

26 November, 2013

Mr Chris Ritchie

A/Director

Industry, Social Projects and Key Site

NSW Planning and Infrastructure

State Significant Infrastructure- Northern Beaches Hospital (SSI 5892)

We object to the Stage I proposal on numerous grounds:

1. Objection to Lack of Consultation: Failure of the Community Consultation Process

As discussed in the Urbis Outcomes Report of February 2013, a Community Reference Group was to be convened by the DP&I which would meet three times during initial planning for the Northern Beaches Hospital Precinct to consider key opportunities and constraints for the Northern Beaches Hospital Precinct. The group was to provide advice and input regarding:

- ♣ Design principles to underpin the planning process
- ♣ Proposed land uses for the broader precinct
- ♣ Proposed boundary of the broader precinct.

The group was to include approximately 12–14 members representing a range of interests including local residents who may be directly impacted by the proposal. **All applicants for this community reference group were to be advised of the outcomes of their application by early 2013.**

To our knowledge, none of this has occurred. We have received no feedback as to our application to be part of the Community Reference Group and have heard absolutely nothing about the development of the broader precinct. This undermines the confidence of the local community in the planning process and the sincerity of the DP&I's commitment to community consultation. We ask that feedback be provided as to why we have not received a response to our application to be included in the Community Reference Group and what the DP&I is doing about the plans for development of the broader precinct.

2. Objection to the Site Layout

We object to the proposed location of the main building generally on the northwest quadrant of the site but set back from Frenchs Forest Road West with future development proposed for the southern and eastern quadrants of the site. We would propose that it would be preferable to locate the main building in the southern and eastern quadrants of the site next to the main roads and away from the residential area of Frenchs Forest Road West and the Forest High School with future development (which may of course never eventuate) to be located in the northwest quadrant of the site. This would ensure a lower impact of the hospital development on local residents and school students.

3. Objection to Vehicular Access

We object to the proposal that the hospital vehicular entrances should be from Frenchs Forest Rd West. We propose that the hospital vehicular entrances should be from Warringah Rd. This would avoid further congestion on the residential street of Frenchs Forest Rd West and also reduce the impact of traffic on the school. The main entrance to the North Shore Hospital is from the Pacific Highway and this works extremely well.

4. Other Issues

The NBH Stage 1 EIS essentially deals only with the site in question. What is missing from this whole process is any indication of what the impacts are likely to be for local residents. For us, the question is whether this is an area that we wish to remain in. However, we are unable to assess that on the basis of what has been stated so far. It is time the local residents were given a firm idea of what is going to happen to their neighbourhoods. We accept that the planning of this site is complex but we also need to be planning for our own futures.

- **Height limits for residential areas around the hospital**

The 2010 Cox Richardson SSS study foreshadowed four storey height limits for residential areas around the hospital. Surely it is time to state just what is proposed in this regard, again so that residents can be making their own plans?

- **Traffic**

We all agree that the traffic is bad and is going to get worse, but residents are still left wondering how they specifically will be impacted. Will the proposed signalisation of the proposed hospital entrance in Frenchs Forest Road West include Gladys Avenue, for example?

- **Ancillary Services:**

The hospital will require a large number of external services, ranging from cafes to specialists' rooms and other ancillary services. Where will these go and what will be their impact on local amenity?

We look forward to constructive, consultative response to our concerns

Yours sincerely

Gillian Sudlow-Haynes and Brian Haynes
6 Gladys Avenue
Frenchs Forest
NSW 2086