

ATTACHMENTS to EXISTING SUBMISSION POINTS

Additional detail to points on visual impact see page 8 and page 10

The visual impact report Appendix QQ - Supplementary Visual Impact Assessment by Ethos Urban is extraordinarily misleading. Very elevated drone photography is likely in this report and it is not at all a plausible visual impact assessment.

It is completely misleading. It has an a cone of vision unlike what would be seen from this property, taking in a huge “fisheye” barrel view, from St Leonards towers about 1.3 km away, to Greenwich Hospital site, about 130 m away, to Sydney Tower Eye, Westfield (Centrepont Tower) in the CBD, about 6km or more away.



Fig 14 Appendix QQ. Far left shows towers in St Leonards, far right shows Sydney Tower Eye, Westfield, CBD.

Such a highly distorted view distorts completely the size of Greenwich Hospital in the normal field of vision of humans.



Above: Sydney Tower lies 6km + to the SSE looking along road from 17 Upper Cliff (photo: 50 mm focal length)



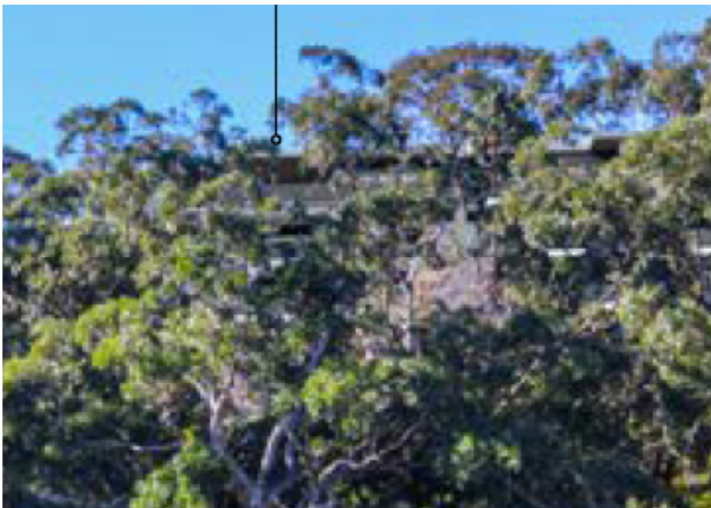
Cropping Fig 14 & Fig 16, App. QQ, although still distorted, indicates more closely the huge visual impact.

The visual impact report Appendix PP has more plausible methodology explained in the photomontage creation however there are many steps which can create a distorted result. For example, these two steps show how much manipulation is introduced :-

- In the case where existing content is obscured by trees in the final design these trees will be removed, elements are montaged from other photos to suit the scene
- The image is finished in photoshop to achieve realistic lighting and vegetation of the scene.

An additional problem is the use of a base photograph with very high contrast, and reproduced at low resolution, so that massing of buildings becomes very fuzzy and the use of dark renderings downplay the visibility of the buildings. The human eye is highly clever and can see more than depicted in any photomontage.

Viewpoint 2 : Extracts from the 2022 photomontage from Bob Campbell Oval , compared with 2019 photomontage form the same location, shows the 2022 building looking smaller, despite GFA increases. REALLY?



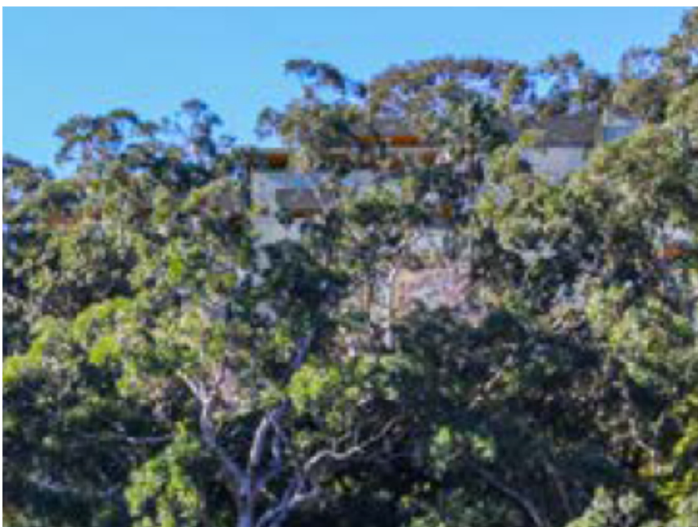
The 2022 version – more GFA, but looks smaller ??

Photomontage View of Proposal.

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This is the 2019 version – looks bigger , inexplicably.

Photomontage View of Proposal.

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Viewpoint 6: This anticipated view is just as misleading as it was in the 2019 visual impact assessment because it makes the false claim that additional planting when grown to maturity (about 40 years!!) it will obscure the lower portions of the Seniors Buildings.

The Landscape Detail design is now prepared, yet no correction has been made to the text of the notation, see extract below.

Furthermore, the Landscape does not have any planting of such a type to reach this canopy at maturity.



Images intended to give an **indicative impression of the size and scale** (massing only) of the Proposal within the view frame and are not intended to accurately reflect materiality or final landscape design. Anticipated planting maturity is based on landscape design intent information currently available (to be further developed in detailed design).

Anticipated View Upon Planting Maturity.

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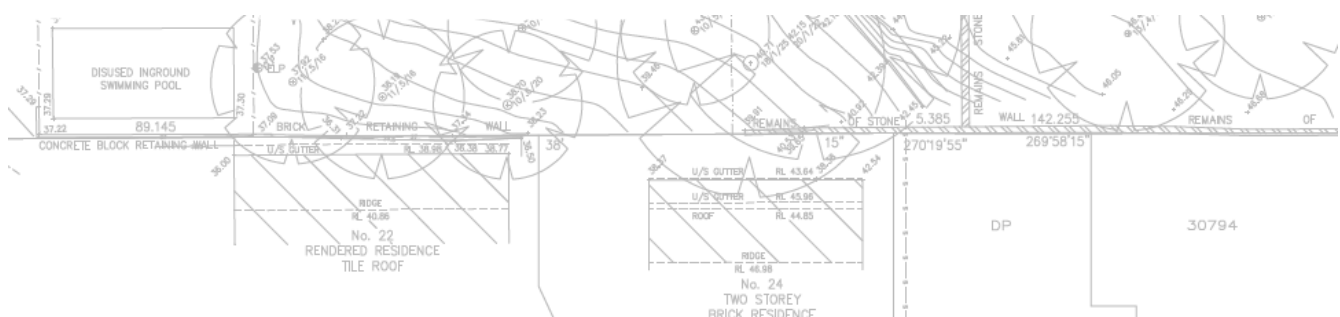
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Additional detail to points on survey discrepancies and alterations, see pp 8/9 and 11

Further Examples and Comparisons of Bushland Slope in 2009 LTS Survey with 2018 Civil Engineering Plan App. I 2, and with the as shown 2022 documents.

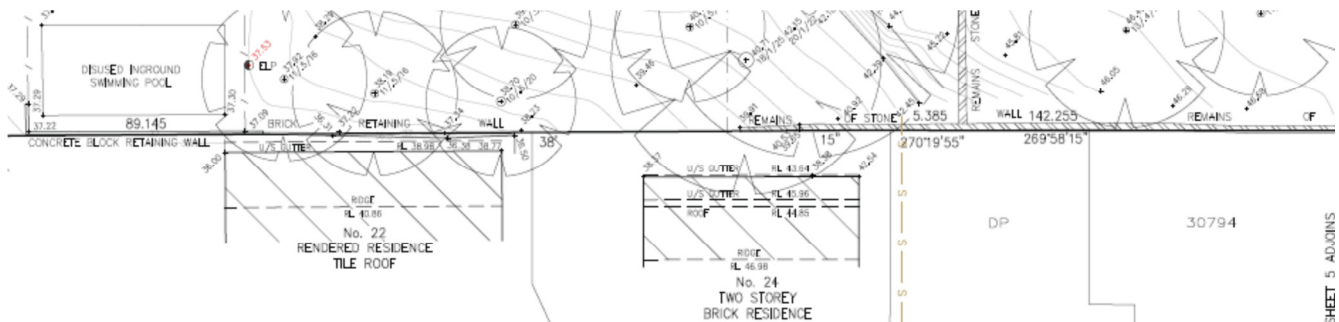
Date of Civil Engineering Plan 23/2/2018

Below: Appendix I 2 Civil Eng. Plan extract at south boundary between adjoining 24 Gore St (wrongly labelled herein as 22 Gore St) and 51 Gore St, Greenwich



Date of LTS Survey 4/2/2009

Below: Appendix E Survey—extract at south boundary between adjoining 24 Gore St (wrongly labelled herein as 22 Gore St) and 51 Gore St, Greenwich.



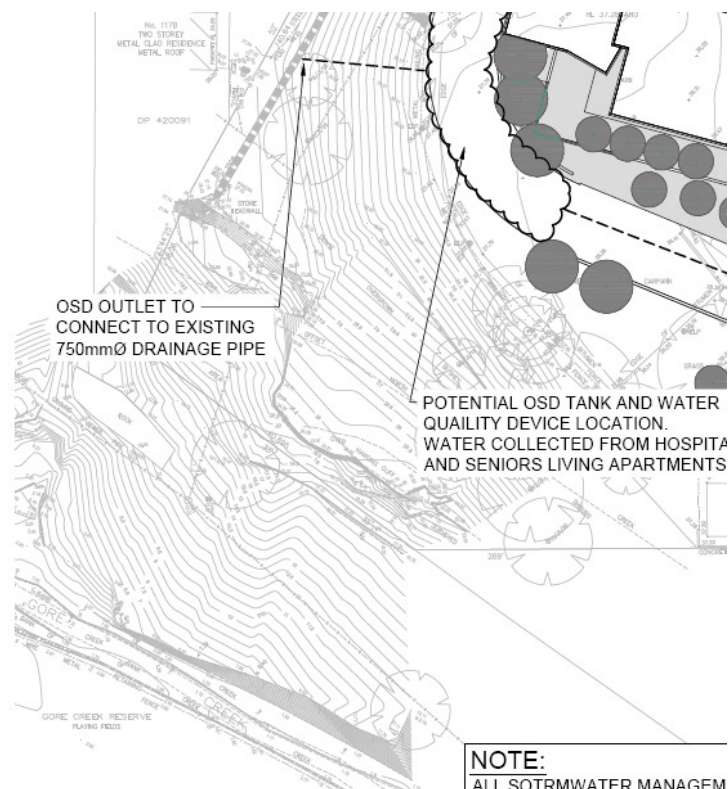
Clearly, the underlying Survey layer is the same in each extract above. The wrong house addresses occur in both extracts which is not a co-incidence because the LTS Survey is used as the underlayer for the Civil Engineering. (No. 22 should read 24, and what is labelled No. 24 should read No. 55). It is a common practice in computer aided drafting (CAD) to use the CAD survey in this way, which has the benefit of reducing discrepancies, The CAD survey file can enable accurate measuring and calculations such as slope or gradient, which is important for hydraulic calculations, pipe sizing and fluid dynamics.

ALTERED CONTOURS are shown on App. E Survey when compared with the accurate topographical information shown on Civil Eng. App. I 2 underlay survey

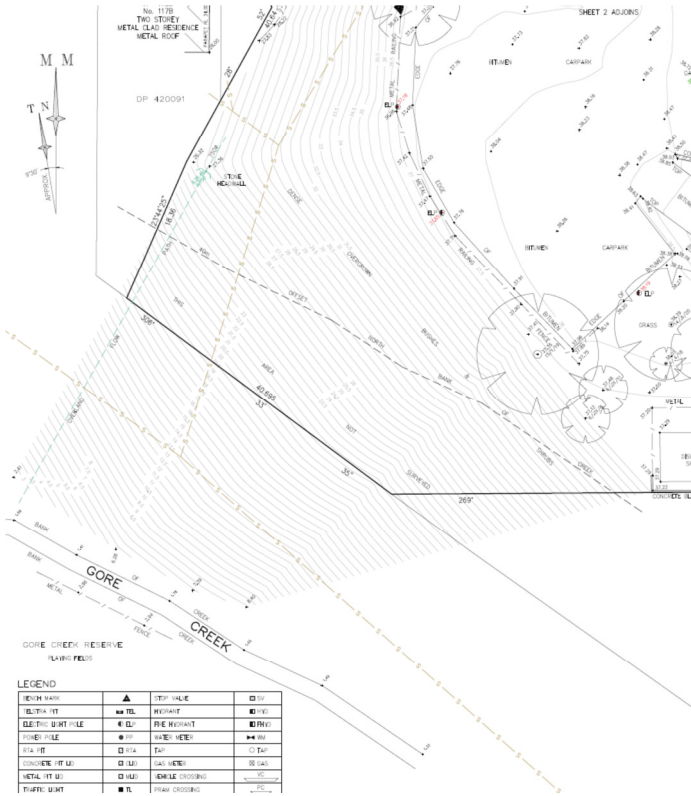
Date of Civil Engineering Plan 23/2/2018

Date of LTS Survey UNKNOWN contour alter +4/2/2009

Below : Appendix I 2 Civil Eng. Plan extract at SW b'dy. Below R: Appendix E Survey p.4— extract at SW bound'y



Below : Appendix E Survey p.4-- extract at SW bound'y



The south-west bushland slope contours below RL 37 appear very differently on the LTS Survey, than on the Civil Eng. Plan. Starting from contour RL 37 (see it at the SW corner of the disused swimming pool) and continuing downslope to Gore Creek, the CAD layer of contour isolines below RL 37 have been altered. In fact, at the west end of the southern boundary, the survey drawing contour gives the corner elevation as being more than four (4) metres higher than on the Civil Eng. Plan does. CAD software has a “stretch” function, which can aid in the creation of an averaging of isolines between chosen field perimeters.

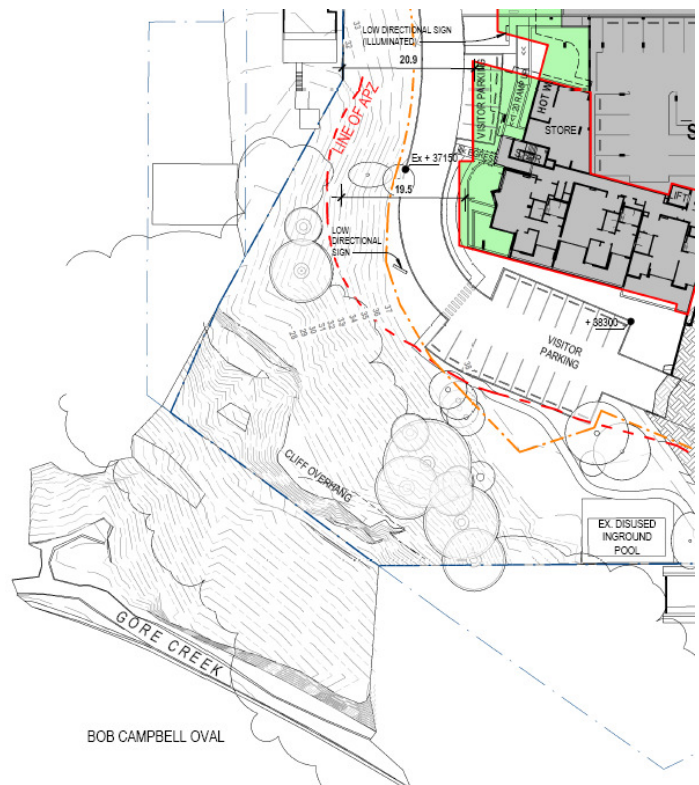
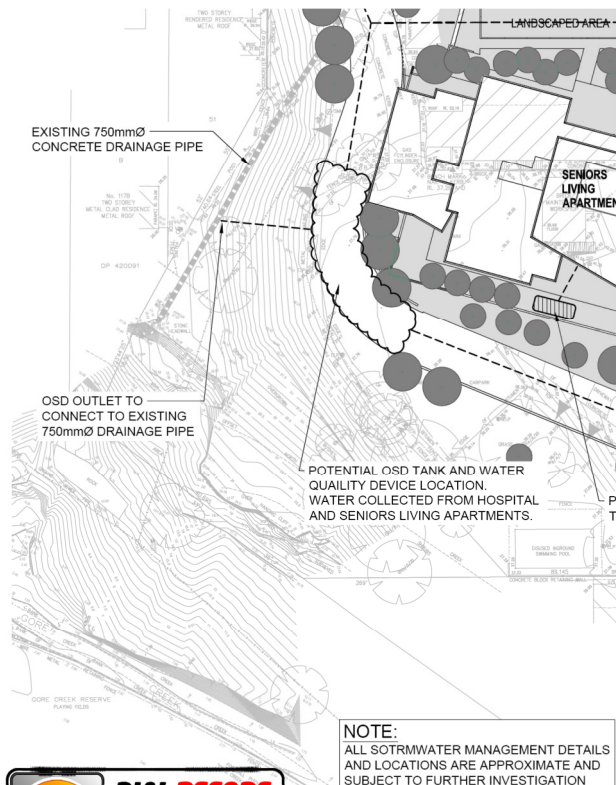
NOTE the underlay words appearing on each extract (such as “dense” and “40m offset north bank creek”) are the same, and in the same places. NOTE The words “this area not surveyed” appear only on the Appendix E Survey.

“NEW” ly appearing contours and features are shown on some drawings issued with latest EIS and Mod.1. Concept drawings.

The correlation between the “new “ “discovery” by the architects and surveyor, of features and survey isolines with what the Civil Engineer showed in 2018 on their survey underlay is so high as to indicate that the south west slope was part of the 2009 survey.

Below L: Appendix 1 2 Civil Eng. Plan extract at SW bdy.

Below R: Mod. 1 Concept App. C dwg- DD – SW – 4011



Note in the above left, it seems beyond belief that the detail rock formations, contours, cliffs, tree clusters etc were not known in 2018 (from 2009) by the surveyors. The extract above right, from architectural drawings produced four years later, correlates so exactly and so precisely, with the Civil extract above L. available in 2018, that it is not an accident.

Where there is a difference at top of bushland slope and to the west of disused pool, is result of where Hammondcare have been carrying out works to produce a different “start” scenario. Eg. removal of vegetation, re-contouring and filling (flattening) of the upper area with coir logs, and revegetation ahead of any Landscape plan approval or any comprehensive survey of trees on the bushland slope.

The “invented” or stretched contours have implications which work to Hammondcare’s advantage, such as reducing the calculated downslope for purposes of Planning for Bushfire Protection on bushfire prone land. It has also enabled Hammondcare to make various unsubstantiated claims about the bushland slope.

The Surveyor notes in letter that spot levels were taken “previously”. NO date is given, although based on NN survey date, the survey was issued again with some changes, on 7 February, 2019.

How is it that there is such an extraordinary correlation between these spot levels allegedly obtained in 2019, which produce magically the formations shown on the Civil Engineering Plan, of 2018?

Compare the below extract of 2019 version of the Survey, App. NN with the Mod. 1 Concept drawing – the surveyor clearly does not want to show something.....

Below R: Mod. 1 Concept App. C dwg- DD – SW – 4011

