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Woollahra
Municipal
Council



ABN 32 218 483 245

Council Ref: 62.74
Your Ref: MP10_0016

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Major Projects Assessment
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Attention: Director Metropolitan Projects

**Scottish Hospital 74 Brown Street (aka 2 Cooper Street), Paddington
Submission to Seniors Living Project Application**

I refer to your letter 17/11/10 inviting the Council to make a submission on the Project Application for a seniors living development at the Scottish Hospital site in Paddington.

The Council at its meeting on 13/12/10 decided it would make a submission objecting to the Environmental Assessment (EA) submitted by the Presbyterian Church (NSW) Property Trust. The grounds for our objection are as follows:

- 1. The density and bulk of the proposed new buildings are considered to be excessive resulting in the significance of the heritage listed Scottish Hospital building and grounds and individual trees, as recognised by the NSW Heritage Inventory and the Woollahra Local Environmental Plan 1995, being unduly affected. In this regard the importance of the principles under the Burra Charter as a guide to the redevelopment of the site does not appear to have appropriately influenced the proposed design outcome.*
- 2. The density and bulk of the proposed new buildings are considered to be excessive resulting in the significance of the Paddington Heritage Conservation Area as recognised by the Woollahra Local Environmental Plan 1995, being unduly affected.*
- 3. The height and siting of the proposed building referred to as the Brown Street Independent Living Unit building would result in the areas referred to as traditional garden terraces, passive recreation and middle link garden to be overshadowed at all times of the year unduly affecting the desirability of these areas to be used by the future occupants of the development.*
- 4. The siting of the proposed building referred to as the Stephen Street Independent Living Unit building will unreasonably impact on the streetscape and views from Stephen Street and Glen Street. Also, this building should be setback from the Stephen Street alignment a sufficient distance to retain all existing significant trees. This may require the setback to be increased.*



5. *The alterations to the roof level of the heritage listed Scottish Hospital building, as recognised by the NSW Heritage Inventory and the Woollahra Local Environmental Plan 1995, will unacceptably reduce that building's heritage significance.*
6. *The excessive height of the building referred to as the Brown Street Independent Living Unit building will cause an unreasonable impact on views from private properties on the southern side of Cooper Street.*
7. *The siting of the proposed buildings and works poses an unacceptable risk to the well being of heritage listed trees which the proposal is relying upon to mitigate against the unacceptable density and bulk of such proposed buildings. The heritage listed trees are an intrinsic part of the property's heritage significance and contribute to the landscape and scenic qualities of the site and the locality.*
8. *The siting of the proposed buildings and works will require the removal of existing significant trees resulting in the landscape character of the locality being detrimentally affected. Over seventy (70) trees are to be removed simply because they are affected by the proposed construction.*
9. *The Minister can not be satisfied that the proposal has adequate regard to neighbourhood amenity and streetscape which are considered to be a prerequisite to granting approval under State Environmental Planning Policy (Housing for seniors and people with a disability) 2004, clause 33.*
10. *The extent by which the proposal fails to meet the 'can't refuse' standards for building height and density contained in State Environmental Planning Policy (Housing for seniors and people with a disability) 2004, clauses 48(a) & (b) and 50(a) & (b) demonstrates that the height of buildings and the density of the proposal are excessive.*
11. *The proposed loading dock off Stephen Street will require vehicles to either reverse in or reverse out. This arrangement and the use of Stephen Street for service vehicles is unsatisfactory having regard to the narrow carriageway of Stephen Street.*
12. *Information submitted with the project application is considered to be misleading in relation to the floor space of the proposal, the scale model (particularly in relation to the way in which existing trees are represented), the height of the existing adjacent building at 40 Stephen Street and 3D images (they appear to have been prepared using an inappropriate aperture).*
13. *The proposed number of car parking spaces is considered to be excessive which results in the extent of required excavation for the basement car park to also be excessive.*
14. *The heritage terraces will be privatised with the top lawn area being only accessible to the occupants of the proposed adjoining apartments. There also appears to be no proper heritage based justification for the proposed from in which the terraces are being reinterpreted.*

15. *The siting of the Brown Street Independent Living Unit building will result in the Brown Street streetscape being adversely affected by its intrusion into the existing landscaped buffer.*

The proposal clearly represents an inappropriate form of development for this site. It also provides limited public benefit in terms of residential care facilities as compared to the existing accommodation, i.e. 100 proposed beds compared to 88 existing. We are of the view that the proposal is unacceptable and should be refused by the Minister.

You are also advised that we have received copies of numerous objections to the proposal as a consequence of the EA being made available to the public. These objections confirm that there is widespread concern in the community with this proposal. Careful consideration needs to be given to the matters raised in those objections before any decision is made on the application.

This letter is to be regarded as the Council's submission for the purposes of s.75H(4) of the *Environmental Planning and Assessment Act 1979* (the Act). It is also to be regarded as advice provided by a public authority for the purposes s.75I(2)(a) of the Act. Accordingly the Director-General is required to provide a copy of this letter, or a report on the issues raised in it, to the proponent and any other public authorities as maybe required by s.75H(5)(a) & (c) of the Act. The Director-General's report to the Minister on the EA is also required by s.75I(2)(a) to include the advice contained in the letter.

Should you wish to discuss any aspect of this submission I can be contacted on 9391-7156.

Yours Sincerely



Peter Kauter
Executive Planner