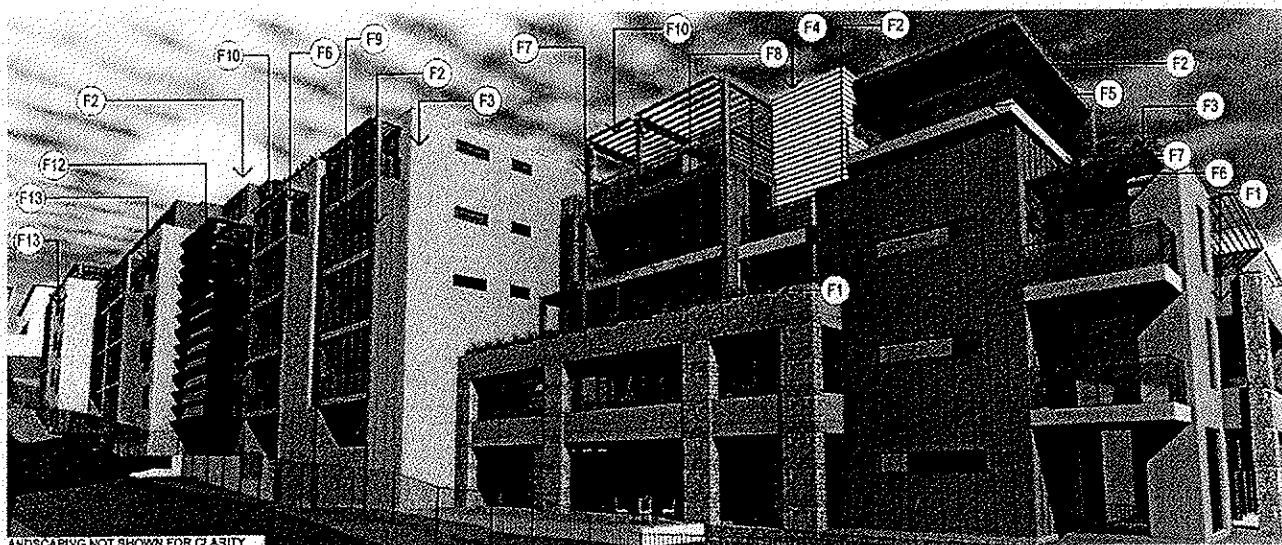
However I have been having some problems with my computer due to the downloading of the many files in this application. I am therefore not sure whether the submission was actually sent correctly. My reference privacy code number was pi2vgy.

In case it didn't go through correctly I here attach my letter of objection dated 17 December 2010, together with attachments illustrating some of my concerns.

Please do not hesitate to contact me if there are any problems with this submission.

Many thanks  
Esther Hayter

  
MP10\_0016...pdf (96.0 KB)

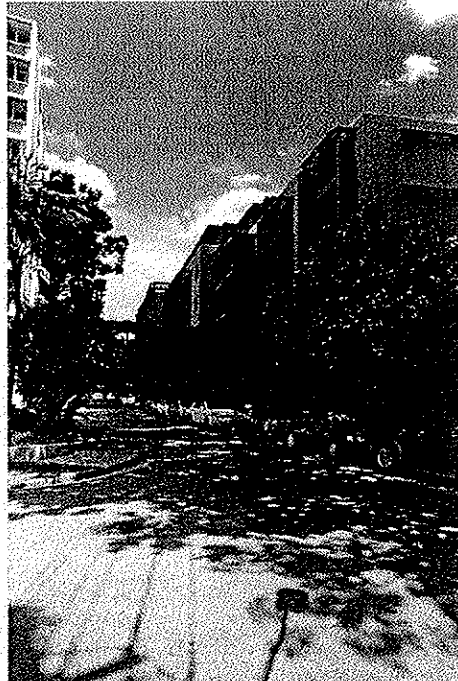


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**Existing**

View 6 - Glenn St & Stephen St



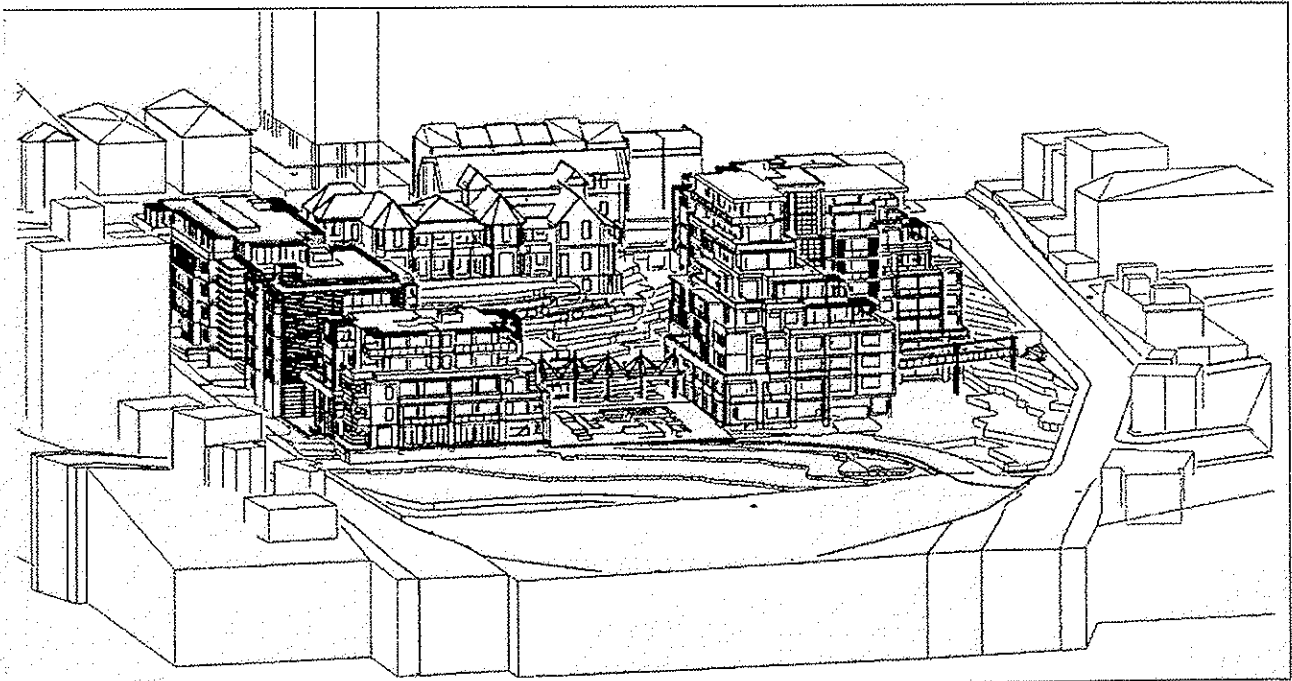
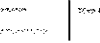
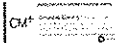
**Proposed**

View 6 - Glenn St & Stephen St

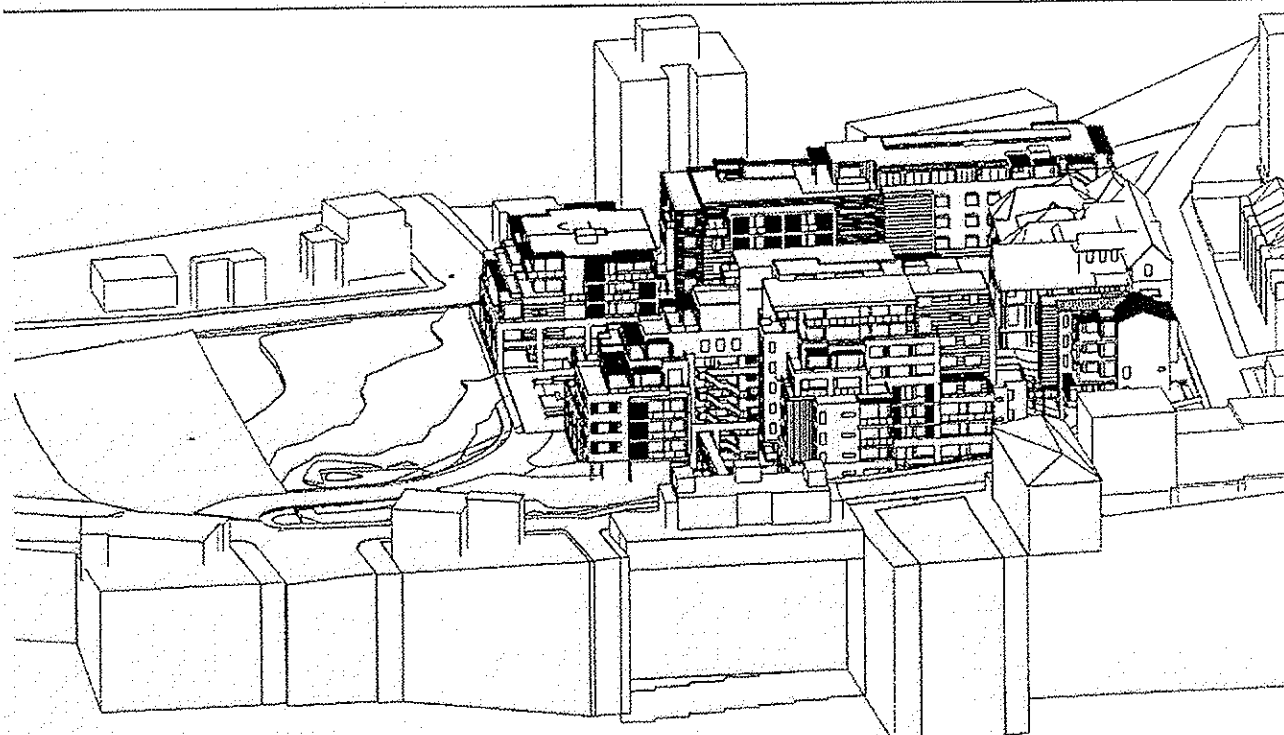
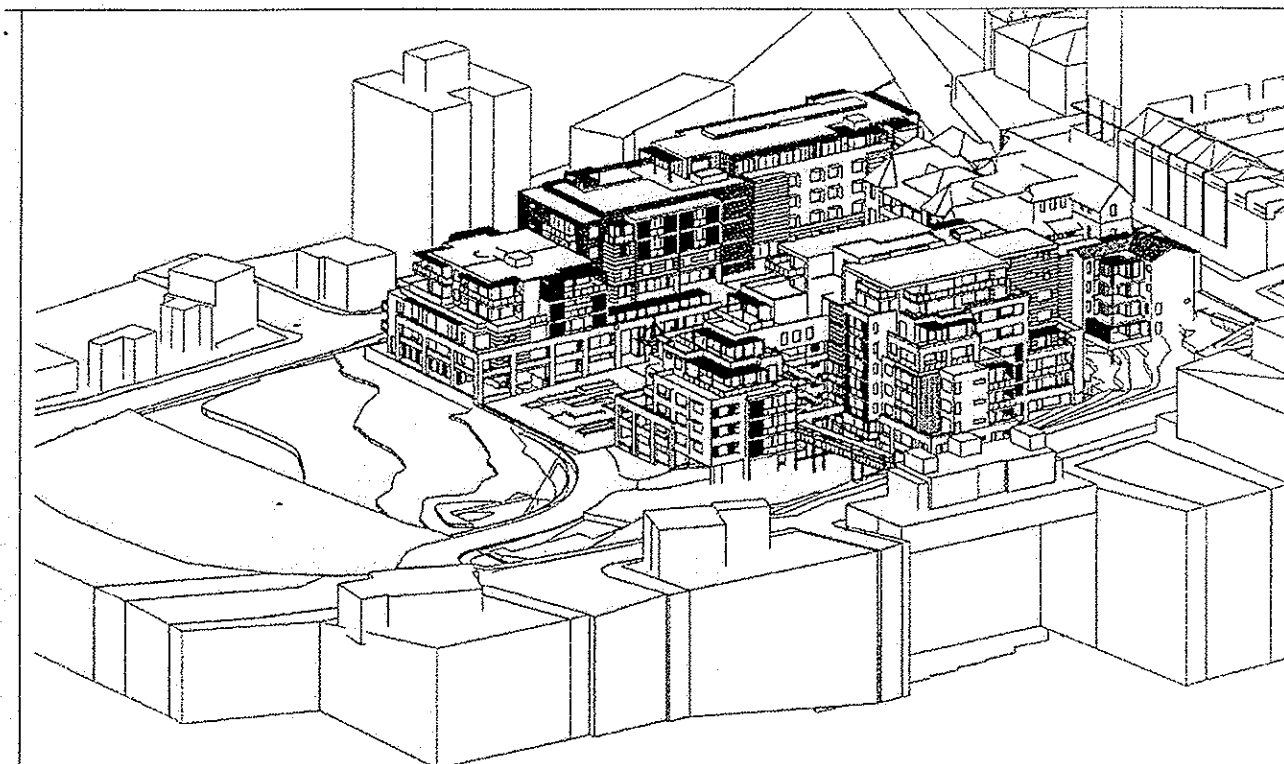


FOR MAJOR PROJECT APPLICATIONS ONLY

**"THE TERRACES"**  
SCOTTISH HOSPITAL - 2 COOPER ST. PADDOINGTON







Trevor + Esther Hayter P/L  
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