

28 January 2021

To whom it may concern

**Subject: Objection to proposed development of the President Private Hospital – DDS-10320**

I am writing to you to raise my objection to the proposed development of the President Private Hospital.

I am extremely concerned about the proposed development for the reasons outlined below.

Obviously, the reports provided by Macquarie Health in its development application were all directly or indirectly paid for by Macquarie Health and I feel they give a particularly inaccurate picture of the current parking and traffic situation in the area around the President Private Hospital.

**Traffic during construction**

The Preliminary Construction Management Plan (CMP) provided by imagescape design studios states that construction vehicular access/egress to the site will be from Hotham Road.

It also says it is likely the following construction equipment will be used:

- Articulated vehicles for delivery of excavation machinery;
- Heavy and medium rigid trucks for construction material delivery;
- Heavy rigid tankers for fuel delivery for compacting and excavation machinery;
- Rigid trucks for removal of excavation material;
- Mobile cranes;
- Concrete delivery trucks and concrete pumps.

The report says construction workers will park on the site facing Bidurgal Avenue, adjacent to the site compound where possible and on the street.

Hotham road is currently a big bottleneck around for local traffic and simply cannot handle this kind of traffic.

Visibility for drivers coming out of Bidurgal Avenue is already very poor when there is one vehicle parked around the corner. Near-accidents happen frequently as cars coming out of Bidurgal Avenue need to come out too far to be able to see the traffic on Hotham Road.

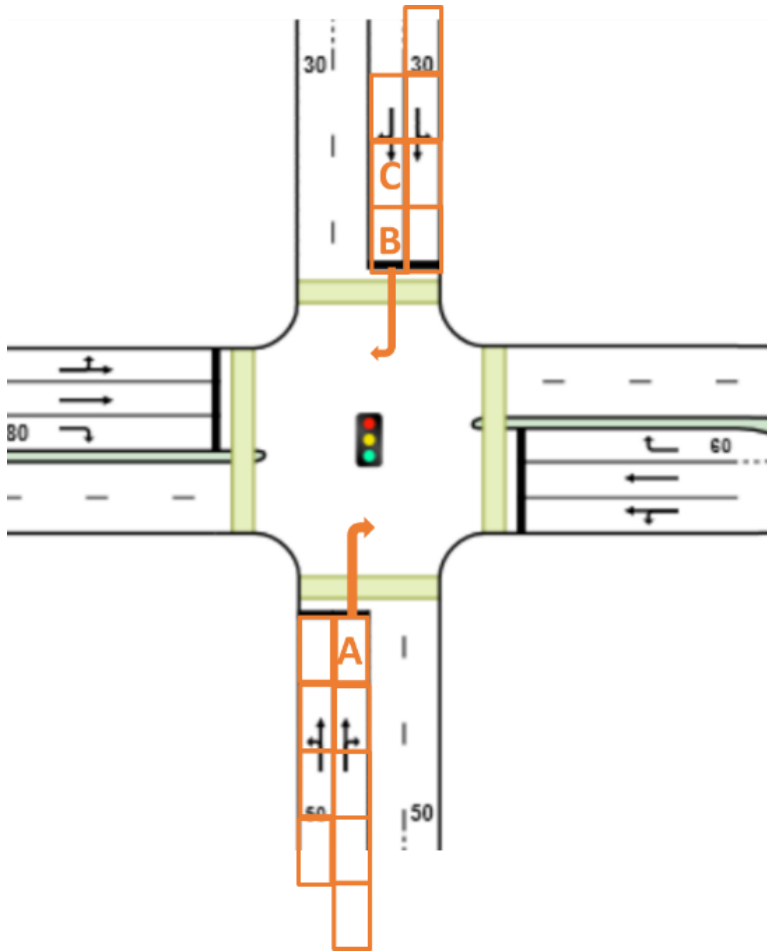
It is very clear from the plans that the development would cause unacceptable disruption to traffic in the area.

**Traffic after completion**

The traffic assessment report says an assessment of the intersection of Hotham Road and President Avenue was done AM and PM; however, it does not specify the time of the assessment. Between 7am and 9am, drivers frequently find themselves stuck at the intersection, unable to turn right from Hotham Rd into President Avenue despite the light being green, due to the number of cars coming out of North West Arm Road and going straight into Hotham road. They often experience multiple light changes without being able to turn right.

Looking at the image below, the only way for car A to get through the intersection during peak hour traffic is by waiting until all cars coming from North West Arm Road in the left lane have cleared, and

then taking the risk to turn right while car B is turning too. However, this is very dangerous as the driver of car A does not know whether car C will be going straight ahead or even move to the left lane to drive straight ahead.



An increase in traffic will result in long queues behind car A on Hotham Road, particularly as drivers who don't know the intersection try to wait for a safe moment to turn right.



*Traffic lining up on Hotham Road*



*Traffic lining up on NW Arm Road*

Bidurgal Avenue can no longer remain a two-way street if more cars are parked in it, as there are no gaps between parked cars where you can move into to let someone coming from the opposite direction come through.



*Parking in Bidurgal Ave*



*Hotham Road end of Bidurgal Ave*



*Width of Bidurgal Ave*

## **Parking during construction**

The reports provide various recommendations about parking for construction vehicles. In addition to providing a very optimistic picture, they appear to rely on a flawless execution of the construction works with regard to timing, and every person involved in the development following the guidelines and recommendations around traffic and parking.

In a large undertaking like this, it is to be expected that not everything will go according to plan and not everyone will follow the directions. As a result, it is likely more people will park on the street than anticipated and traffic will be significantly more chaotic, particularly around Hotham road and the intersection with President Avenue, where traffic is already particularly challenging and dangerous.

With small cars parked on Hotham Road already creating poor visibility for cars coming out of Bidurgal Avenue, large vehicles parked will make visibility dangerously poor.

There is no parking capacity in Bidurgal Avenue. While it may seem that there are plenty of spaces at certain times, the problem with this street is the width. When a car is parked near a driveway and another one opposite the driveway, there is not enough space to turn into the street when coming out of the driveway. Local residents have learned to space out their cars in a way that their neighbours can get out of their driveways. Construction workers won't be aware of this problem or, when in a hurry, may not give it much consideration.





*Car coming out of driveway can't turn left into Bidurgal Ave*

## Parking after completion

On page 35 of the Environmental Impact Statement provided by imagescape design studios, it says the most popular shift for staff is the daytime shift where staff numbers grow from 25 to 102 on the AM shift during weekdays. With 182 beds, there will be a significant number of patients' and visitors' cars that require parking spots, particularly during the day. Add to that 102 staff and it becomes very clear that the 158 parking spots (already 5 spots short of what is recommended by the *RTA Guide to Traffic Generating Developments 2002*) in the proposal will be largely insufficient. In addition, it is to be expected that not everyone who needs to be at the hospital will be willing to pay for parking. This means there will be additional cars parked in Bidurgal Avenue and Hotham Road, and possibly other surrounding streets.

As mentioned above, Bidurgal Avenue already has a problem with parking. Additional cars parked in the street increases the likelihood of people being stuck in their driveway, which is not only highly inconvenient but could have significant consequences in the case of a medical emergency.



*Parking in Bidurgal Ave*



*Parking on Hotham Road in front of hospital*

### **Noise during construction**

The Sears Acoustic Report provided by Acoustic Directions Pty Ltd warns that noise and vibration levels emitted from work activities during construction are likely to cause adverse reaction from the community.

The Preliminary Construction Management Plan (CMP) provided by imagescape design studios says “no machine work will occur outside normal working hours set unless approval has been given through the DWN process. This is not very reassuring for local residents as this leaves room for approval outside normal working hours. It is also not clear from the report what are considered normal working hours.

Local residents’ quality of life during the construction works will reduce dramatically.

### **Noise after completion**

If medical staff starts parking in the streets surrounding the hospital, people will be getting in and out of cars at all hours of the day and night. This will cause significant disruption to the quiet and peaceful neighbourhood, resulting in a permanently reduced quality of life for local residence.

### **Safety of local residents**

The Crime Prevention Through Environmental Design (CPTED) report provided by imagescape design studios states: “It is also worthy to confirm that the type of patients using the facility will not cause a major concern. Patients at the facility are either day patients, overnight patients or patients with limited mobility. Patients in a high need for emergency or those suffering from mental health issues will not be utilising the services at this hospital.” This seems unusual since the proposed development includes a new mental health unit with 75 beds. Who will require those beds if it’s not people suffering from mental health issues? This statement makes the report rather incredible.

Furthermore, on pages 36 to 39 of its Environmental Impact Statement, imagescape design studios justifies the need for the proposed development largely based on the increased need for mental health services. It also states “In 2004-05, principal diagnoses of depressive disorders (36%), neurotic and stress-related disorders (17%), mental and behavioural disorders due to alcohol (12%) and schizophrenia (11%) accounted for the largest proportions of mental health related hospital separations (AIHW 2006b).”



Local residents are concerned about the mental stability of the patients who will be moving around the vicinity of the hospital. This is of particular importance considering how many children walk to and from school in the area.

It raises the question whether there are safer places to provide private mental health services, further away from a residential area.

### **Disruption of the character of the neighbourhood**

The proposed new building is very uncharacteristic for the existing residential area and would significantly change the current landscape, which many residents are very unhappy about.



*Current street view – the hospital is barely noticeable*



*Image of proposed building*

### **Heritage listed federation house at 65 Hotham Road, Gymea**

The recommendation by GBA Heritage in its Statement of Heritage Impact at the request of Macquarie Health is based entirely on the 'clash of community benefits' with the significance of the building. However, it gives no evidence of the community benefits referred to, and as these benefits are disputed by the local community, this seems to render the recommendation completely unfounded.

Furthermore, in referring to the 'community benefits', the report does not consider that these benefits could be provided at a different location.

In summary, the location of the current President Private Hospital seems very unsuitable for the proposed development. The local neighbourhood was designed to be a quiet residential area and doesn't have the required infrastructure to accommodate a large commercial operation.

The disruption caused by noise, increased traffic and parking requirement during the construction works will be unreasonable and unacceptable.

The ongoing impact on noise levels, traffic and parking availability after completion of the works will permanently and significantly reduce residents' quality of life. As a result, the value of houses around the President Private Hospital will undoubtedly decrease.

Traffic levels that will even further exceed those that the surrounding streets can handle will put local residents at an even greater risk.

Insufficient information has been provided to reassure residents that their safety won't be compromised by the patients attending the mental health unit.

The large building will be an eye sore in the residential area.

The demolition of a heritage-listed building is highly undesirable and can be avoided if this hospital is built at a more suitable location.

Yours sincerely

A local resident