Dear IPC

I am the owner of the property at 112 River Rd directly opposite the hospital. While I am, in general, supportive of the development of improved hospital facilities on the site, I have specific objections to the current proposal.

1. **The height of the main health precinct building and its proximity to River Rd ( and my property as a consequence)**. I fear overshadowing and lack of privacy, with potential for persons standing on the higher balconies to be able to see right into the rear yard of the 112 and adjacent properties. A solution would be to restrict the height of the new building by deleting the top two floors and requiring a greater setback. The bulk of the building will also be a visual eyesore and I am not confident about the landscaping/tree canopy retention and planned landscape screening, which in any case will not hide the upper floors of the building.
2. **Too many seniors units on site given the lack of community facilities within walking distance to service the needs of senior residents.** Locating a large number of senior residents on the site without these facilities will impact negatively on their community inclusion and quality of life. There are proposals for other seniors accommodation at Northwood with much better proximity to Lane Cove facilities. By their own admission, the proposal owners see the seniors accommodation as the cash-cow to fund the development, rather than considering the intrinsic merits or otherwise of the location for seniors.
3. **Inadequate servicing of the site by public transport-** The 261 bus runs only hourly in off-peak times and not at all on a Sunday.
4. **Traffic volumes and congestion concerns-** River Road is already heavily used and access and egress from my property is difficult. This will be further exacerbated.

I look forward to the needed modifications being made to the proposal to take account of the above concerns.

Sincerely

Susan Warth