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Application No SSD-10320

President Private Hospital – 369/381 President Ave Kirrawee

Applicant – Macquarie Health Corp Ltd

Objection to proposed Alterations and Additions to President Private Hospital

Main points of objection:

Demolition of Hotham House. The residents of the Shire have been trying to preserve this building for many years. As it is listed as a Heritage House of Significance in Sutherland Shire Council's LEP 2015 it cannot be demolished without Council permission. As one of a few heritage buildings left in the Shire it must be preserved.

Privacy. A new 3 storey building will impact significantly on the privacy of local residents. The proposal is a gross invasion of resident's privacy and no consideration has been given to the impact this will have on their wellbeing and safety. This multilevel building is completely out of character for the area which is mainly comprised of single storey houses. Patients and staff overlooking backyards all times of the day and night is a major invasion of privacy which will instigate major changes to the local residents' normal lifestyle.

Noise and Pollution. The noise and pollution generated by delivery vans and trucks entering and exiting the premises will impact residents. These vehicles can deliver at all times of the day and night to offload their goods creating a noise nuisance. Noise travels especially at night or early morning. Patients' visitors coming and going from the 2 basement levels of parking will also create noise pollution.

Building Noise. If this development goes ahead the construction will be ongoing for well over 12 months. The constant noise and pollution from dust and large trucks removing debris will be unbearable considering the lengthy hours they can now be on site. Bidurgal Ave is built on a rock shelf and the amount of drilling required to excavate for 2 basement levels of parking will be extreme not to mention incredibly noisy. The possibility of damage to nearby properties from this excavation causing cracks and foundation movement to nearby properties must also be considered.

Shadowing. Because the proposal is 3 levels above ground height severe overshadowing will occur. The close proximity to side residential boundaries and road front boundaries makes overshadowing more intense.

Traffic. A significant traffic problem already exists at the Hotham Rd/President Ave intersection. It is very busy and dangerous. Having the proposed hospital's main entry and exit in Hotham Rd will only exacerbate this problem. Hospital staff already park along Hotham Rd and Bidurgal Ave making both roads traffic hazards. Exiting Bidurgal Ave into busy Hotham Rd is difficult to do safely with parked cars obstructing vision. Bidurgal Ave is a narrow residential road made dangerous by cars parking on both sides of the road. There is no room to pass, it is strictly one lane only. Will this get worse? Will the amount of traffic using Bidurgal Ave increase as people looking for parking use it as a loop road? Will vehicles and trucks belonging to hospital workmen also park in Bidurgal Ave for over a year whilst construction takes place? Will Emergency vehicles be able to navigate this road when one car can barely do it?

Property Devaluation. Construction of this multilevel hospital will definitely devalue the properties of the local residents. People who have paid their rates and lived in the area for many years and may be thinking of downsizing will no doubt suffer the devaluation of their precious homes.

Patient Care. A major part of this hospital will be dedicated to facilitating mental health patients. Whilst the area as a whole needs more facilities for people suffering mental illness it also needs to take safety precautions in hospitals to care for these patients. The proposal does not verify what level of care these patients will need or what security will be provided.

Please take into consideration my concerns and objections as detailed in this submission and refuse this application.