

I wish to object to the redevelopment plans for Greenwich Hospital.

The bulk and scale of the development is completely inappropriate in the context of its location in a residential area. The hospital is bounded on all 4 sides by 1-2 storey residences. The construction of a 10 storey building, on the highest spot on the hospital grounds, will tower over nearby residences, and allow patients, staff and visitors to peer into the backyard and living rooms of nearby houses.

See the photo below which comes from HammondCare 's Visual Impact Assessment.

This photo is taken from our back door and shows the impact of the development on local residents. Clearly, the development is at least one or 2 storeys too high and should be reduced.

This is poor design. While HammondCare argue that a high rise building maximises efficiencies, this needs to be balanced with the impact on nearby residents who will be significantly impacted by a high-rise development. In particular, there is no buffering of residences from the mass and bulk of this development. Contrast this with Royal North Shore Hospital which is buffered from local residences by the Pacific Highway, the St Leonards TAFE, St Leonards Railway station and accompanying shops, a light industrial area, and a parking station.

In addition, in the picture below, the trees in the immediate foreground are slated for removal. This will substantially increase the impact of the development. Accordingly, if this proposal is to be approved it should be on the condition that appropriate trees are retained / new trees planted, in consultation with neighbours, to maintain the privacy of residents.

