

From: [REDACTED]
To: [IPCN Enquiries Mailbox](#)
Subject: President Private Hospital (SSD-10320)
Date: Thursday, 15 December 2022 4:45:35 PM

Dear Sir/Madam,

I'm writing to you in regard to the additional information provided by Mr Alan Bright from the Department of Planning and Environment in his letter dated 9 December 2022.

Firstly, in his response to Question 1, Mr Bright writes that an alternative scheme retaining Hotham House could be developed but not with equivalent patient capacity and services. In weighing up the importance of Hotham House to the local community against the commercial objectives of Macquarie Health, approval of a smaller scale development needs to be considered. (Note that I don't consider the need for additional health care services as a justification to approve the development at its proposed scale, as the alleged need for the services in itself doesn't justify the proposed location.)

According to Mr Bright's response to Question 2, the Applicant has committed to further development of noise mitigation measures prior to development. "Mitigation measures include respite periods and a community communication strategy." Neither of these reduce noise! The first one might give residents a break and the second one may, at best, give them notice of upcoming noise, which they won't be able to do anything about anyway. The vague commitments give very little reassurance to local residents. Substantial and sustained noise will have a significant impact on their mental health.

In his response to Question 4, Mr Bright says "The department considers that appropriate mitigation measures that address road safety and efficient traffic movement may be developed and adopted by the Applicant prior to construction." This is again very vague, but more importantly, every discussion about traffic seems to only address traffic on President Avenue. The much bigger concern is traffic coming through Hotham Road and NW Arm Road across the intersection. This has been a dangerous and inefficient intersection for several years.

Local residents implore you to carefully consider the impact of the development at its proposed scale, both during and after construction, on the neighbourhood. Several serious and relevant concerns from people who know the area very well have so far been ignored or diminished by the Department of Planning and Environment in its recommendations to the Independent Planning Commission, and the responses and claims from the Applicant are often too vague and unsubstantiated for the local community to get comfort that this development is viable. A smaller scale development with careful consideration for the impact on the neighbourhood (noise, traffic and parking) still needs to be considered.

Sincerely

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