

5 Southern Cross Way  
ALLAMBIE HEIGHTS 2100



25 November 2013

Development Assessment Systems and Approvals  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



Attention: Director, Industry, Social Projects and Key Sites

Dear Sir/Madam

**SUBMISSION AGAINST PLANNED NORTHERN BEACHES HOSPITAL LOCATION AT FRENCHS FOREST  
(SSI 5982)**

I am writing to object to the location of the new proposed hospital, although not opposed to having a new hospital located elsewhere in Warringah. I feel the proposed location at the corner of Wakehurst Parkway and Warringah Road is totally unsuitable for the following reasons:

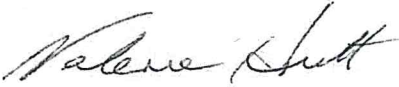
- The site is a remnant of Duffys Forest Ecological Community and as such is habitat for endangered flora and fauna. It serves as a natural bush corridor between Narrabeen Lagoon Catchment, Garigal National Park and Manly Dam Reserve. Should the building go ahead, these bushland areas will then become islands, rather than connected as they currently are. Wallabies, sugar gliders, powerful owls are amongst the larger wildlife species known to be frequenting this site and need a large area in which to range.  
I do not believe in "Environmental Offsets". Duffys Forest community cannot be swapped for an ecological community of a different type elsewhere in Warringah. Not only will a different area not provide the aforementioned corridor, but my understanding is that it is smaller in area than that proposed for destruction.  
The proposed site is densely vegetated with tall trees, many of which are regrowth, but with the potential to grow extremely large given the particular soil type and evidence from relict stumps left from previous forestry in this area.
- Traffic congestion at this location is already a major problem, particularly during peak hours. During wet weather, flooding and closure of the Wakehurst Parkway is not uncommon. The population of Warringah's north is growing, with resultant increase in traffic flow through this intersection. It is one of the few ways to leave Warringah (Mona Vale Road, Forestway to Roseville Bridge and Condamine Street to Spit Bridge being the only others). There is currently very little passing public transport. Should roadworks be undertaken to adequately address these problems, this would add substantially to the cost of the development.
- The proposed new hospital will lead to downgrading of comprehensive public health care in Warringah. My understanding is that it will double the number of private hospital beds in

the area without increasing the number of beds available overall. The site is not located at the population centre of Warringah, particularly with the recent increase in housing development in the Warriewood Valley, and is in fairly close proximity the newly built Royal North Shore Hospital.

- There will be a substantial negative impact on the surrounding community. As well as traffic and parking congestion, there will be noise, light and air pollution. There has been inadequate consultation with local residents.
- A 10 storey building would be overdevelopment of this ridgetop site and not in keeping with the character of the area which is currently a low rise business park, strip shopping and residential development.

I request that Application 5982 be rejected in its current form.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Valerie Hutt', written in dark ink.

Valerie Hutt