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M J Bleasel

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Friday, 17 December 2010

NSW Planning
Attention Director, Metropolitan Projects

**RE: Scottish Hospital, 2 Cooper St, Paddington
MP10_0016-Project Application for Seniors Housing and Care Facility**

I object to the proposed development.

Whilst there is insufficient time to give a detailed response to the 135 pages of the Assessment Report or the 27 Appendices (noting that the Applicant has chosen the minimum of 30 days for public display, notwithstanding they have taken 6 months since the DGR to lodge the Assessment Report), my reasons for the objection can be summarised as follows:

1. *"Paddington is a unique urban area of outstanding national heritage significance. The special character of Paddington is derived from its historical development and associations. This unique character is also evident in its interrelationship of buildings, spaces, topography, landscape settings and land uses."* Paddington Heritage Conservation Area Development Control Plan 2008.
2. The height, bulk and scale of the proposed development (which occupies a site area of 1.478ha) is not in keeping with the context of the locality of Paddington, and will significantly erode the special character of Paddington.
3. The Development significantly detracts for the visual impact of the heritage buildings and elements on and in the vicinity of the site and the Paddington Heritage Conservation Area.

4. In particular the envelope/height of the proposal does not integrate with the local environment and heritage fabric. The development does not comply with the building height standard of 9.5 meters that applies pursuant to WLEP 1995 (Paragraph 5.1 revised PEA 010310).
5. The design quality of the development, specifically the facades, massing, setbacks, building articulation, colours, material and finishes, as displayed, are not in keeping with the Paddington Heritage Area, notwithstanding “motherhood” feel-good statements without any detail in paragraphs 8.1.8 and 8.1.9 of the EA.
6. The Applicant whilst alleging community consultation has only had the EA (and the devil is in the detail) displayed for a bare minimum of time. I went to the meeting on 25 November 2010 (the EA having been released on 17 November). At that meeting they did not have available the design plans for the development. On specific questioning, they advised that the final design will be “significantly different” to that being displayed.
7. I agree with the Statement of Planning Principles for the Redevelopment of the Scottish Hospital Site as adopted by Council on 11/10/10 and found at:
http://www.woollahra.nsw.gov.au/_data/assets/pdf_file/0006/68388/Adopted_Statement_ofPlanning_Principles.pdf
8. I have lived in Paddington for 23 years, and I have not heard any support from residents for the project. I have heard and observed considerable objection to it.

Yours sincerely,

M J Bleasel