

Tom Barraket
601/40 Stephen St
Paddington
NSW 2021

9th December, 2010

Re: Development Application MP10_0160 (Scottish Hospital, 2 Cooper St, Paddington)

Dear Sir/Madam,

I am writing in objection to the proposed redevelopment of the Scottish Hospital site which is located directly opposite my home in Paddington. I share the same view as many residents in the area, that while some redevelopment of the site should definitely happen, the current proposal is inappropriate. The core concern most residents have is that the scale of the project is too large and I do not know of one local resident that is in support of the proposed development (in its current form). I believe that approving this development would be a major failing of government policy and the intention of part 3a. While part 3a was intended to push through projects in the best interest of society, this application is a highly inequitable distribution of the social costs and benefits, and those paying the largest cost are the residents of Stephen St and Cooper St.

My key reasons for objection are listed in point form below.

- The development is far too large and will destroy much on the greenery enjoyed by residents in the area.
- The development is too close to Stephen St and will be very intrusive for residents living at the Cooper St end of Stephen St. There should be greater setbacks between the aged care facility and Stephen St allowing residents adequate space.
- The removal of all the trees directly opposite 40 Stephen St is not required. Several of these trees are well established and I'm informed some of them should be protected under regulations by Woollahara Council as they are greater than 10m in height. The Arborist Advice Survey has given these trees a 'Retention Value B Rating' and it seems these trees are being removed against the residents' request, purely because it is more convenient for the developer. The Camphor Laurel and Brushbox trees opposite 40 Stephen St should be kept.
- The service entry area located directly opposite 40 Stephen St will cause excessive noise and trucks will find it difficult to navigate down the street. Stephen St is very narrow, not conducive to heavy traffic flow and many larger vehicles are likely to use the 40 Stephen Street private parking area for turning. This service entry should be removed from Stephen St and all residents that I have spoken with (some who have lived in the area for multiple decades) say they don't believe there has been a service entry on Stephen St in living memory.
- The air conditioning condenser units, laundry and kitchen ventilation, which will be located directly opposite 40 Stephen Street will be unattractive and create noise. The condenser units should be relocated and hidden. Kitchen and laundry ventilation should not be toward Stephen St given there is such a small distance (approx 16m) between the aged care facility and 40 Stephen St.
- The new trees to be planted on Stephen St are inadequate and will fail to grow to significant size for many years (if ever). There appears to be inadequate space for the trees to grow and the same species of tree have failed to grow well in the Dillon St Reserve. I believe the development drawings are very misleading and that even after 10 years of growth the trees will be approximately 50-80% smaller than the drawings and models in the development proposal suggest.

My home will be significantly impacted by this development and greater setbacks on the Stephen St side of the development would be a very significant improvement. Residents of 40 Stephen St who now enjoy a leafy front yard will have a service entry, garbage bay, industrial laundry and kitchen and potentially noisy air conditioning condenser unit on their front door step. Reducing the scale of the facility is necessary to gain the support from the community and I believe that approving this application will result in unfair treatment of Stephen St and Cooper St residents.

Best Regards,

Tom