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Submission -SSD 8699 Staged Redevelopment of
Greenwich Hospital
97-115 River Road Greenwich 2065

I object to this development on the following grounds:

1) The loss of privacy- the proposed development would be an intrusion on my privacy as it would overlook my bedrooms which are at the front of my house, facing River Road. Not only would people be able to see directly into my bedrooms and front door and yard the intrusion of the lights in the high rise and the associated airconditioning noise at night would make sleeping very difficult and would have a severe effect on the quality of my life. As confirmed in the recently published visual impact assesment my property will be severely impacted by the height, bulk and location of the main hospital building which have not been changed from the previous proposal. Despite the comments made by a representative from Hammond Care at the exhibition in August that the loss of my privacy is of no concern as the people in the hospital are pallative, implying that they will not be looking out of the windows, my concerns still remain and in fact they are increased.

2) Zoning: The current hospital is on land that is zoned SP2 Health Services Facility Zone .Senior living housing is not a health service facility SP2 is not for residential living. Senior living housing is not applicable to the LEP SP2 zone

3)Parking : The current hospital does not have enough parking and the overflow is on surrounding residential streets. The proposed development does not have enough parking spaces included in the plans and this will put enormous pressure on parking in the surrounding areas.

4) Heritage: The proposal includes building of a respite centre At lot 4 DP 584287 (which is contrary to zoning of the land) the land and building on Lot 4 is heritage listed and the proposal will significantly change the landscape surrounding the house.

5) Traffic: The traffic on River Road and surrounding streets is already significant with bumper to bumper traffic in the morning and afternoon peak periods which are getting longer. The traffic generated by the size and scope of this development would add enormously to the current nightmare of traffic we now endure. With the planned privatisation of the buses on the north shore and the possibilities of reduced or cancelled services it would mean more reliance on cars and the residents and visitors would need private transport adding to traffic problems.

6) Safety: The hospital is opposite Greenwich Public School (which is currently being redeveloped and expanded which means more students) and the increase in traffic would place the childrens safety at risk as they enter and leave the school not to mention the parking problems for parents trying to drop off and pick up their children.

7) Environment: The proposal states that to enable construction the number of trees to be removed will be less than the previous proposalbut the landscape will be severely altered this will takeaway the bushland setting that makes this area a beautiful place to live and makes the current site unobtrusive and hidden from the outside. The change to the landscape will affect the many birds and animals that inhabit the area.

8) Construction: Construction of of this size development will be an absolute nightmare for me as the noise and dust and traffic will be horrendous. River Road is a very busy and congested road at most times and the movement of heavy vehicles and the cueing of the trucks waiting to be loaded and unloaded (which is happening at Greenwich Public School and numerous building site in St Leonards) would cause enormous traffic and safety problems for residents and the school children. I think a report on the materials used in the construction of the the buildings slated for demolition should be carried out to identify asbestos (which has now been identified in Greenwich Public School) and other dangerous materials. They should be removed safely and local residents should be

kept informed during the whole process.

In Summary

This so called new proposal is not that different from the previous one and it shows that Hammond Care has not listened to any concerns of the surrounding residents and will carry on as they please without regards to anybody or anything in their quest to build this oversized and out of character development.

A development of this size will change my local environment forever and takeaway the beautiful bushland outlook which so many people enjoy. My privacy and quality of life would be severely affected during and after construction and I am worried that this would open the door for the development of a corridor of other high rise development as has happened in so many other areas. I think a public consultation needs to be held to enable questions and answers. WE SHOULD NOT BE PENALISED BY THE GOVERNMENT IN THEIR QUEST TO OUTSOURCE THE CARE OF OLDER PEOPLE AND FOR THE GOVERNMENTS LACK OF INVESTMENT IN THE PUBLIC CARE SECTOR.

Thank You

Anthony Aitchison