

Re-development of Greenwich Hospital (Concept Proposal)

97-115 River Road

SSD 17_8699

[REDACTED]

[REDACTED]

I am long term resident of Greenwich, >20 years, and share a common boundary with the Pallister House heritage lot.

I would like to acknowledge Hammondcare site management as being a very considerate neighbour and one which has always been quick to respond to and resolve any issues that have arisen.

However, on the subject of the re-development concept, I have significant concerns with and objections to the concept as currently detailed.

This submission objects to the following aspects of the redevelopment proposal:

- **Height of Main Hospital Development**
- **Significant Reduction of Trees**
- **Senior Living Units**
- **Height & scale of Main Hospital Development**

The proposal indicates the size of the main hospital redevelopment will be at least 8 stories in height. Given the build location is at the highest point of the site this structure will be an overly dominant within the context of a residential suburb.

The visual impact, both daylight and evening, will be of significance in terms size and scale overlooking properties across both the immediate and adjacent neighbourhoods, Greenwich, Northwood, Longueville, Osbourne Park and sporting and recreational parklands.

- **Significant reduction to the number of existing trees**

The report describes the removal of 139 trees, more than 50% of all trees on the site, especially within the Pallister House Heritage lot and the consequential destruction of a valuable flora and fauna habitat.

- **Senior living housing on LEP SP2 land**

The proposal includes the development of housing units for residents over 55 years of age. This would not appear to be in any way aligned to the provision of medical / hospital services. These buildings are either significant in size, up to 7 stories and or are the key reason for the removal of trees on the Pallister House lot.