

# Objection to the new proposal for the redevelopment of Greenwich Hospital

This new proposal shows how little regard HammondCare has for the local residents as they do not appear to have listened to our biggest concerns and have merely tweaked the original proposal.

They don't appear to have followed the DPE directions following the first lot of submissions either.

Removing one level off the apartment buildings on the western side and converting the proposed villas to a 10 bed respite centre hardly constitutes a new proposal

As a resident of River Rd and of one of the properties that will be most impacted by this project, I reiterate my concerns and the reasons why I object strongly.

## Zoning

The site is zoned for Hospital/Health services use only and should remain so. Any future extension of the Hospital would be only possible in height, if at all, if the

rest of the site is already overdeveloped.

Since the government has not provided any public palliative or rehab beds at Royal North Shore Hospital and is relying on a private hospital to fill the void, common sense should prevail and the Hospital use only zoning should be maintained for the whole site.

The seniors' apartments are residential property no matter what HammondCare wishes to call them and only added for financial gain.

## Bulk and size/built form

The main concerns about the bulk and height and location of the main hospital building have not been addressed at all despite the results of the recently published visual impact assessment.

Our property on River Rd is likely to lose privacy and value while being overlooked by a 9 storey building at the top of the mound across the road.

Notwithstanding the effects of extra lighting and humming airconditioners and the loss of our green outlook.

No amount of trees can hide such a tall building which will be seen from all sides.

This building is totally out of character with the low rise residential surroundings and its bulk will overshadow heritage listed Pallister House as well as houses on Gore st down below

## Traffic

The issues about increased traffic with more patients, more staff and over a hundred potential apartment residents remain.

River Rd is always very busy and a more regular flow of traffic from St Vincent's Rd and other access roads in and out of the hospital will add to congestion and potential for accidents.

One of those roads comes out right near the pedestrian crossing used by many school children.

Moreover, there are already more advanced plans for another 3 seniors living facilities within 1 to 2 km in each direction of the Greenwich Hospital adding to the future congestion.

One new point about public transport which is not great now, is that with the planned privatisation of local busses , it's likely there will be even less services available especially on the weekends

## Parking

The proposal provides what they deem is adequate parking.

This hardly ever turns out to be sufficient in most developments so there is a concern that surrounding streets might get clogged up.

The bottom part of St Vincent's Rd is already a car park by stealth for the construction workers at the school.

It's unlikely most senior residents will walk due to the topography of the area with hills on all sides so every household will need at least one car.

## Trees and environment.

This proposal necessitates the destruction of numerous established trees if a few less than the previous one resulting in a great loss of habitat for our local wildlife.

The best plan for bush and wild life preservation would be to use most of the current hospital buildings footprint and build a bigger and better building that would incorporate the respite centre. This would save a lot of trees and allow for a larger, lower and much less intrusive building on the lower part of the site

The residential apartment buildings take away from this possibility and cause more environmental damage.

## Infrastructure

There has been no word regarding potential upgrades to water, sewer and power services some of which would surely be required.. One wonders how/when they would take place without great disturbance to the area on top of the construction works for the new hospital.

Also will the fire fighting facilities cope with the huge number of extra high rise buildings from St Leonards to Greenwich?

Our neighbourhood will be a congested building site for years to come.

In conclusion, it is very disappointing to see that this new proposal does not address our mains concerns especially in regards to the size and bulk of the Hospital building and the plan for residential units on a hospital site.

The potential severe impact of this proposal on the area and our houses along

River Rd and the surroundings is now clear and not acceptable to us.

Despite their claims to the contrary in the mitigation recommendations, there is a lot HammondCare could change to make their proposal more in keeping with the area while still building a new modern facility that we all accept is a necessity.

Regards

Valerie Le Bihan