



5 April 2019

To whom it may concern at the NSW Department of Planning and Environment

Dear Sir / Madam

**Re – State Significant Development SSD 17\_8699 – Greenwich Hospital, 97  
– 115 River Road Greenwich - Objection**

Thank you for allowing me the opportunity to comment on the proposal to redevelop Greenwich Hospital.

My belief is that many of the residents in the surrounding area would still be very much unaware of the dramatic adverse impact to their properties (including future value) and existing amenity. Further publicity and communication is needed to close out this gap.

Furthermore from the information provided in the submission it is very hard to fully understand the impact on the site. We would ask that your Department sought an independent review of the developer's positioning of the proposal to ensure that the full impacts are better understood.

**Our Concerns**

1. Zoning: The current hospital is on land that is zoned SP2 Health Services Facility Zone.

Senior living apartments and villas clearly do not meet the health related criteria allowed in the current LEP SP2 zoning.

Rather they seem a commercially driven enterprise for which the developer is seeking to bypass expected planning processes.

Allowing this commercial development to proceed would also seemingly limit the ability of the hospital to expand in the future to properly meet the health demands of the increased population in the community it services.

2. Height of the proposed seniors living apartment buildings – the building heights for the Seniors Living Apartments are excessive and will have a detrimental impact on the surrounding area.

It seems that the pictures provided to support the application have been strategically taken and do not give an accurate illustration of the bulk and scale of the proposal.

3. Parking: - The current hospital does not have enough parking and the overflow is to surrounding residential streets which are already suffering from the increased development in the Crows Nest / St Leonards area. The proposed development does not have enough parking spaces included in the plans and this will put increased pressure on parking in the surrounding areas.
4. Heritage: The bulk and scale of the proposed development is not sympathetic to the surrounding urban context and will have significant impact on the surrounding residents. In particular the proposal will have a detrimental impact the heritage listed Pallister House and the landscape surrounding the house.

For your reference, Pallister incorporates the late Victorian house known as Standish, which was built as a residence for John St Vincent Welch and his family in 1892. Standish is a rare example of a late Victorian Gentleman's residence within Greenwich. It includes a remnant garden setting and a tear-drop shaped carriage loop.

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. These queues are getting longer and would be expected to worsen on account of the additional developments already being built. The traffic generated by the size and scope of this development would exacerbate the traffic problems. (The Traffic and Parking Impact Assessment report notes that the development will increase traffic generated by the development by 100%. The fact that the chosen baseline day was a Thursday (a light traffic day) may understate this impact).
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 students' 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.

The Traffic Management Report makes no reference to Greenwich Public School works and does not address this impact.

7. Environment: The proposal states that to enable construction a large number of established trees (50 plus trees are apparently being removed) will be removed and the landscape will be severely altered this will take away the bush land 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 this size development will be problematic as the noise and dust and traffic will be horrendous. River Road is already a very busy and congested road and the movement of heavy vehicles and the queuing of the trucks waiting to be loaded and unloaded would cause enormous traffic and safety problems for residents and the school children.

We ask that clarification of these issues is sought and that the proposal be amended accordingly to ensure a much more satisfactory outcome for the area.

I look forward to hearing from you.

Yours faithfully

