

1) DESTRUCTION OF LOCAL AMENITY.

- 10-storey building with overshadowing
- Eyesore on hilltop location
- Loss of bushland and its air cleaning function
- Air pollution from increased traffic
- Noise pollution from helicopters, ambulances and cars
- Overflow parking in residential streets
- Light pollution at night

2) TRAFFIC AND TRANSPORT PROBLEMS

- Wakehurst Parkway and Warringah Road already at or beyond capacity
- Wakehurst Parkway can be closed by flooding
- Intersection at hospital site gridlocked every day
- Population growth on Northern Beaches (e.g Warriewood) will increase problems
- Substantial additional traffic (expert's estimate 10,000 per day): ambulances, staff, patients, visitors, suppliers, waste disposal...etc.
- No public transport planned

3) ENVIRONMENTAL ISSUES

- Destruction of irreplaceable wildlife corridors between Narrabeen Lagoon Catchment and (a) Manly Dam (b) Forestville Park (Garigal National Park)
- Destruction of the largest southern stand of endangered Duffy's Forest Ecological Community, with unique diversity of flora
- Loss of habitat for wildlife, e.g. swamp wallabies, sugar gliders, powerful owls
- 'Environmental Offsets': destruction of one unique area of native forest and wildlife cannot be remedied by preserving bushland in another unconnected location

4) HEALTH SERVICES DISTRIBUTION

- Provision of public beds insufficient
- Private hospitals focus on profits, not provision of health care for all
- Centralising for administrative convenience does not provide health care where needed
- Loss of existing public community hospitals at Mona Vale and Manly
- Proximity of new 10-storey hospital to newly rebuilt Royal North Shore Hospital (duplication of services)

I request that Application 5982 be referred to **PAC (Planning Assessment Committee)**

Name: MRL Hodgson Date: 25/11/13

Postal Address: 17 Fitzpatrick Ave East

Brench Forest NSW 2080

Email Address: jhodgson@iitjnj.com

