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Cooper St  
Paddington,  
NSW 2021

Dear Director, Metropolitan Projects'

**Redevelopment of Scottish Hospital at 2 Cooper St, Paddington: MP10\_0160**

I am writing to object to the Presbyterian Aged care redevelopment at the old Scottish hospital site. The height bulk and size of the development have an adverse impact to the residents surrounding this site. The particular points of contention are:

**1. Height from Cooper Street**

The redevelopment of the former operating theatre at the Eastern section of Cooper street adversely impacts the residents. The proposed new building raises the height of the structure in the South East corner beyond the existing flat roof and includes another story. This height increase is detrimental to the north facing view of Cooper St residents. I request that no more than the current height of the existing operating theatre should be allowed for the new building. Furthermore the redevelopment should delete the penthouse accommodation level which adds to the overall height and bulk of the new building.

**2. Views and Green Aspect from Cooper Street**

Our street and many of the buildings in it have invested significantly in refurbishment after researching and gathering information from council about the status and development plans of the Scottish hospital. We consulted a planner to peruse the previously approved 2001 DA (and revised DA 481/2006/1) on this old Scottish Hospital site. We were advised in 2006 that the 2001 DA would not change the outlook over the existing flat roof height in the South East corner of the site on Cooper Street. The plans from the architects Noel , Bell, Ridley, Smith and Partners NBRS&P were provided (see appendix- stage planned development from the DA). This confirmed the retention of the outlook and also noted an improvement to the aspect over the facility by removing the utility box on the flat roof. There final statement was that there was to be no change to the site on Cooper Street. The key points made during this process was that the Presbyterian Care re-development on Stephen Street would also be discrete and sit beneath the height of the current flat roof of the existing operating Theatre (i.e. not visible to the residents of Cooper Street). The 2010 aged care housing proposal now contradicts this information. The result is that our Northern aspect views which are of high significance are being compromised. The views to the eastern wings of the Scottish hospital encompass harbour views, lush landscape and also a very pleasant district outlook. This new development proposal needs to take into account the amount of green space being removed from Cooper Street (near Stephen Street) northern views and the protection of this aspect (see photo in appendix).

### **3. Green Roof – Roof Apartment Penthouse**

The new proposal increases the height of the structure in the South East corner above the present flat roof structure which affects sight lines. The result is an unfavourable view over a significantly larger, bulky building which is dominated by a grey roof and apartment. This is a grave change from the present green leafy northern views to the harbour (see photo Appendix).

The development in the South east corner needs to reduce its height. I object to the extra residential penthouse apartment that has been included on this South East build which will deteriorate the resident's aspect and views. The bulk of the new planned lift well is another point of contention. The proposal communicated a flat planted roof (without reference to the extra height from the self contained apartment). I would like to request the removal of this extra private accommodation level in order to retain the height of the existing flat roof structure. I would further request to have the lower revised flat roof structure completely planted with low cover vegetation to assist with the green aspect and alleviate the bulk and scale of the new proposed building. The visual amenities of current residents need to be protected. (See photo in appendix)

### **4. Traffic Cooper Street**

The proposed development has now introduced several pedestrian access points from Cooper Street. These access points will bring a lot more traffic to this street which is very narrow and only allows one car to pass at a time via a single carriageway. The contingency plans to deal with this development have been underground parking, however the pedestrian access points in Cooper street have not been accounted for. Cooper St will present an attractive pick up and drop off point for family friends, visitors and taxis. Cooper street is already unnecessarily burdened by trucks and is tricky to navigate, cars often having to reverse to allow traffic to pass. Having seen other facilities like this, there is likely to be a greater use of taxis that will now frequent these premises. It will be important on this narrow road to have a street bay opposite the entrance that accommodates taxis picking up and dropping off pedestrians (i.e. opposite 11 Cooper Street). This will be paramount to prevent the street being blocked. There will also need to be allowance for extra car spaces on the street as visitors will use the existing resident parking places which are already a few for the residents in the neighbourhood. Any spaces forgone for the taxi pick up drop off point will need to be given back to the street elsewhere.

### **5. Trees Cooper Street**

There are a number of trees that are being removed from the Scottish Hospital premises in this development, which compromise the green outlook over this site. The planning has neglected to account for a mature variegated Robinia on Cooper Street and a Jacaranda on Cooper Street which are both located around the ambulance bay at the old operating theatre access point. I would also like to request the preservation of these trees.

Not only should these trees be maintained, but new ones should be inserted both on the old Scottish Hospital site, and the remainder of Cooper Street nature strip. The nature strip should continue the theme of the street planting with the ornamental pear trees that are presently on the south Eastern end of Cooper Street. This planting should be continued down the complete western end of Cooper street nature strip in front of the hospital building.

## **Conclusion**

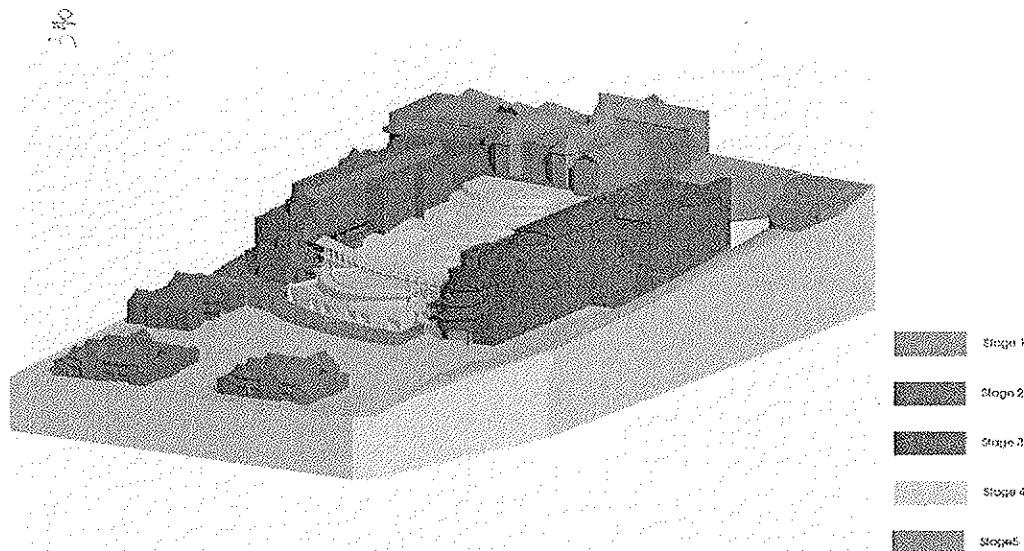
In Effect, the scale of this project should be revisited and modified to better accommodate the height and view amenity of Cooper and Stephen Street residents with an eye towards alleviating traffic congestion on Cooper Street and preserving, at minimum, the precious greenery that already exists for the street's residents. The proposed roof apartment in the South East corner should be removed and low vegetation should be placed on the flat roof structure. I therefore strongly object to the proposed development until these issues are adequately addressed.

## **Appendix**

Present Views and Green Aspect from Cooper Street – New plans will block this pleasant outlook via an increase in building height from the proposed roof apartment.



Original Scottish Hospital Plan redevelopment (Development Application)  
 Plans shows no change to Cooper St.  
 Flat roof, building height and outlook were all retained.



Scottish Hospital, Paddington  
 IMPLEMENTATION STAGES



Present Green Outlook will be Blocked by SE Corner Roof Apartment

