

Planning & Infrastructure

Development Application

Hornsby & Ku-ring-gai Hospital Development Stage 1

Application No :- SSD5356

I, Elwyn Muller, of 18 Derby Rd. Hornsby NSW 2077 Haven't made any donations to any politically party in the past 2 years.

While we are in need of a new hospital, it needs to start off correctly. Start off wrong & the problems follow all the way through the project, - All Stages.

With a lack of consultation with locals, & importing planners from outside, local issues are not addressed in the proper manner. eg. CAR PARKING. Hospital Planning miss read the intentions of locals as there was a major discussion on parking. At a supposed to be public meeting held in the hospital board room. This was the only chance for the locals to voice their opinions directly. RESULT- Poor decision – Car Spaces instead of hospital beds. Thus a car park in the middle of the hospital grounds, which is the most valuable asset the hospital has. This band aid solution does not solve the car parking solution, Car parking is a problem & should be resolved within planning & development.

Stage 1. Is planned in the wrong area, this should be the last to be developed. This stage should be in the now new car park in the centre of the campus. The building should be built

to last 100 years & therefore built with bricks & a concrete roof to make provision for a helicopter pad, as James Park will not always be accessible, as it is now becoming a people's park.

The outside colour scheme of the building will become very dated & extremely difficult to live with both for the locals & patients. We don't need another "Tin Shed" like the new mental health building now being constructed.

EXTERNAL LOADING DOCK—will make Derby Road an industrial site. The State made Hornsby Westfield Shopping Centre have internal loading docks, this should also apply to the hospital as it is in a residential area.

Loading Dock will be very inefficient eg.. Goods being from dock to mental health at diagonally corner.

Catering- Will have to push hot food trolleys over 500 meters under cover to new mental health building, but only 150 meters if building is in the centre.

This building can't work efficiently unless stage 2 is built & it is proposed to join on the north side of stage 1, but this will cut off access to maintenance & garbage area creating a dead hole where a proposed oasis garden goes, & garbage will have to be processed in front of dock, 30 meters from residence's front door.

TRAFFIC :- Stage 1 will create a black spot at the front entrance to the new hospital. Drivers in Burdett St. get blinded by the sun at certain times in the morning & afternoons. Extra traffic will be on Burdett St. when the traffic lights come on line at Balmoral St. & Edgeworth David Av. Cars turning in or stopping to let day surgery patients off or pick up, will put extra pressure on this area. Add to this Truck & pedestrians & you have a recipe for fatal accidents at this point.

METAL CLADDING for exterior is not acceptable to the public. AS scaffold comes down around mental health, they are disgusted with what they are seeing. Large areas of steel grey are depressing. Please NO COLOURBOND on this building, including roof. Colourbond is only guaranteed for 25 years, so why use it on a building that has to last 100 years.

FLASHINGS are a problem on this building, resulting from the design. Some will be prone to leakage after 10 years- High Maintenance.

Building in the middle of Campus USING SAME GRIDLINES, A core rectangular building, without voids, could be built with approx. the same amount of money. All services that are needed are all nearby. A draftsman from infrastructure could redraw amended plans without an architect.

Many problems would be solved.

Hospital would function as normal as this is being built. [proven by building car park]

No officers need to be moved.

No need to resume 109 Burdett St & force migrant family out of their home which they purchased in the last few years.

Traffic hazard resolved.

Derby Rd. Residences would not have to look on to an industrial site.

Parking could be resolved in the future by hospital being able to acquire the bottom end of James Park & making it a car park.

This is the only time that residences can have an input into this development. All other comments have been ignored, even though comment forms were filled & submitted.

*E. A. Muller*

*22/2/2013*