

Date: 31/05/2026

Subject: Strong Objection to Proposed Development at 23–25 Ashton Avenue, The Entrance

To Whom It May Concern,

I write in my capacity as the Owner and Director of The Entrance Medical Centre to formally object to the proposed seven-storey apartment development at 23–25 Ashton Avenue, The Entrance.

The Entrance Medical Centre has provided healthcare services to the local community for almost 50 years and is about to commence operations from its new premises at 253 The Entrance Road, immediately adjoining the proposed development site. As the owner and operator of this long-established medical practice, I have serious concerns about the significant and detrimental impacts this proposal will have on our practice's ability to safely and effectively deliver healthcare services to the community.

This objection is not based on a general opposition to development. Rather, it is based on the very real and foreseeable impacts that a development of this scale will have on an essential healthcare service relied upon by thousands of local residents.

Our practice provides medical care to a diverse patient population, including elderly residents, children, families, people living with disabilities, patients with chronic illnesses, and individuals requiring urgent medical attention. Safe and unrestricted access to the medical centre is fundamental to the delivery of these services.

Of particular concern is the immediate proximity of the proposed development to the rear access area servicing the medical centre. This area is critical to the operation of our practice and is used for ambulance access, patient drop-off and collection, disabled access, staff movements, deliveries, pathology services, and day-to-day operational requirements.

Any interference with this access, whether temporary during construction or permanent following completion of the development, has the potential to directly impact patient safety and the operation of the practice. Delays to ambulance access, restricted patient movement, increased congestion, or loss of accessibility are not minor inconveniences in a healthcare setting—they have the potential to affect clinical outcomes and place vulnerable patients at risk.

The construction phase presents particularly significant concerns.

It is difficult to envisage how a project of this scale could proceed immediately adjacent to a functioning medical practice without causing substantial disruption. The likely impacts include:

- Significant traffic congestion caused by construction vehicles and contractor movements
- Restricted access to the medical centre for patients, carers, staff, suppliers, and emergency services
- Reduced availability of parking for patients and healthcare workers
- Noise and vibration impacting medical consultations, examinations, treatment rooms, and patient wellbeing

- Dust and reduced air quality affecting patients, many of whom have respiratory and chronic health conditions
- Safety risks associated with heavy vehicles, machinery, and construction activity operating adjacent to a healthcare facility
- Delays to ambulance movements and emergency access
- Increased stress and difficulty for elderly, disabled, frail, and unwell patients attempting to attend appointments

The cumulative effect of these impacts could significantly compromise our ability to provide healthcare services throughout the construction period.

Beyond the construction phase, I remain deeply concerned about the permanent impacts of a seven-storey residential development containing approximately 50 units immediately adjoining a medical centre.

The development is likely to generate ongoing traffic congestion, increased demand for parking, additional vehicle movements, and increased pressure on surrounding infrastructure. These impacts will inevitably affect patient accessibility and the efficient operation of the practice.

The scale and height of the building also raise concerns regarding overshadowing, loss of amenity, and the broader suitability of locating a high-density residential complex directly adjacent to a healthcare facility. The proposal appears to give insufficient consideration to the unique operational requirements of a medical practice and the community service it provides.

Perhaps most concerning is the apparent lack of meaningful consultation with our practice during the planning process. As a directly adjoining healthcare provider that will be significantly affected by both the construction and long-term operation of the development, we should have been consulted at an early stage. Proper stakeholder engagement is particularly important where essential community infrastructure may be adversely impacted.

The Entrance Medical Centre is not simply another neighbouring business. It is a critical healthcare service that has supported generations of local residents and continues to play a vital role in meeting the healthcare needs of the community. Planning decisions affecting such services should be approached with the utmost caution.

I strongly submit that the proposal, in its current form, fails to adequately address the impacts on patient access, emergency access, healthcare delivery, traffic management, parking, safety, and the ongoing operation of an essential medical facility.

Accordingly, I respectfully request that Council give substantial weight to these concerns during its assessment of the application. At a minimum, a comprehensive assessment should be undertaken regarding the impacts on medical service delivery, ambulance access, patient accessibility, construction management, traffic generation, and parking demand. I also request that further consultation be undertaken with our practice before any determination is made.

For the reasons outlined above, I strongly object to the proposed development and urge Council to refuse the application unless it can be clearly demonstrated that the operation of The

Entrance Medical Centre, the safety of our patients, and access for emergency services will not be compromised.

Yours faithfully,

Dr Vertika Azad

Owner and Director

The Entrance Medical Centre