

3 March 2019

To: The Department of Planning and Environment

Dear Sir/Madam

Subject: Greenwich Hospital redevelopment SSD - 8699

I am writing to express my objection to this proposal to redevelop Greenwich Hospital that gives more space to aged residential units rather than more hospital beds and medical capacity. My concerns are itemised as follows:

1. The size of this development is too large. It is far too high and too big for the area. I ask that the size and height be reduced to a more acceptable/suitable level such as an R2 rating.
2. The size of the development will have a direct impact on the traffic. The larger the development, the more residents it will attract which leads to more visitors and guests to an area which is already congested with traffic. The traffic on most days in the area is unbearable, especially during peak times - to/from work and the school drop off and pick up times.
3. The huge size of the facility will also lead to greater number of nurses, cleaning staff, other service staff, admin staff, doctors, other health professionals etc. which leads to larger than usual influx of traffic to the area. This scale of development will attract greater number of service vehicles to the aged care facility. For example the numerous visits from various delivery vans, food trucks, laundry vehicles to name a few.
4. It is already very difficult for me and my family to exit from Portview Road or Park Road on to River Road. This problem will be further exacerbated with the proposed large development. Especially when there are many developments nearby that have been approved.
5. The consultation process does not seem to be in line with due process. A major concern to the community is the speed at which the consultation has been proceeding for such a major decision and impact a large number of residents. As a minimum the consultation process should be extended as this is a major issue for the community.
6. The traffic study submitted for this proposal is dismissive of the true impact. River Road and the surrounding roads are highly-travelled streets. Moving higher volumes of traffic through the streets will exacerbate the situation. These streets within the area are important for circulation of locals and visitors. There are several spots around the school that have flow conflict, due to circulation and flow of cars and pedestrians and even between vehicles and pedestrians. The area of circulation roadways will reach critical situation in a very short time especially due to the high rise residential developments that are bringing in more population to the area that use River Road. The proposal traffic assessment did not include all the high residential developments, cumulative effect and in turn did not include the additional cars, foot traffic, traffic flows from the new developments in the area that is not far from this proposed redevelopment.
7. It is very difficult to leave Greenwich Road to join River Road. There is a lot of traffic generated from the additional residents and most surrounding streets are narrow and congested. It is very hard to move within that area surrounding the Greenwich Public School. The State government does not have plans to improve the traffic issues and does not have the funds to correct the problem either. The traffic will become even more congested in these streets with traffic with no easy solution.

8. The proposal does not identify or appraise noise problems that will affect the community. River Road and Greenwich Road by the nature of location are busy, polluted and noisy roads.
9. The Department of Education will have a difficult time accepting the additional traffic around Greenwich Public School. Safety concerns from more traffic and cars have not been addressed properly. The new proposal does not have enough features to include protecting students, pedestrians and the community from risks of more traffic and cars.
10. The new proposal will impact the residents in the area. It will not be a liveable area as the roads will be congested and overcrowded. It will not be the walkable, connected and safe.
11. Pallister contributes to the cultural identity of our community and must be maintained without any changes. It is state listed with significance but will be compromised from the redevelopment encroaching on its surrounding.

There is insufficient regard to good urban design, open space, suitable pedestrian flow, heritage, parking and traffic.

The residents of the area deserve better amenities, infrastructure and services as well as excellent plan for roads with less congestion rather than more seniors units living.

Please reject this development application for a much smaller sized structures and facility which is more suitable for the area. The traffic around the intersection of River Road and Greenwich is already at capacity. Adding to the traffic at this intersection will lead to more accidents.

I hope you can take my concerns into consideration to protect the community and the local residents.

