

28 January 2021

ID:NO 25

To whom it may concern

Subject: Objection to proposed development of the President Private Hospital – DDS-10320

I am writing to you to raise my objection to the proposed development of the President Private Hospital.

I am extremely concerned about the proposed development for the reasons outlined below.

Obviously, the reports provided by Macquarie Health in its development application were all directly or indirectly paid for by Macquarie Health and I feel they give a particularly inaccurate picture of the current parking and traffic situation in the area around the President Private Hospital.

Traffic during construction

The Preliminary Construction Management Plan (CMP) provided by imagescape design studios states that construction vehicular access/egress to the site will be from Hotham Road.

It also says it is likely the following construction equipment will be used:

- Articulated vehicles for delivery of excavation machinery;
- Heavy and medium rigid trucks for construction material delivery;
- Heavy rigid tankers for fuel delivery for compacting and excavation machinery;
- Rigid trucks for removal of excavation material;
- Mobile cranes;
- Concrete delivery trucks and concrete pumps.

The report says construction workers will park on the site facing Bidurgal Avenue, adjacent to the site compound where possible and on the street.

Hotham road is currently a big bottleneck around for local traffic and simply cannot handle this kind of traffic.

Visibility for drivers coming out of Bidurgal Avenue is already very poor when there is one vehicle parked around the corner. Near-accidents happen frequently as cars coming out of Bidurgal Avenue need to come out too far to be able to see the traffic on Hotham Road.

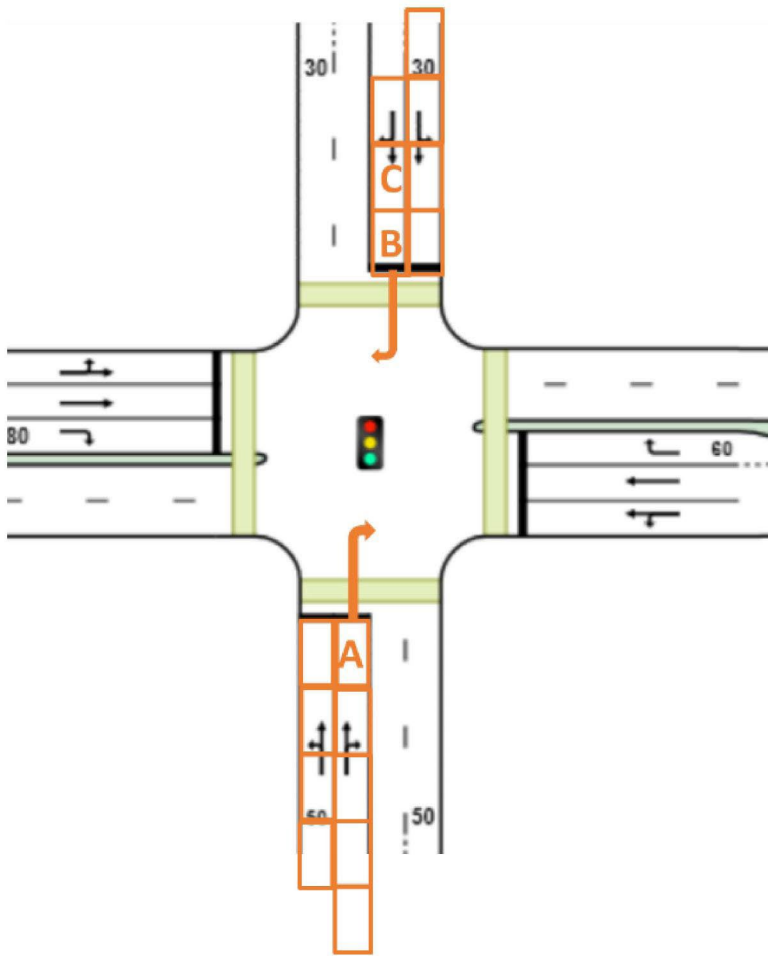
It is very clear from the plans that the development would cause unacceptable disruption to traffic in the area.

Traffic after completion

The traffic assessment report says an assessment of the intersection of Hotham Road and President Avenue was done AM and PM; however, it does not specify the time of the assessment. Between 7am and 9am, drivers frequently find themselves stuck at the intersection, unable to turn right from Hotham Rd into President Avenue despite the light being green, due to the number of cars coming out of North West Arm Road and going straight into Hotham road. They often experience multiple light changes without being able to turn right.

Looking at the image below, the only way for car A to get through the intersection during peak hour traffic is by waiting until all cars coming from North West Arm Road in the left lane have cleared, and

then taking the risk to turn right while car B is turning too. However, this is very dangerous as the driver of car A does not know whether car C will be going straight ahead or even move to the left lane to drive straight ahead.



An increase in traffic will result in long queues behind car A on Hotham Road, particularly as drivers who don't know the intersection try to wait for a safe moment to turn right.



Traffic lining up on Hotham Road



Traffic lining up on NW Arm Road

Bidurgal Avenue can no longer remain a two-way street if more cars are parked in it, as there are no gaps between parked cars where you can move into to let someone coming from the opposite direction come through.



Parking in Bidurgal Ave



Hotham Road end of Bidurgal Ave



Width of Bidurgal Ave

Parking during construction

The reports provide various recommendations about parking for construction vehicles. In addition to providing a very optimistic picture, they appear to rely on a flawless execution of the construction works with regard to timing, and every person involved in the development following the guidelines and recommendations around traffic and parking.

In a large undertaking like this, it is to be expected that not everything will go according to plan and not everyone will follow the directions. As a result, it is likely more people will park on the street than anticipated and traffic will be significantly more chaotic, particularly around Hotham road and the intersection with President Avenue, where traffic is already particularly challenging and dangerous.

With small cars parked on Hotham Road already creating poor visibility for cars coming out of Bidurgal Avenue, large vehicles parked will make visibility dangerously poor.

There is no parking capacity in Bidurgal Avenue. While it may seem that there are plenty of spaces at certain times, the problem with this street is the width. When a car is parked near a driveway and another one opposite the driveway, there is not enough space to turn into the street when coming out of the driveway. Local residents have learned to space out their cars in a way that their neighbours can get out of their driveways. Construction workers won't be aware of this problem or, when in a hurry, may not give it much consideration.



Car coming out of driveway can't turn left into Bidurgal Ave

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On page 35 of the Environmental Impact Statement provided by imagescape design studios, it says the most popular shift for staff is the daytime shift where staff numbers grow from 25 to 102 on the AM shift during weekdays. With 182 beds, there will be a significant number of patients' and visitors' cars that require parking spots, particularly during the day. Add to that 102 staff and it becomes very clear that the 158 parking spots (already 5 spots short of what is recommended by the *RTA Guide to Traffic Generating Developments 2002*) in the proposal will be largely insufficient. In addition, it is to be expected that not everyone who needs to be at the hospital will be willing to pay for parking. This means there will be additional cars parked in Bidurgal Avenue and Hotham Road, and possibly other surrounding streets.

As mentioned above, Bidurgal Avenue already has a problem with parking. Additional cars parked in the street increases the likelihood of people being stuck in their driveway, which is not only highly inconvenient but could have significant consequences in the case of a medical emergency.



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Parking on Hotham Road in front of hospital

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If medical staff starts parking in the streets surrounding the hospital, people will be getting in and out of cars at all hours of the day and night. This will cause significant disruption to the quiet and peaceful neighbourhood, resulting in a permanently reduced quality of life for local residence.

Safety of local residents

The Crime Prevention Through Environmental Design (CPTED) report provided by imagescape design studios states: “It is also worthy to confirm that the type of patients using the facility will not cause a major concern. Patients at the facility are either day patients, overnight patients or patients with limited mobility. Patients in a high need for emergency or those suffering from mental health issues will not be utilising the services at this hospital.” This seems unusual since the proposed development includes a new mental health unit with 75 beds. Who will require those beds if it’s not people suffering from mental health issues? This statement makes the report rather incredible.

Furthermore, on pages 36 to 39 of its Environmental Impact Statement, imagescape design studios justifies the need for the proposed development largely based on the increased need for mental health services. It also states “In 2004-05, principal diagnoses of depressive disorders (36%), neurotic and stress-related disorders (17%), mental and behavioural disorders due to alcohol (12%) and schizophrenia (11%) accounted for the largest proportions of mental health related hospital separations (AIHW 2006b).”

Local residents are concerned about the mental stability of the patients who will be moving around the vicinity of the hospital. This is of particular importance considering how many children walk to and from school in the area.

It raises the question whether there are safer places to provide private mental health services, further away from a residential area.

Disruption of the character of the neighbourhood

The proposed new building is very uncharacteristic for the existing residential area and would significantly change the current landscape, which many residents are very unhappy about.



Current street view – the hospital is barely noticeable



Image of proposed building

Heritage listed federation house at 65 Hotham Road, Gymea

The recommendation by GBA Heritage in its Statement of Heritage Impact at the request of Macquarie Health is based entirely on the ‘clash of community benefits’ with the significance of the building. However, it gives no evidence of the community benefits referred to, and as these benefits are disputed by the local community, this seems to render the recommendation completely unfounded.

Furthermore, in referring to the 'community benefits', the report does not consider that these benefits could be provided at a different location.

In summary, the location of the current President Private Hospital seems very unsuitable for the proposed development. The local neighbourhood was designed to be a quiet residential area and doesn't have the required infrastructure to accommodate a large commercial operation.

The disruption caused by noise, increased traffic and parking requirement during the construction works will be unreasonable and unacceptable.

The ongoing impact on noise levels, traffic and parking availability after completion of the works will permanently and significantly reduce residents' quality of life. As a result, the value of houses around the President Private Hospital will undoubtedly decrease.

Traffic levels that will even further exceed those that the surrounding streets can handle will put local residents at an even greater risk.

Insufficient information has been provided to reassure residents that their safety won't be compromised by the patients attending the mental health unit.

The large building will be an eye sore in the residential area.

The demolition of a heritage-listed building is highly undesirable and can be avoided if this hospital is built at a more suitable location.

Yours sincerely

A local resident

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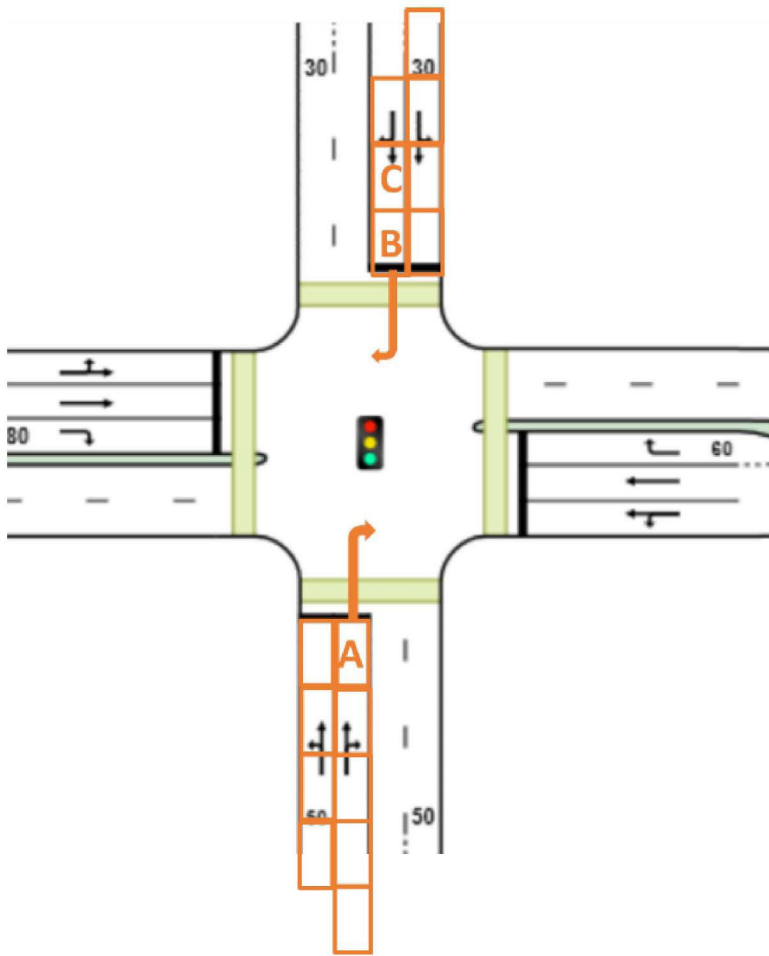
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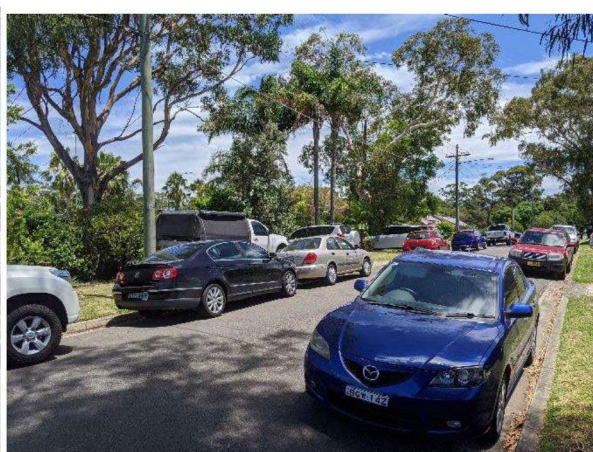


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A local resident

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Objects

Name Withheld

KIRRAWEE, New South Wales

Message

Good afternoon,

Please find attached my submission against DPE Development Proposal SSD10320 - President Private Hospital Kirrawee NSW 2232, for your review and response.

I have been advised that this or a similar proposal has already been declined twice by Sutherland Shire Council and recall when the proposed demolition of Hotham House was vetoed approximately a year ago after significant public outcry, yet here we are again, with these non-community minded developers, who likely do not even live in our shire, persistent in their quest to decimate our heritage buildings and disrupt local Shire residents' right to a tranquil lifestyle for their own gain.

Main points of objection:

- To demolish Hotham House would be to destroy one of the few historic buildings we have left in our beautiful shire. We cannot let this happen.
- To raise the initial level of buildings up to 3 storeys would not only be out of character for this quiet residential area but also a gross invasion upon local residents privacy. Multi – level buildings will impact significantly on the immediate area residents, particularly the elderly and single person households in relation to their ongoing mental health and physical safety. Shire residents have a right to a privacy on their own properties and living alongside a multi – level building of this nature would be like having a

permanent drone hovering over your house, with strangers looking in your windows, front and backyard areas, 24/7. There does not appear to have been any consideration for the existing local residents health and safety in this area.

- In relation to further safety risks:

- o the intersection of Hotham Road/ President Ave/Grays Point Road is already a dangerously busy intersection, particularly when turning right or left from Grays Point Road or Hotham Road into President Ave. in addition, attempting to enter Hotham Road from Bidurgal Avenue, in either direction, is dangerous given President Hospital Staff currently park along Hotham Road and in Bidurgal Ave, therefore visibility for residents entering Hotham Road from Bidurgal Ave is extremely limited. This can be frightening if you do not see vehicles coming until the last second, particularly from the direction of the President Hospital, where there has already been a number of near misses. These safety risks will no doubt escalate if this proposal is allowed to proceed.

- o Bidurgal Ave is already becoming a traffic chicane given many households in the street have multiple vehicles, therefore with 10 times the amount of staff working at the hospital, it would become impossible for residents to park on the street given the hospital operates 24/7. This is without considering a lengthy period of construction where hundreds of workers/site visitors/staff would require parking. There has been no consideration for the existing Bidurgal Ave residents who may be chronically unwell or elderly in relation to where their service providers would park eg. lawn mower service, house cleaner, daily medical assistance/carers, ambulance or police, let alone visitor such as family and friends. Bidurgal Ave is too narrow and cannot sustain such an increase in traffic without consequences in relation to the safety of those currently using this area.

Hotham House needs to remain where it is as part of our proud Shire heritage and the residential area surrounding this proposed development is simply not structured to accommodate such an immense and ongoing business operation.

For the reasons stated above and as detailed in my below additional submission, I am asking you to do whatever is in your power to ensure that the proposed demolition and building proposal does not proceed.

Firstly, the proposed demolition of Hotham House is totally in conflict with the recent Heritage protection which came about after many members of the local community voiced their concerns against it. It is one of very few historic buildings left in our shire and we want to keep it.

Secondly, I believe Sutherland Shire Council has declined this proposal or similar development applications twice in the past by deeming it as not appropriate for the area. The local area has been peacefully residential for over 60 years and this proposed development will intrude on the peace, tranquillity, and quiet enjoyment of residents. Bidurgal Ave contains elderly residents who take walking as exercise in the local streets and bear in mind that these residents came to this street well before the facility was built. I can recall the facility promising my neighbours that there would never be any future expansion outward or upward.

It is clearly evident from viewing the plans that the proposed redevelopment will be most invasive to Bidurgal Ave residents, specifically impacting on No 8, No 6, however also negatively impacting on No 5, No 3 and No 1. The development has proposed to demolish 2 existing residential houses in Bidurgal Ave and if this occurs it will ruin the residential nature of the street and create increased health and safety risks to the children, elderly and other local residents who use this road.

Bidurgal Ave is not an arterial road, however, should these plans be approved it will become one. Bidurgal Ave and other local street residents will suffer from loss of existing street parking due to facility staff and visitors not wishing to pay for parking. There also appears to be stairway access from Bidurgal Ave into the facility grounds alongside No 6 Bidurgal Ave which indicates that the facility is already expecting this to occur. This entryway access will automatically create a security risk to nearby residents without going into further detail.

The proposed facility will negatively impact on those residents with more than one vehicle in the household, which is relevant to most households in Bidurgal Ave; elderly residents who have daily medical care visits; visits from family or friends; food or other deliveries; and regular service providers such as lawn mowing, cleaners, gardeners, or even Police or Ambulance if ever required. There will be non-existent parking for these vehicles. Bidurgal Ave is a narrow road and cannot accommodate heavy traffic or more vehicles than it already does. The proposed development will compromise and further decrease access to residential parking as the construction and other related workers and facility visitors will be using the immediate local streets for a very long period given the substantial size of the project.

In addition, the construction will produce unwanted and excessive noise, creating prolonged unwanted disruption and permanent disruption of the current peaceful environment and relaxed lifestyle.

The timing of this proposal raised immediate questions given it was just prior to the 2020 Christmas break and occurred during a pandemic (COVID-19), which has been extremely distressing for all. This proposal release appears to have been structured knowing there would be limited exposure to the community during the Christmas holidays and decreased distribution of the local Leader newspaper thereby minimising the potential submissions against the proposal. The proposal has already been declined twice by Sutherland Shire Council for this area, yet developers have persisted in going over their head. This automatically raises questions over its integrity.

The Leader Newspaper quoted that Macquarie Health Corporation deputy chief executive David Wenkart stated that "The redevelopment will provide employment for upwards of 700 hundred jobs to predominately local healthcare and construction workers" and that there will be new hospital entrance from Hotham Road to facilitate easier access 110 inpatient beds providing surgical, medical and rehabilitation care plus a 72-bed mental health facility. The immediate area is not structured for such an impact and cannot sustain such an impact.

Many local residents and concerned Sutherland Shire Community residents have asked via Facebook what

they can do to prevent this proposal and have been provided the link to the DPE portal, however, given the complex nature of registering etc on this portal, particularly for elderly or non-computer educated residents, I fear their strong opinions and concerns against this proposal may not be heard.

The significant development proposal is not something that the local area can accommodate or assimilate to and for all the reasons stated above, in all sincerity, I strongly request that the proposal be declined.

The Department of Planning, Industry and **Environment** acknowledges the Traditional Custodians of the land and pays respect to all Elders past, present and future.

Department of Planning, Industry and **Environment**

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The significant development proposal is not something that the local area can accommodate or assimilate to and for all the reasons stated above, in all sincerity, I strongly request that the proposal be declined.

The Department of Planning, Industry and **Environment** acknowledges the Traditional Custodians of the land and pays respect to all Elders past, present and future.

Department of Planning, Industry and **Environment**

NSW Government

NSW Planning Portal

Contact Us

Language assistance

Accessibility

Privacy

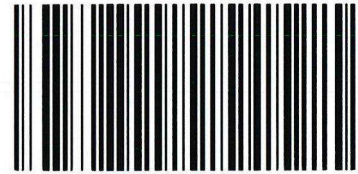
Copyright & Disclaimer

<Name>

<Address>

GYMEA NSW 2227 ID: NO 51

Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124



PCU080434

To Whom it May Concern

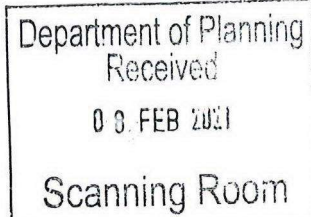
Subject: Objection to DDS-10320 (President Private Hospital)

Please find enclosed my objection to the development of the President Private Hospital.

I would like my name and address to be disclosed:

☐ Yes

☒ No



I have made a reportable political donation:

☐ Yes

☒ No

Signed:

Date:

29/01/2021

Reasons for objection to DDS-10320 (President Private Hospital)

- Unsuitable location for such a large operation
- Change of landscape by an uncharacteristic building for the area
- Dust pollution during construction
- Insufficient detail and commitment in the plans around working hours during construction
- Noise hinder during construction, including significant excavation works
- Noise hinder after completion (ambulances, medical staff getting in and out of cars before and after night shifts)
- Heavy vehicle traffic during construction in a residential area that can't handle this kind of traffic
- Increased traffic after completion, with the intersection of Hotham Road and President Avenue already over capacity
- Insufficient on-site parking for construction workers during construction
- Insufficient on-site parking after completion (not enough parking under the hospital for patients, visitors and staff)
- Safety concerns around the new mental health unit
- The need to demolish a heritage-listed building as part of the development
- Increased risk for health and safety of the area residents due to significant increase in road traffic volume

Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

To Whom it May Concern,

Subject: Objection to DDS-10320 (President Private Hospital)

Please find enclosed my objection to the development of the President Private Hospital.

Reasons for objection to DDS-10320 (President Private Hospital)

1. Unsuitable location for such a large operation
2. Heavy vehicle traffic during construction I a residential area that can't handle this kind of traffic
3. Increased traffic after completion, with the intersection of Hotham Road and President Avenue already over capacity
4. Insufficient on-site parking for construction workers during construction
5. Insufficient on-site parking after completion (not enough parking under the hospital for patients, visitors and staff)
6. Safety concerns around the new mental health unit

Regards,



R.Read
2 Balgang Avenue
Kirrawee NSW 2232
Ph: 0407 069 284
Jackbud@bigpond.com

<Name> M. Black
<Address> 14 Badto Ave
Gymea 2227

Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

To Whom it May Concern

Subject: Objection to DDS-10320 (President Private Hospital)

Please find enclosed my objection to the development of the President Private Hospital.

I would like my name and address to be disclosed:

☐ Yes

☒ No

I have made a reportable political donation:

☐ Yes

☒ No

Signed: M. Black .

Date: 20/1/2021

Reasons for objection to DDS-10320 (President Private Hospital)

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- Insufficient on-site parking after completion (not enough parking under the hospital for patients, visitors and staff)
- Safety concerns around the new mental health unit
- The need to demolish a heritage-listed building as part of the development
- Narrow surrounding streets that cannot cope with any additional parking.

<Name>

N. F. Olthof

ID: NO 55.

<Address>

2 Badto Av.

Gymea 2227

Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

To Whom it May Concern

Subject: Objection to DDS-10320 (President Private Hospital)

Please find enclosed my objection to the development of the President Private Hospital.

I would like my name and address to be disclosed:

☒ Yes

☐ No

I have made a reportable political donation:

☐ Yes

☒ No

Signed:



Date:

22/1/21

Reasons for objection to DDS-10320 (President Private Hospital)

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