

Submission to the Department of Planning and the Environment

Regarding the

HammondCare GREENWICH HOSPITAL AMENDED REDEVELOPMENT PLANS SSD 8699

Submitted by: Jesus Flores

Address: Gore Street, Greenwich, 2065

Email: jfcdesigner@msn.com

Phone 0405356458

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Dear Sir/Madam

I wish to make known my ideas and concerns regarding the Amended Redevelopment plans for Greenwich Hospital currently on exhibition by the proponent, HammondCare.

I **OBJECT** to the following aspects:

- 1) **SIZE, BULK AND SCALE OF THE MAIN HOSPITAL TOWER BUILDING** for the following reasons:
 - a) This development is too big in the context of the residential neighbourhood where it is located.
 - b) This will have a significant visual impact, will impact neighbours' privacy, and diminish Palister House - it does not complement and sensitively harmonise with the heritage-listed building.
 - c) Our home is on the southern boundary with the hospital and the proposed apartments and the hospital (built on the highest point of the block) will shadow all properties on its southern boundary.
 - d) The development is "contrary to Clause 33. The character of the area is defined by low density residential development generally one and two storeys, with only the existing hospital buildings exceeding this height"
 - e) The location of the Respite Care is totally inappropriate.
- 2) **SERVICED SENIORS LIVING Apartment Blocks** for the following reasons:
 - a) These apartments are too high and too numerous for the block. They will create numerous issues explored below, but importantly their construction will reduce the availability of land for badly further hospital build in the future, their construction is a misuse of the State Significant Development consent mechanism and they open the door to high rise tower blocks on the eastern side of Greenwich. Nearly 50% of this development is a residential development that should be subject to the same rules as any other residential development and not given special treatment because it is tacked on to a hospital development. HammondCare has been open about needing the residential development to fund the hospital development, however this aim does not justify the means.
 - b) I object to the apartment towers but that absolute objection aside, at the very least, the extent of Seniors Living on the site should be decreased with the consequent reduction of vegetation removal, visual impacts and provide space for the hospital to be accommodated in a building of reduced height and visual prominence. Further, there should be a clear demarcation between the seniors living and the hospital – currently a boundary between the two areas does not exist.
 - c) It should be noted that the location is not ideal for seniors, with poor public transport access and shops are not walkable from the hospital.
- 3) **AMENITY AND VISUAL IMPACTS ON RESIDENTS** for the following reasons:
 - a) **Visual Impact** - Hammond Care commissioned independent consultants to examine the visual impact of the development on residents in Greenwich and Northwood. They concluded that in 69% of the locations they assessed the visual impact will be high, moderate-high or moderate. In addition, the consultant noted that *"The Proposal will introduce a significant new level of built-form and*

development to the site. The upper levels of the proposed buildings form the most noticeable element to the surrounding area."

- b) The proposed development will destroy the beauty of the area by imposing simply enormous tower blocks in a low-rise environment.
- 4) **IMPACT ON BUSHLAND AND ENVIRONMENT** for the following reasons:
 - a) Significant tree numbers will be removed from the site to clear space for the apartment towers and the significant hospital build. I also understand that this raises significant issues for the Gore Creek Reserve, habitat for birds and creates increased fire safety issues.
- 5) **TRAFFIC AND SAFETY CONCERNS** for the following reasons:
 - a) St Vincent's Road and the lower end of Gore Street are already a 'car park' for hospital workers and visitors and residents are often forced to park cars up to a block away during week days – this will increase with the proposed apartment towers. A substantially expanded hospital will also lead to a dramatic increase in traffic along an already busy River Rd, St Vincent's Road and Gore Street.
 - b) The 'walking buses' of school children up St Vincent's Road will simply not be safe with the increased traffic and this will lead to more parents driving their children to school, ironically along St Vincent's' road

Yours sincerely,

Jesus Flores

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