

Briony Edwards
808 Henry Lawson Dve
Picnic Point, NSW 2213

Attn: Shivesh Singh
Dept of Planning
23 Bridge St
Sydney, NSW 2000

Re: Application #: MP09_0016

I am writing in regards to the abovementioned application for the Scottish Hospital Redevelopment. I am owner in the apartment block of 40 Stephen St, and I am quite horrified at the changes being proposed, and the impact they will have to the street.

Stephen Street is currently a quite dead end street that experiences very little traffic and noise, and has a lovely streetscape. I believe the changes that are being proposed will impact this substantially and wish for them to be reviewed.

Specifically some of the issues are –

1 – Removal of trees - There are notes to remove all 'retention value B' trees from Stephen St. These trees are a major asset to the street, and their removal will impact the feel and look of the street substantially.

The Woollahra council tree preservation order says that nine of the trees must be preserved, but the application has ignored these, even calling some of them weeds when other trees of the same species are to be retained in the same proposal.

2 – The aged care facility is to be built right on the edge of Stephen St – The SEPP 65 Recommendation is for 18 meters, but this development is proposing 16 meters.

3 – Stephen St is to be used as a service entry - Stephen St is a quiet dead end street that is quite narrow. Using this as a service entry will be a major disruption to all residents, and there is not enough room to reverse or turn trucks on the road. I fear that the common driveway areas of the apartment block will have to be used to accommodate such vehicles.

4 – Air conditioning units located opposite 40 Stephen St - These will once again have a massive impact on the residents of 40 Stephen St with the noise that will be produced.

Whilst consideration has been given to the residence of Brown St, with the appearance remaining mostly untouched, it appears that the same has not been afforded to the residence of Stephen St, and the massive impact this development will have on their standard of living.

I would ask that the plans for the Scottish Hospital on Stephen St be reviewed with a more resident friendly outlook.

I look forward to receiving a response on how my concerns are to be relieved and can be contacted on 0404 032227 at any time to discuss.

Regards,
Briony Edwards