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Attention Shivesh Singh  
Dept of planning  
23 Bridge St Sydney  
NSW 2000

From; Raymond COLLETT  
502/40 Stephen Street  
Paddington, 2021  
15/12/10

**RE: APPLICATION #:MP09\_0016 Scottish Hospital Redevelopment.**

**This submission is objecting to the above application.**

There is a breathtaking arrogance about this proposal, which, from the very first, has been driven by misleading, confused, vague, selective, and overly emotive language and plans from Presbyterian Aged Care.

No part of their development affects others more, than that lump of it, which will impact on the greatest number of neighbours. That's not sensitive planning. Upper Stephen St onto which 90 or so residents step each day will be transformed from a pleasant, somewhat narrow lane, into a narrow, confining, factory dead end street.

The geography of this immediate area has been overlooked. It's at the base of a small valley, well sheltered from all winds from the west through south to east. When the winter "highs" pass over, this is a sink area. One would have to seriously doubt that there would be enough air circulating in the narrow space between their proposed building and our block, to dispell the ever increasing diesel fumes generated by their service trucks.

In the same way, the land shape concentrates noise. Already this is a fairly high density residential area where associated noise, even an ordinary conversation, is directed to upper floors and wakes people. This development will significantly increase that noise.

I say there are large elements of this proposal which never should have been located immediately outside our front door. Redraw and make greater use of their traditional streets, Brown and Cooper. Have their own lane connecting their Brown Street entrance [ which, ironically is wider than upper Stephen St!] with their other entrance at the corner of Brown and Cooper. Their proposed Stephen Street entrance is a sham.

I pass through the Childrens Playground Council Reserve several times a week. This beautiful little park is quite large enough. PAC should keep their land and use it to increase their setbacks.

I am including a drafted answer. I don't do this lightly. I unequivocally endorse every single line of it.

I note wryly the PAC is handing the decision over to you at the most demanding time of the year!

Thank you. Raymond Collett, owner/resident 502/40 Stephen Street, Paddington 2021.

*Raymond Collett* 15/12/10.

