

Department of Planning
GPO Box 39
Sydney NSW 2001

15 December 2010

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

Thank you for your letter dated 17 November 2010, inviting my comments on this matter. I object to the proposed development in its present form for the following reasons:

1. The proposed development is an attempt to pack too many residents onto this site, which is just not big enough unless buildings are extended upwards and/or outwards to an unacceptable extent. Paddington is already one of the most densely populated areas of Australia. I understand the argument that a demand exists for aged-care accommodation - indeed, I may be a part of that demand myself in the not too distant future. However, this development would increase residential density of the site by far too much.
2. The other issue of vital importance is to maintain the open space with trees and suitable vegetation. Public access is a secondary issue. Extension of the Dillon Street reserve would be fine but I do not see any great pressure for additional public space at present. If the space is not built over, it will be there in the future if needed.
3. Replacement buildings on the Stephen Street side of the site should be no higher than at present, stepping down in height as proposed in the development plans. They could extend further to the north than at present but NOT so far that they obstruct the view down Glen Street onto the site. There should be no building on the site opposite the junction of Glen and Stephen Streets or to the immediate north of it.
4. Additional vehicular traffic on Stephen Street is not acceptable. If there were to be access to the Scottish Hospital from Stephen Street, it should be for pedestrians only. Adequate parking should be provided on the site.
5. Anything more than one extra storey would be unacceptable on the residential building closest to the entrance on Brown Street.
6. Excavation on the site should be for car parking and services only.
7. If the development does go ahead, the opportunity should be taken to put underground all the power and telephone cables in adjacent streets.

I have also e-mailed this message to you (I hope).

Yours sincerely



Dr D J Higson

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Paddington NSW 2021