

I strongly object to the proposed redevelopment application. Many of the “alleged” improvements have not reduced the significant adverse impacts on the community surrounding the site and the huge visual and imposing bulk remains.

I am the owner of a property in Upper Cliff Road, Northwood on the high side and currently have a 180 outlook across the valley to Greenwich Hospital through to the lights at Greenwich Road. Currently there is no structure in the corridor from Northwood Road/Longueville Road through to Greenwich Road which is more than 3 stories in height. This is the case in the surrounding areas across the golf course and down to Longueville. The current zoning has protected the area together with the restriction on the removal of trees of a certain height. This is why we choose to live here.

This corridor (along with the surrounding suburbs) is densely green and appealing to the eye and a pleasant place to live. With the plan proposed this will completely change. Attached is a photo of the current view from Upper cliff Road looking across to the hospital and beyond. This will be blocked and replaced with towering solid buildings, which are imposing commercial looking structures totally out of character with the area. It will be an eyesore and completely change the ambience and visual amenity of this residential area.

The land on which the site is proposed is on a high ridge and elevated – that of itself makes the proposed development so much more imposing and highly visible, even if built in line with the rest of the area – this elevation is a factor which needs to be taken into account.

The proposed development will see the removal of existing trees and vegetation within the development footprint and will totally disrupt the leafy green environment that epitomises this area. I understand about 70 trees, many very old and established will be removed. Any replantings will take decades to grow to replace what will be removed.

I support the building of/redevelopment of hospitals– but they need to be sympathetic to the environment in which they are being located. The land size of the site is large enough to achieve Hammond’s proposal to expand the current hospital to improve the inpatient/outpatient support services AND be built in a way which blends in within the surroundings. It does not and should not be as high as envisaged. It needs to be sympathetic to what is currently in this leafy green corridor.

Achieving this, however, is clearly impeded by that part of the proposal to include what is now submitted as “senior serviced apartments” which are very similar in physical size and height to what was previously proposed - 2 x 7 storey blocks. The land is currently zoned for Health Service Facilities. The proposed “senior serviced apartments” cannot be classified as medical infrastructure or a related use. This is a backdoor attempt to build residential apartments on land which is zoned for hospital use only. Any such development cannot be permitted unless they too comply with the zoning requirements that every other resident in the area needs to meet. Also, allowing these to be built on this site will restrict any future development of the intended use of the site, namely hospital services, which is not in the public interest.

In relation to the proposed redevelopment of the hospital itself, given that there are no height controls on the site, any development must be viewed in context to the surrounding buildings and structure adjoining the site. The proposed height and bulk of the hospital are not in keeping with the low scale residential development surrounding the site and the adjoining suburbs. This is not a commercial area.

The proposed development will detrimentally impact and change the character of the area in so many ways. The consequences and flow on effect of this proposed development are enormous. They have been well aired by others and I strongly endorse those objections which include:

- Increased traffic on River Road – which is already congested early in the mornings before peak hour. Various sections of the road are well known for accidents. There will be increased traffic safety issues for locals and children at Greenwich School.
- The significant destruction of trees and greenery due to the development
- Light pollution – the amount of light which will be emitted from the site 24/7 and particularly at night across the current dark landscape. The significant destruction of greenery on the current site will increase this pollution.
- Impact on public transport – the area is not well connected to public transport. There is only one bus service, which is not frequent (particularly on weekends with no services on Sundays) and already overcrowded. Users of the site will be dependent on cars.
- The acoustic impacts - increased noise across the valley due to what is proposed on the site
- Impact on privacy for the surrounding landowners and significant detrimental visual impact to the existing residences in Greenwich and Northwood
- The complete incompatibility of the imposing structure with the local area

The “Hammond families” and anyone dealing with this development application should be asked to take a look around the area and, if they lived here, would they like this built in their backyard?

The development must be built so it is part of the suburb not looming over it and destroying it. By all means, revamp the hospital but do it in a way in which the current community and natural environment are not compromised. The current proposal is poor and inconsiderate design.

Build something which the locals can be proud to have and support.