

Hi

I am writing my objection to the concept proposal of the redevelopment of Greenwich Hospital.

I understand a redevelopment is unavoidable but I am concerned with the size of the project and the changes it will bring to the area.

SIZE

I am a resident of River Road and as the plan stands, I will most certainly be looking at an 8 storey rather bulky building across the road, built on a "podium", the level of which is impossible to ascertain from the plans.

This building will be set closer to River Rd than the previous lower Hospital building, further up the hill and with less trees to screen it.

Either way, no tree would be able to hide such a tall building and it will overlook the houses on River Rd and the ones on Gore street behind and cause a loss of privacy, not to mention the likelihood of disturbance from lights and humming air conditioners.

Moreover this building height as well as the 7 storey height for the 2 apartment buildings planned, is not in keeping with the rest of the area being low density

residential.

Heritage listed Pallister House will also be overshadowed by the large Hospital building.

I understand that the land is zoned for Hospital use only by Council

The overriding of the zoning by State Government to allow construction of residential units is not a positive thing as it will mean that the Hospital can never be expanded except by being made higher again.

80+ residential apartments and 9 villas will constitute in my eyes an overdevelopment of the site particularly on the Southwestern side of the land and appears to be just commercial exercise.

TRAFFIC

Considering the hilly topography of the area and the dearth of public transport (no buses on weekends), senior housing does not seem suited to the area.

Most residents will need to own a car to go shopping Service providers and other visitors will also add to the flow of cars to the site.

The Hospital will be needing extra staff, some of which will drive too.

These facts will mean a great deal more traffic in and out of St Vincent's Road (no traffic light) and in and out of the access road onto River Rd.

It's hard to believe that the proposal states that the development will add no traffic to the area!!

More residents (seniors do drive!) and more workers simply add up to more traffic!!!

River Rd is already becoming a car park in peak times due so many other developments in nearby suburbs..

PARKING

The plan provides for more parking but it is not certain that it will be sufficient and one can imagine an increase in traffic and parking issues in adjacent side streets.

INFRASTRUCTURE

The proposal does not contain any mention of upgrade to infrastructure such as sewer, water and power services which are likely not to cope with the extra demand.

DAMAGE TO THE BUSHLAND

The removal of over 100 trees from the site will take much away from the lovely bushy outlook and diminish the size of one more green corridor causing a great loss of habitat for the local wild life.

CONSTRUCTION PERIOD

I am also very concerned about the levels of disturbance all local residents, pedestrians (including the school children) will be experiencing during construction. Provisions for issues to do with dust, noise, pollution, parking, traffic, night work(?) need to be made so our lives don't become a misery for a couple of years (There is no mention of how long this might all take in the proposal...)

I realise this plan is just a concept proposal but it seems there is some information lacking despite the hundreds of pages in the report.

It is rather difficult to imagine how however the Hospital building will stand out.

A public consultation providing a model of the plan (to scale) and some accurate artist's impressions of the site and someone to answer questions would have helped

Unfortunately we have been given only 28

days and no public consultation.
In conclusion, this proposal and its size will impact the local community greatly, likely more than it will benefit it directly as it brings a larger private hospital with no public beds on a site which is to be much busier and much less green

I wish for Hammond Care to review this proposal and with proper consultation, bring it down to a level acceptable to nearby residents.

Regards

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