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From: [REDACTED]
Sent: Tuesday, 13 December 2022 11:59 AM
To: IPCN Enquiries Mailbox
Subject: President Private Hospital (SSD-10320) Submission of Objection

The demolition of Hotham House should not even be considered. It is over 100 years old and one of a few treasured historical buildings left in the Shire. It has already been ruined internally to allow for patient rehabilitation. Any changes to include Hotham House to be integrated into this development would have a detrimental impact on any heritage value of the building.

Entry to the Hospital from President Avenue or Hotham Road would create significant safety risks. President Avenue is a main road through the Shire and gets a lot of traffic day and night, especially before 9am and after 2pm. The lights at President Ave are the main exit from Grays Point and are already dangerous with cars trying to beat the lights to enter President Ave. There have also been several accidents with traffic speeding downhill to the lights on President Ave. Entry via Hotham Road is too close to the traffic lights. Traffic is often banked up to Bidurgal Ave in the AM and PM so extra traffic would only cause more chaos and risk to the public.

The design of the development should be reversed. The land slopes down to the south where you could build multiple levels with minimum impact to residences but instead the maximum height is at Bidurgal Ave end which is a residential street.

The potential for flooding is high. Because of the slope of the land adequate drainage is a high priority.

The time frame for the construction of this development is considerate. Nothing is going to minimize the noise, dust and vibration from demolition and construction on this site. If this development is approved strict conditions of consent should be included into the DA and provision for enforcement of same conditions.

The applicant says this is a medium density area with 2 & 3 Storey apartment buildings. There are photos of surrounding high rise buildings which I cannot identify as being in close proximity. The only recognizable photo is that of the Catholic Church in Gynea.

The Local Context diagram is incorrect and does not show all residential areas. As a minor point the spelling of Havenhurst instead of Hazelhurst, Bidurgal St instead of Bidurgal Ave and Hotham St instead of Hotham Rd should be noted.

This development proposal is flawed and needs to be considered for another area where high rise is acceptable and doesn't impact severely on residents nearby.

Regards

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Private and confidential.