

Supplementary objection.

I have lived in Upper Cliff Road, Northwood for nearly 60 years.



I look directly across the gully to the existing hospital. Most of the western end of the hospital building is clearly visible.

The proposed development will dwarf the existing buildings, along the same gully boundary and further destroy the bushland feel of my home.

Every objection I have read details the negative visual impact of the development, its bulk and size and the loss of amenity for local residents and surrounding areas.

Accordingly, one of the most critical expert reports that the Secretary will rely upon in his determination has to be the Visual Impact Statement

The Secretary can have no confidence in this “independent” report and its conclusions.

The expert was well aware of all of the complaints from Northwood. There were many objections and lots identified themselves as residents of Upper Cliff Road.

The expert purports to have undertaken a detailed assessment of those affected by the development, including an “in field evaluation”.

However, the resulting chosen locations do not fully and properly represent the visual impact of the development. For example, the impact on me.

Why choose a (Lower) Cliff Road, Northwood location, with a diagonal aspect across the gully, and from where the full bulk of the site and structures are hidden behind existing trees standing on the Northwood side (and use a poor quality photo)!!??

Below is the photo from the Statement.



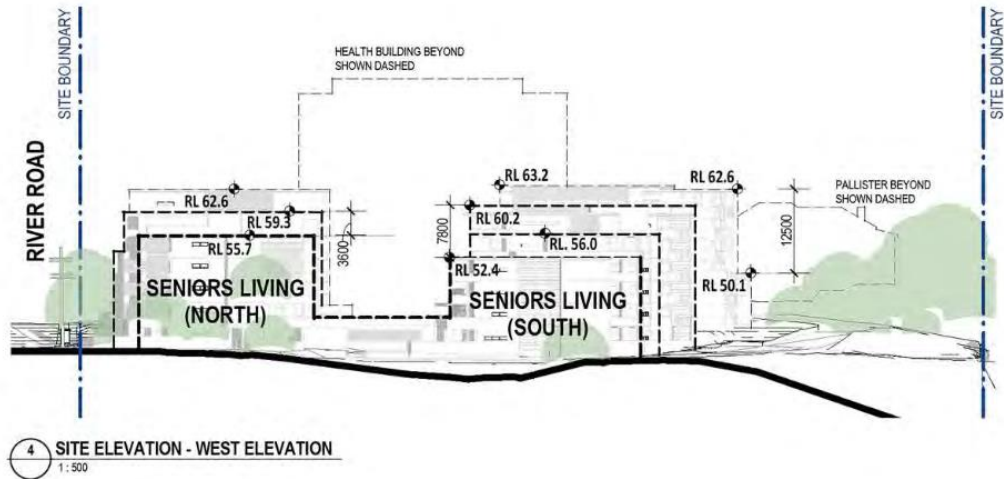
Why did the expert decide not to choose an Upper Cliff Road location!!???!!

Below is a photo of the hospital taken from my home (with a vintage iPhone camera):



Now I'm no expert, but based on the architectural drawings and using Pallister House as the reference point, here is the photomontage view from my home:





Who could agree with the expert that Upper Cliff Road is NOT a “suitable viewpoint” for inclusion in the report and therefore is irrelevant to and should be kept away from the Secretary’s consideration!!??!! No one, and you don’t have to be an expert to reach that conclusion.



Instead, the Secretary will only have the above Northwood photomontage for his consideration. Rubbish!!

Remarkably, the Statement concluded that the overall visual impact even from this Northwood location was still at the “Moderate / High” rating!!??!!

The unzoned Seniors Living blocks (x2) force the developer to utilise the site to create the horrendous high rise Hospital block. Without the Seniors Living, the Hospital could be designed in a more sympathetic way, with proper regard to the irreplaceable natural beauty of the surrounding areas.

What does the expert now have to say about my “visual impact rating”!!??!!



We'll never know. One can only speculate.

All I know is that this development will destroy my remaining enjoyment of life.