

Dear Sirs,

I have no objection to the concept of redeveloping/modernising Greenwich Hospital (indeed, it needs it) - nor to the idea of including some seniors living to create a continuum of care.

However I do have very serious concerns and objections to the plans as currently presented, and the impacts it will have. I.e. it is not what they want to do that I object to, it is how they want to do it.

This site is unique, special, and prominent. It deserves development that is sympathetic to this, development that is in harmony with its environment, both natural and built.

Below I outline my key concerns and objections.

### **1.Scale and height of the main hospital tower.**

- This, the tallest structure, is sited at the crest of the hill. It would be visible for miles around, towering above the tree line. It would be a visible blot on the landscape so much enjoyed by local residents. (From my own living areas it will loom large above the trees.)
- The tower design is totally unsympathetic to its surrounds and the local area, namely residential homes of low height, and the natural bush environment.
- The site is in a residential area not a commercial area. Thus high-rise structures are inappropriate.
- As a hospital it can be expected to be lit all night; how will local residents sleep?
- "Views" pictured in the amended proposal conveniently omit showing the Hospital tower.
- A high rise hospital on this special site raises some other questions, including
  - This area is a bushfire zone; how to rapidly evacuate patients in the event of a fire (bush or otherwise caused)?
  - Patients on upper levels will not get therapeutic views of nature from their beds.

## **2. Serviced Seniors Living**

Affording a continuum of care for the elderly is conceptually interesting.

However the amended plans are unacceptable because...

- These buildings are also excessive in height and scale, looming above the tree line. They too will impact negatively on views and visual amenity of local residents (myself included).
- Again the design of these structures pays little respect to the unique environs of the site.
- There has been little/no information as to usage, such as the criteria for residency (e.g. age, health, financial circumstance), what the terms of the 'licence' would be, what service levels are envisaged, etc.
- The number of units envisaged would lead to a massive increase in local population, hence associated issues (e.g. infrastructure, traffic, noise, etc)

## **3. Environment**

- Greenwich Hospital is situated on a uniquely attractive site. Its natural surrounds benefit patients and the local community alike. To destroy this with high-rise building would be sacrilege. Given the extent of the land, and the large 'footprint' of the proposed hospital's lower level/s, why not restrict building to 'tree-level'?

## **4. Safety & Traffic concerns**

- Impact on River Road traffic, a busy thoroughfare, already impacted by the development of the school opposite, will be considerable.
- St Vincent's Road, a small street, will become clogged.
- Fire risk. The site stands above Gore Creek Reserve, a bushfire risk area, recently closed due to fire risk.

## **5. Social Impact**

- Greenwich Hospital is currently well accepted by the local community. However this development, as currently proposed, risks creating hostility in the community.
- The local community has not been well informed re the proposed plan (whether architectural design or Seniors Living details/criteria) - which has led to considerable speculation, much of it negative.

I thank you for your attention, and trust you will give due consideration to my concerns and objections.