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Submission -SSD 8699 Staged Redevelopment of
Greenwich Hospital
97-115 River Road Greenwich 2065

I object to this development on the following grounds:

1) The loss of privacy- the proposed development would be an intrusion on my privacy as it would overlook my bedrooms which are at the front of my house, facing River Road. Not only would people be able to see directly into my bedrooms and front door and yard the intrusion of the lights in the high rise and the associated airconditioning noise at night would make sleeping very difficult and would have a severe effect on the quality of my life.

2) Zoning: The current hospital is on land that is zoned SP2 Health Services Facility Zone .Senior living housing is not a health service facility SP2 is not for residential living. Senior living housing is not applicable to the LEP SP2 zone

3)Parking : The current hospital does not have enough parking and the overflow is on surrounding residential streets. The proposed development does not have enough parking spaces included in the

plans and this will put enormous pressure on parking in the surrounding areas.

4) Heritage: The proposal includes building of senior living villas At lot 4 DP 584287 (which is contrary to zoning of the land) the land and building on Lot 4 is heritage listed and the proposal will significantly change the landscape surrounding the house.

5) Traffic: The traffic on River Road and surrounding streets is already significant with bumper to bumper traffic in the morning and afternoon peak periods which are getting longer. The traffic generated by the size and scope of this development would add enormously to the current nightmare of traffic we now endure.

6) Safety: The hospital is opposite Greenwich Public School (which is currently being redeveloped and expanded which means more students) and the increase in traffic would place the childrens safety at risk as they enter and leave the school not to mention the parking problems for parents trying to drop off and pick up their children.

7) Environment: The proposal states that to enable construction a large number of trees will be removed and the landscape will be severely altered this will takeaway the bushland setting that makes this area a beautiful place to live and makes the current site unobtrusive and hidden from the outside. The change to the landscape will affect the

many birds and animals that inhabit the area.

8) Construction: Construction of of this size development will be an absolute nightmare for me as the noise and dust and traffic will be horrendous. River Road is a very busy and congested road at most times and the movement of heavy vehicles and the cueing of the trucks waiting to be loaded and unloaded (which is happening on the Pacific Highway now for work on RNS Hospital) would cause enormous traffic and safety problems for residents and the school children. I think a report on the materials used in the construction of the the buildings slated for demolition should be carried out to identify asbestos (which has now been identified in Greenwich Public School) and other dangerous materials. They should be removed safely and local residents should be kept informed during the whole process.

In Summary

A development of this size will change my local environment forever and takeaway the beautiful bushland outlook which so many people enjoy. My privacy and quality of life would be severely affected during and after construction and I am worried that this would open the door for the development of a corridor of other high rise development as has happended in so many other areas. I think a public consultation needs to be held to enable questions and answers. WE SHOULD NOT BE PENALISED BY THE GOVERNMENT IN THEIR QUEST TO

OUTSOURCE THE CARE OF OLDER PEOPLE
AND FOR THE GOVERNMENTS LACK OF
INVESTMENT IN THE PUBLIC CARE SECTOR.

Thank You

Anthony Aitchison