

**EIS SUBMISSION – STAGE 1 NEW MAITLAND HOSPITAL**

I have reviewed the EIS document for Stage 1 of the New Maitland Hospital. This duty was undertaken in my capacity as an officer of the Owner's Corporation. A private interest component as one of the owner/occupiers is also declared.

The review period was short and clashed with end of financial year duties performed for the Owners Corporation. Hence the brevity of this submission and lack of a separate private interest submission. Closer review of Stage 2 documents is planned.

Our property is within the affected area of the development. It is a block of four units located to the south east of the proposed site. The building has historically been occupied by its owners. Surrounding buildings house a mix of tenants and owner/occupiers.

## KEY IMPACTS

The proposal will likely result in a construction site next door of five years duration. As with all construction sites it will generate noise, dust and traffic. These will result in reduced amenity for us. The typical response will be to shut the doors and windows and increase cleaning. Others will move away to avoid the impacts on everyday life.

For those that remain they'll look to mitigate the impacts at their own living units and prevail on Local and NSW governments for those they have little control over. Some of the key problems and suggested mitigations are outlined below.

## TRAFFIC

Traffic jams corresponding with school and shopping center peaks are already compromising turns onto Chelmsford Drive and then getting through the roundabout. Worker and shopping center peaks are also creating long delays in accessing the highway and making town trips.

Surface level intersections and roundabouts, with or without traffic lights, will not alleviate the congestion anticipated. Roads above and/or below the surface will be needed to handle the traffic.

## NOISE & DUST

Noise and dust levels will rise during construction whilst traffic noise will rise and rise with time. Helicopter noise and trip frequency has been witnessed at the Broadmeadow base of the rescue service whilst attending the adjacent Paceway. The frequency far exceeds that listed in the EIS.

To attenuate the noise, it is suggested that retrofitting of windows and glass doors with double glazing be considered for the residents to the south of the site.

To enable windows and doors to be closed year-round, it is suggested that air conditioning will make life more comfortable for residents to the south of the site.

## SECURITY

During operations of the hospital many more trips by employees and family of patients can be expected within Metford. These will be made by car, bike and on foot. A certain amount of unauthorized access to properties can be expected, including criminal activity.

To increase the security of occupiers it would be prudent to stiffen barriers to entry at the property, building and living unit levels. In a Strata Plan the legislation requires a 'reasonable' level of security. In our instance the individual unit security can be improved with the addition of balcony balustrades plus balcony security doors & screens. At the building level the foyer would need a stronger entrance door & screen. Communication and lock releases with the individual units can also be considered necessary. Securing the entire property perimeter with additional fencing and gates is hoped to be unnecessary but may have to be considered if crime rates explode.