

Hammond Care/Greenwich Hospital Proposal.

To Whom it May Concern,

I am again lodging my opposition to this redevelopment proposal.

Every document that I've viewed within the whole proposal indicates that this is absolutely the wrong site and environment for this kind of redevelopment!

I am shocked to read the blithe 'recommendations' by your team of 'experts'!

A great majority of the outcomes of the 'studies' by the various companies contracted have been **massaged into lessening the actual impact of the proposed precinct.**

These reports show a distinct lack of true concern and transparency by Hammond Care for the local residents and the neighborhood as a whole.

All of the artwork, artist impressions, over-laid images are specifically designed to do only two things!

1. **To deceive and obfuscate the actual scale and height of the buildings**
2. **By this deception try to placate any concerns the residences have about the scale of this proposal!**

This whole proposal is on the wrong site altogether and Hammond 'Care' and the architects concerned are showing how little concern they truly have for the area, demonstrated by this deceptive conduct and appalling planning.

This is nothing less than a classic Sydney developers 'land-grab' supported by NSW govt.

There are NEVER ANY height specifications in ANY of the drawings or impressions in any of the documents and images below!!!!

Why is this? Purely to enhance the deception!

If you take the name 'Hospital' away from these drawings all it is, is **high rise**, nothing else!!

And to solely use the 'access to many beds or residents of the building' as the excuse/reasoning for the height is just not good enough!!

Again, this proves that this is the wrong location for these kinds of Hospitals!!!

Below are three photographs with the **red lines** representing what the true height of the buildings immediately adjacent to River road will be. I point out that there are no true and accurate plans or architectural impressions of the actual scale and impact of the proposed buildings on the immediate neighbors. This deliberate lack of impact and transparency and therefore lack of due diligence reveals the highly deceptive nature of Hammond Care, all of the architects and the various govt. departments involved.



No1.



No. 2



No. 3

Photo No.1 – shows the real height of one of the buildings and its complete encroachment and impact on our private courtyard and intimate living space.

Photos No.2 & 3 – shows the true height of the building adjacent to River rd.

Following are more points of deep concern;

Page #15;

“A commitment to protecting and enhancing the landscaped setting of the campus also influences the proposed vertical design of the proposed buildings. The vertical design is informed by Singapore’s Khoo Teck Puat Hospital and its incorporation of biophilic design principles ...”

1. Source: Bickerton Masters

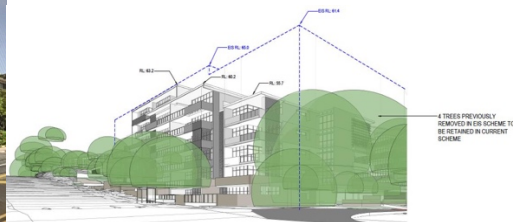


Figure 7 View to Pallister from River Road

This new entrance will obviously dramatically increase the density of traffic entering and exiting. This entry/exit is 30m from a small rise in River rd. and is completely blind from oncoming traffic traveling west.

This lack of foresight and planning again shows that due diligence has not been done by the overall proposal, and a great lack of due diligence, research and understanding done by the company responsible for the traffic management study.

This has the potential of an ongoing series of very serious traffic accidents.

Each afternoon this north side of River rd. has parents parked there picking their children, and within the 2nd term of 2020 the Greenwich Primary School will increase in capacity three fold. With the added traffic from the proposed hospital entrance there is even more chance of significant congestion and therefore collisions.

Conditioning the speed of traffic will not change this perilous and dangerous potential!!

I have lived directly opposite this and I know this over many, many years of hearing the squeal of brakes!

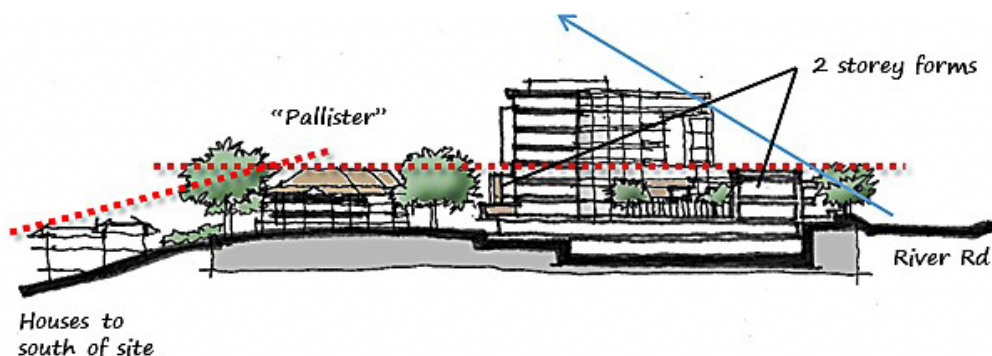


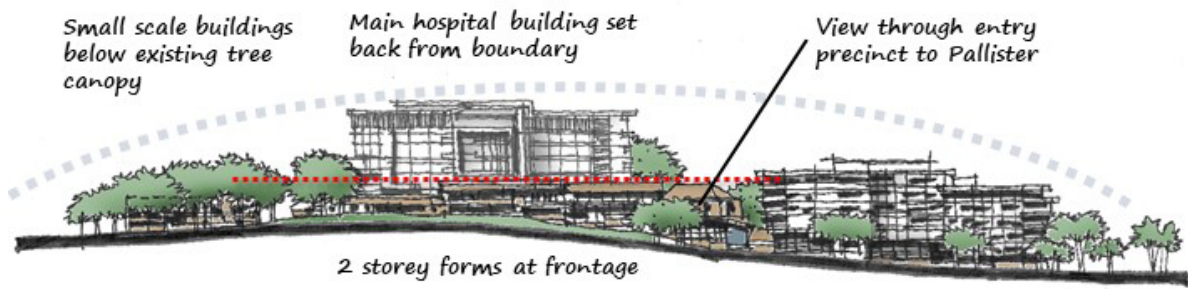
Figure 8 Pallister House interface

Proximity of proposed building is still far too high and far too close. The proposed building will be at least 32 m high, this is an unacceptable height so close to a Heritage listed building.

The appalling proposed façade of the 7 storey building facing Pallister House shows no respect to the actual site and historical significance of the precinct. It's only hard edges, glass, steel and masonry.

This amply demonstrates that there is no care whatsoever for the historical significance by Hamond 'Care' and the architectural team.





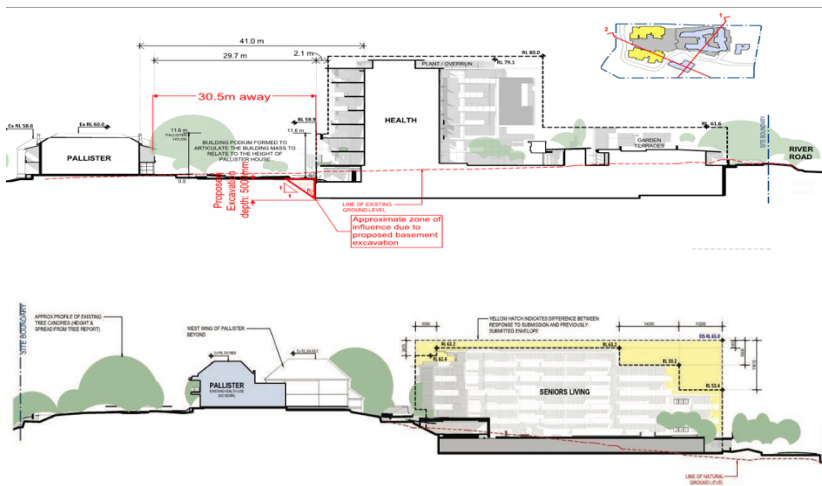
The above images are deliberately and completely deceptive and they disguise the true height of the proposed Residential building!!

This shows a total lack of integrity and absolute disregard for any residences within this area



The height of the building in the above image will greatly encroach on the residences directly across River rd.

Reduced Bulk and Scale – Cross Section



This is a complete joke and insult!! The building height is only reduced by **1 meter!!!**

In conclusion the whole proposal is completely flawed and the great lack of transparency and due diligence is proof beyond a doubt that this redevelopment MUST NOT GO AHEAD!!!!

Sincerely,

Paul Warren
(adjacent resident)