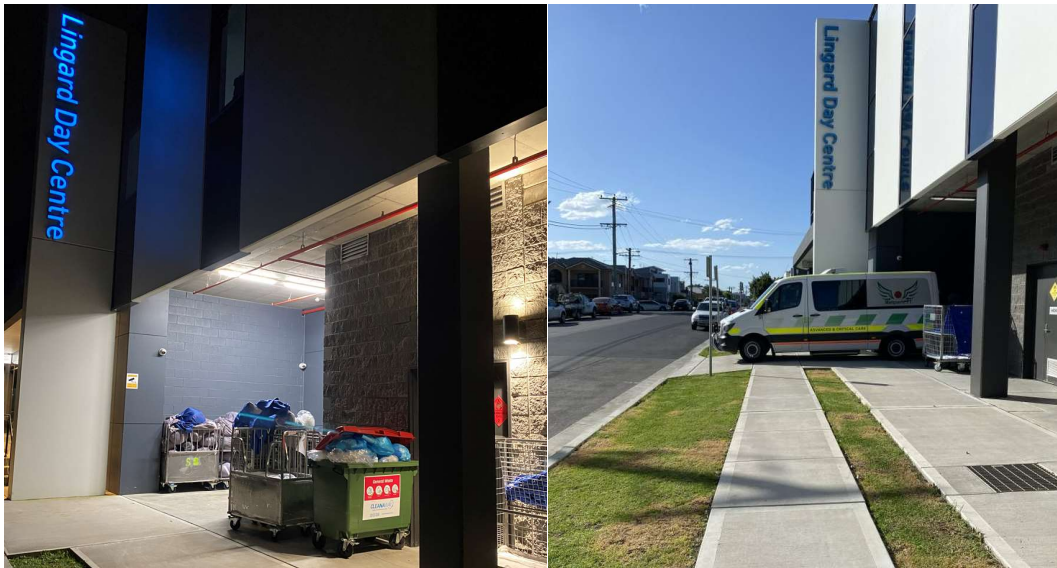


## **Submission to Proposal Lingard Private Hospital Expansion SSD-60316710**



I am opposed to the Lingard Private Hospital Expansion proposed under SSD-60316710 for the following reasons:

### **Inappropriate location for hospital of this significant scale and objection to re-zoning of the Lingard Hospital residential land holdings due to adverse impact on surrounding residences of 23 Merewether St site:**

- Lingard Hospital is positioned in the middle of a residential neighbourhood and the site at 23 Merewether St is bordered on all sides by residences.
- LEP zoning and height limits for these site were consistent with community expectations but the residential land holdings of properties owned by Lingard Hospital were recently re-zoned to increase allowable heights by 80% (from 10m to 18m).
- Lingard Hospital is situated on, and has expanded onto residential land and therefore the existing zoning was completely appropriate prior to the re-zoning approved in last 12 months.
- The rezoning was not part of establishment of a precinct or wider rezoning. Only rezoning of the Lingard Private Hospital owned residential sites occurred which will benefit that landowner to the detriment of surrounding residential landowners.
- The bulk and scale of 18m high buildings proposed in the development are inappropriate and inconsistent with the scale of existing residential buildings surrounding the proposed site.

### **Adverse impact on surrounding residential neighbourhood:**

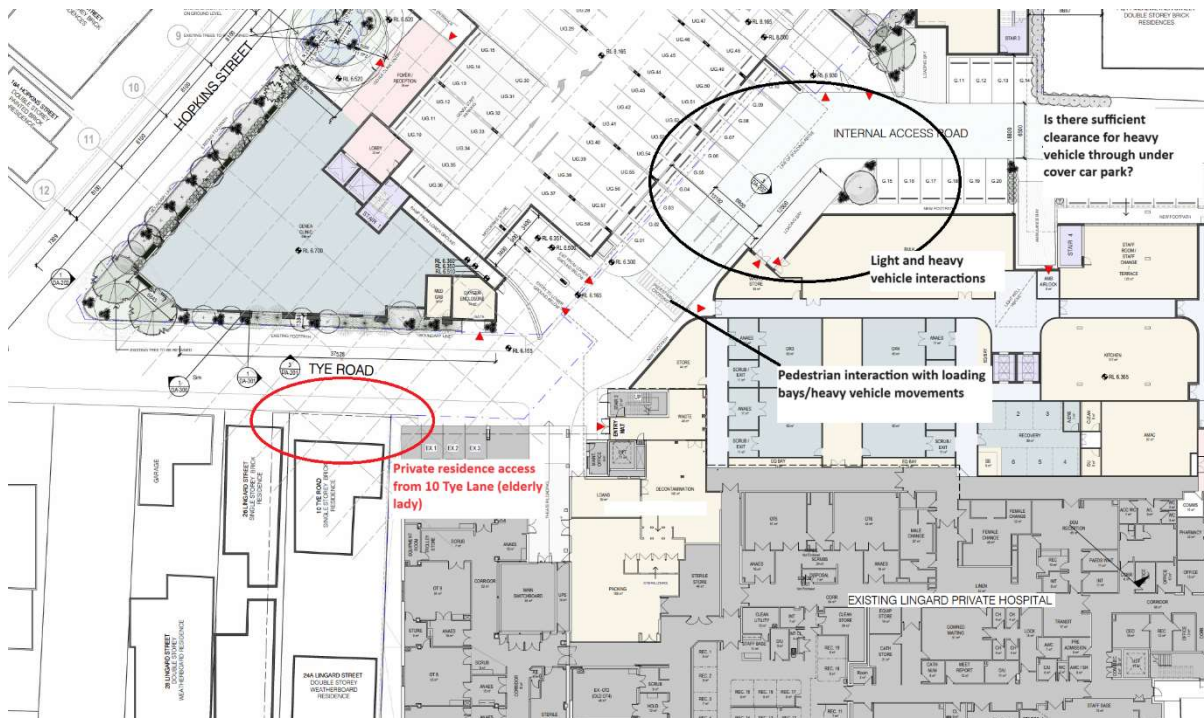
- Encroachment into surrounding residential neighbourhood and dominance of hospital / loss of neighbourhood feel.

- Loss of medium density housing in an area with high housing demand and housing undersupply during a 'nationwide housing crisis'. Development proposal offers no offset to the loss of this housing.
- A hospital of this size is not required to be located in a residential setting and should be developed in a more suitable area with less impact on housing availability and where other factors such as parking and impact on neighbours can be better managed.
- On street parking is completely dominated by Lingard Hospital staff and visitors with residents and visitors unable to find on street parking. This is significantly exacerbated because use of Lingard Hospital parking is discouraged by high costs charged – on street parking is then encouraged for Lingard Hospital staff and users.

**Issues with existing Lingard Hospital development that would be further exacerbated by further development of Lingard Hospital sites at 23 Merewether St and 8 Lingard St:**

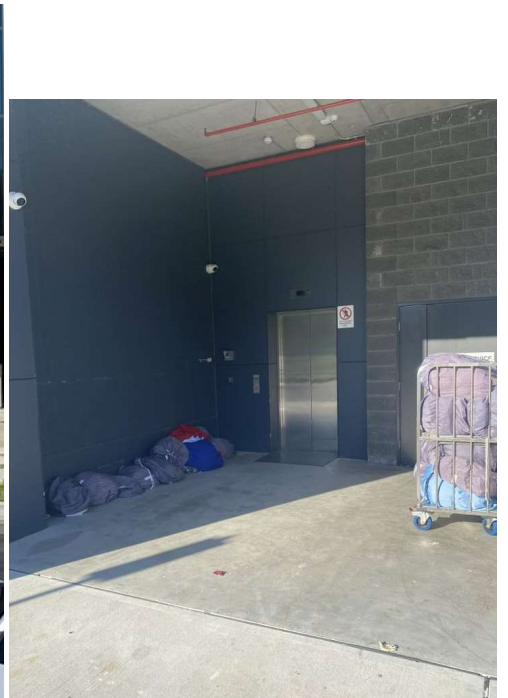
Lingard Hospital Loading Dock (Servicing existing Hospital and proposed "Hopkins Precinct")

- The loading dock at Lingard Hospital (23 Merewether site) is accessed via Tye Lane and requires heavy vehicles to reverse down a residential street to access causing a risk to public safety. Prior to the expansion of the hospital over the top of the previous Doctors car park, heavy vehicles could exit via this car park to avoid the need to reverse up Tye Lane. Further development proposed (Hopkins Precinct) will increase heavy vehicle movements to service waste and deliveries and exacerbate an already considerable risk to public safety.
- Note that the residence at 10 Tye Lane is accessed directly from Tye Lane and the long-term owner and resident Nancy is in her 90's and will be further impacted by the increase in heavy vehicle movements.
- While one way flow is proposed in plans provided from Tye lane through to Merewether Street – this appears to neglect the limited clearance through the undercover section which likely precludes heavy vehicles such as garbage trucks and delivery trucks from transiting through this section. This would result in the same issues as currently exist.
- Even if these heavy vehicles can transit through the proposed one way route – the proposed entry to new carpark in Hopkins Precinct results in significant interactions between light and heavy vehicles which has potential for safety issues.
- The significant scale of the Hopkins Precinct proposal requires an appropriate loading facility including genuine consideration of heavy vehicle movements.

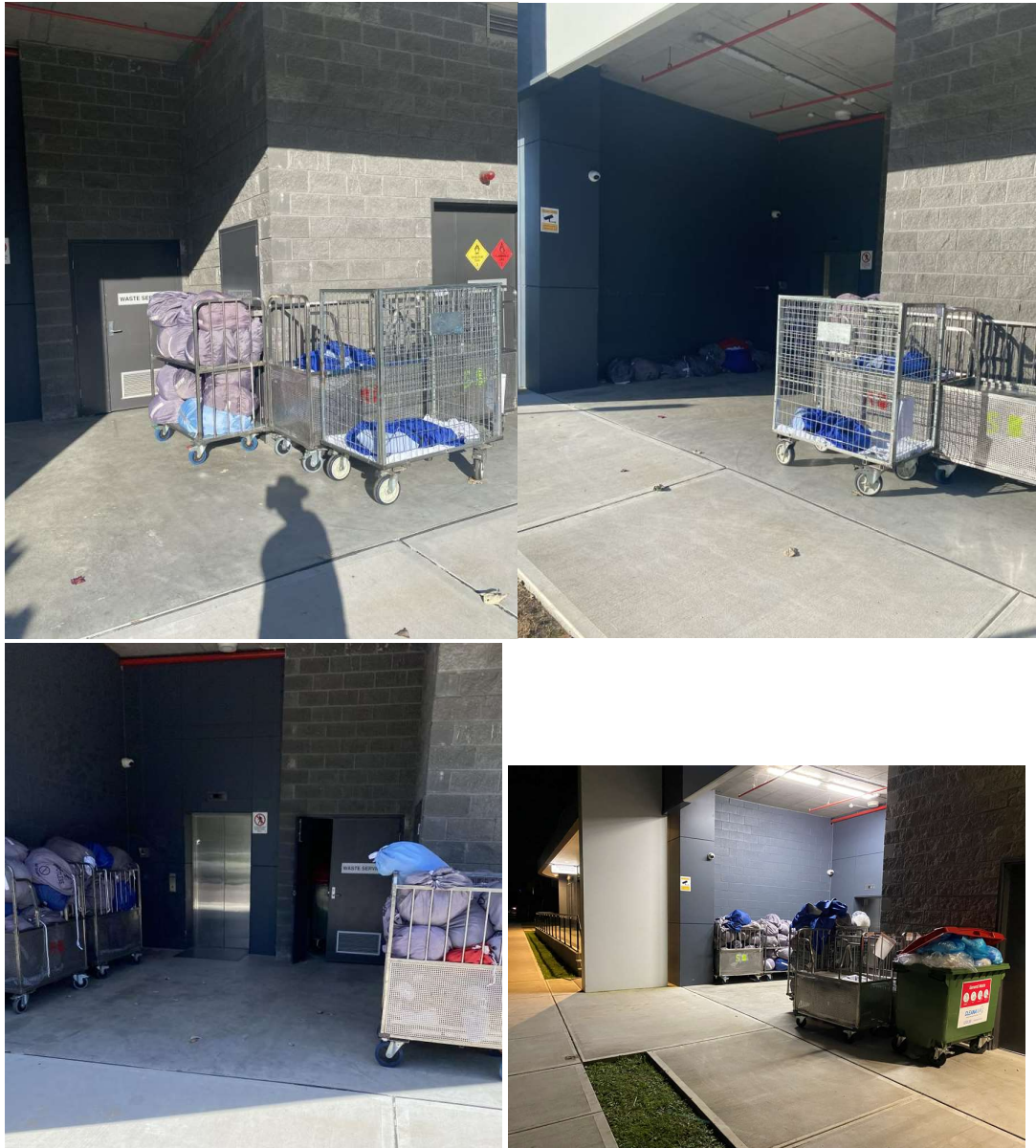


#### Lingard Day Centre – 8 Lingard St (Kingsland “Precinct”).

- Insufficient loading/services facilities were incorporated into the existing development to adequately service the current development. Therefore any further development of this site would further exacerbate the current issues and encroachment into public space by increasing the demand on the already inadequate loading ‘area’.
- Public footpath is frequently blocked by patient transport and services (Ambulance) vehicles due to inadequate provision of loading dock or dedicated parking at Day Centre (8 Lingard St). This situation would be further worsened through increased development of existing site. Refer to attached photos for examples.
- Inappropriate storage of waste and medical laundry adjacent to public footpath due to inadequate storage facilities/loading dock to service existing development at Day Centre. This situation would be further worsened through increased development of existing site.







**Proposed pedestrian bridge over Merewether Steet should be included in the SSD to be assessed:**

- Proposed pedestrian bridge over Merewether Street is opposed by a large number of local residents and should be considered as part of this development for transparency and assessed in the context of the overall development. This is particularly important given that there may be some interaction between a pedestrian access and current issues with Ambulance frequently parked across public footpath at Lingard Day Centre. Ie: if the pedestrian bridge is not approved then it can be assumed that the issue with Ambulance blocking public footpath will continue indefinitely.

Regards,

Ricky McLean

2/24 Lingard Street