

# Longueville Residents Association

Longueville, New South Wales

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## Message

The Longueville Residents Association (LRA) wishes to submit its objection to the revised proposal for the redevelopment of the Greenwich Hospital.

The revised plans do not address the issues raised by the local community in their previous submissions and directly with the proponent and they are the bulk, size and scale of the proposed development and the major traffic and transport issues that will result if the proposal were to go ahead in its present form.

The proposed 14,500 sqm hospital building is a doubling in the size of the existing facility. In addition to doubling the size of the hospital facility the proponent also wishes to build 13,000 sqm of residential apartments on hospital zoned land. At an average of 80 sqm per unit this would result in **162** apartments being built on the site in addition to the proposed hospital.

This proposal is in an area characterised by 1 and 2 storey low density residential development and yet the proponent thinks it is appropriate to undertake high density development in this location on a site that is subject to a heritage order and surrounded by trees in a bush fire prone area.

The above proposal is a prime example of gross over development in an area totally unsuitable for such development and it shows a total lack of understanding or consideration for the local area and community by the proponent and their supposed experts who think it is quite appropriate to propose such a huge development on hospital zoned land. By building 13,000 sqm on units on the land, they will be forever removing any possibility of enlarging the size of the hospital and health facilities on the site. In years to come as the population ages the need for hospital and health facilities will increase and that will not be possible if they build residential units on the land.

Seniors living apartments are allowed to be built on **any** land zoned residential in the area, so why waste valuable hospital zoned land for a use that is easily accommodated for in the area and in a far superior location close to local shops, transport and amenities ? The Greenwich Hospital site is not within walking distance of shops, public transport or local services.

No traffic impact assessment has been undertaken on the surrounding road network. The non-signalised exit will become left-in-left-out resulting in traffic congestion at this junction. The report estimates a rate of 0.2 x 89 independent living units (18 movements/hour) using the RMS Guide.

The RMS guide is based upon sites with good public transport options within the vicinity of the proposed development and the subject site has average to poor public transport options. This means the majority of independent living unit residents will rely on private vehicles to get to and from the development.

As such, the estimates substantially under-estimate the flow rate and need to be assessed by an independent traffic assessor bearing the above in mind. The local bus service is infrequent and the gradient of the roadway leading from and to the bus stop does not meet the standard in the Seniors SEPP.

The surrounding residents and homes will be severely impacted by the proposed hospital and apartment buildings and will lose much of their privacy, amenity and views as a result of the proposed development. The apartment buildings will tower over the local skyline and be visible in almost every direction. The sheer scale of the proposed development is well in excess of what the location, local roads and infrastructure can handle.

The hospital is situated directly opposite Greenwich Public School. There is a pedestrian crossing outside the entrance to the hospital that is used by school children. How will the increase in traffic and the road changes impact on the safety of the children and pedestrians using the crossing ?

The residents of Longueville hope these issues are not overlooked by the authorities charged with the power to decide on this poorly planned and designed development proposal.

Yours sincerely  
Ron Gedeon  
President  
**Longueville Residents Association**