

I am a resident and home owner in River Rd Greenwich right across the road from the Hospital site.

No one in the area is against the redevelopment of the Hospital.

We are upset with the way HammondCare and now Planning NSW are ignoring issues with the concept proposal that we have been objecting to since the first and only consultation session in August 2018.

At the time, we were not even presented with a visual impact statement.

Following our objections, HammondCare merely tweaked their proposal without addressing our concerns.

The bulk and height of the main building up to 10 storeys on the higher point of the site is totally inappropriate in an area that is residential R1 only.

The drawings and virtual pictures supplied to show size and scale are just not accurate or clear enough for anyone to gauge properly the true visual impact of the building but one can easily picture the building dwarfing, overlooking and overshadowing its surroundings.

As the owner of one of 4 properties most impacted visually, I also fear impact from

lights, humming air conditioners and loss of privacy in my front yard and bedrooms.

No tree is likely to be able to hide such a tall building on a high point.

I think HammondCare could have chosen a plan which mostly used the building existing foot print of a larger building on the ground but lower in height.

Of course this is a difficult option if you also want to add 2 residential apartment buildings for over 55's on the Hospital land!!

Regardless of what type of apartment they are, there is little need for another 80 such units when there are at least 4 other residential aged care projects at various stages of approval within a 1 km radius of the Hospital.

All of these facilities will be built in a hilly area with little public transport and no shops within easy walking distance making likely a need for residents to own a car and adding to the traffic congestion on River Rd.

Exiting from the Hospital grounds onto River Rd is also not an easy thing to do.

The 2 apartment buildings will also be

impacting on houses behind and to the west.

They will also make further expansion of the hospital more difficult and likely to go up in height again

The NSW government is relying on this hospital for the supply of palliative and rehab beds in the area (There are none at Royal North Shore) so they should insist this site remained zoned for Hospital use only!!

I am also concerned by the need for many trees to be removed and the effect this will have on the local wildlife and the generally green outlook of the area.

In summary, by removing the 2 residential apartment buildings, HammondCare could easily come up with a new hospital building concept that the local community would support.