

11-11-2019

Dear DPIE

Subject: Greenwich Hospital (SSD 8699) Redevelopment at 97-115 River Road, Greenwich

I object to the Greenwich Hospital development as it is not in line with expectations for the health services dedicated site or the area. The impacts are unacceptable and the direct and indirect effects are much adverse outweighing the positive effects. The DA has too much bulk and scale and a significant number of breaches against the LEP, DCP, ADG and SEPPs.

For the number of residential units proposed on this site the community would expect more hospital beds added compared to this low number of beds - for such a large increase of residential units on this site. There is a deficiency in site allocation space for the hospital beds. The change of use for the site is unacceptable and should be rejected.

This development represents extreme overdevelopment. The size, bulk and scale of the development are grossly divergent with the location. The density and FSR are more than the maximum in the area. Increased FSR will lead to unacceptable consequences and exceed the maximum allowable height even for aged care.

The Development: This development has the markings of a high density residential building without the necessary controls thus concealing the true intent of such a development for the construction of more residential units on an assigned health services site. This development has considerable addition of dimension with several storey high buildings perched on an elevated point. Each building is over 30 meters and 7 storeys high. This is the highest point in the area and will transpire into a much larger and taller buildings. The proposed development of units is not for the provision of health care and should not be allowed on this site.

The Developer and SSD: The developer (HammondCare) assertions in this DA are incorrect. The application for this development under the guise of aged and health services is unacceptable. The development contravenes a number of the guidelines and regulations. Breaches are not minor but these are substantial and cannot be ignored regardless if this development falsely adorns the cloth of an SSD. and the SSD classification should be stripped from this DA. The DA should be split into 2 one for the Hospital and the other treated as a DA for the residential units as the impact from these units is enormous and should be assessed in view of high density residential units.

Amenity and residents: The proposed DA will have large quantity of concrete, high walls taking away natural vegetation, trees and many will not be replaced. There is also lack of adequate open space relevant to the site's size and scale and there is much less landscaping than the original site for the residents to enjoy. This means that the DA's residents will be forced to venture outside the site and use the publicly provided open space and parks for the community to enjoy, which already exhausted due to other high density developments, to escape this DA's density.

Infrastructure, Facilities and Services: There is already a lack of infrastructure in the area and there is depleting infrastructure to support this DA. In fact there is a reduction in infrastructure, services and

amenity that results in a deficiency for this DA. Senior Citizens tend to be big resources takers. There is a serious impact on the environment and local community from this DA yet there are no measures to counter these consequences instead the DA relies on existing community and rate payers facilities and services for private use of a small portion of the residents in this DA.

Non-Compliance: There is non-compliance in few parts with the Development Control Plan that renders the whole DA insensitive to the surrounds. This development must be assessed to conform to the LEP and SEPP guidelines if it is to be suited to its purpose. Contrary to the developer statements the proposed does not satisfy the SEPP for aged care facility. There are several breaches in guidelines that the DPIE should not ignore but move to reject this proposal.

Neighbourhood character and environment: This development is a high contrast to this area's neighbourhood character. This proposed development does not sit well in the adjacent environment. It will be highly visible from any street and nearby site. The buildings are already at the high end and given the natural contours of the site will result in a great number of properties being affected.

The DA is lacking any sympathy with its surrounds. Greenwich is a unique suburb with a village atmosphere and we as residents are proud of its character. This development will take this away altering the look and feel of the community.

Greenwich Public school: This development will also affect Greenwich Public school due to its location across from this DA. Greenwich Public School is a community sensitive location and the risk for the school children is increased as the hospital site takes on more people, more cars, more parking and activity close to the school.

The increase in traffic on the school will place school children at risk. School drop offs and pickups, and even peak hours will be more disorderly. Movement around the school will be more perilous. Yet all this has not been assessed properly in the DA. There should be a more rigorous investigation of how any risk for the school children can be eliminated. My daughter and many of our friends attend this school and I am not comfortable with the risk that this development will bring on daily basis.

Parking: There is no adequate car parking for the number of staff, visitors and service cars for such a facility. Off street parking is inadequate in this area. This development will bring more traffic, more service cars and more pedestrians which will place more demand on the streets and parking.

Traffic, Driveway and Roads: The traffic has not been well considered and even disregarded. This development is for a large number of units and hospital in the busiest and most dangerous road in Greenwich, River Road. This road is unsuitable to take on more density; it is congested and has lots of driveways and side streets that feed into it. It has several intersections that are very hazardous. As well the cumulative effects of other developments in the area which use the same road and the same intersections have been ignored in the traffic assessment reports. The intersection on River Road is a blackspot and listed in the accident spots (top ten) in Lane Cove.

It is essential to note that the driveways and side streets that feed onto River Road will further be affected and it will be harder to exit and enter due to the increase in motor vehicles and traffic from this DA.

Pallister House: The state heritage listed Pallister House is directly affected. This is a significant heritage item that should be protected in its entirety without taking anything away from its setting and surrounding. Yet this DA is encroaching on Pallister House beyond its tolerance level thus affecting its significance and prominence.

The Process: This development undermines the faith of the community in the DPIE, the Minister and puts a shadow over the process that led to this result. The developer has not consulted adequately with the residents especially for such a large project such as this. Residents have been ignored and their opinions disregarded. The developer has not dedicated enough times and sessions to discuss with the residents.

Despite some of the assertions presented in this DA application by the developer there will be significant impacts on the community, the immediate vicinity, Greenwich Public school, with reduced open space, green space, parking, public transport/bus services, public facilities, and an increase in congestion, traffic, noise, cars, pedestrians with more and more services dedicated for private use and to the benefit of a small group of residents.

Sincerely yours