

I object to the specific issues regarding the application (SSD-10320) President Private Hospital by Macquarie Health Corporation for the following reasons:

DEMOLITION OF HOTHAM HOUSE

Demolition of Hotham House is my major objection to the hospital's development. Hotham House is a local heritage listed site/item and it must be protected and preserved for the Community but more importantly conserved for future generations. Our heritage and history must be saved, as once it is gone, we will never get it back. Macquarie Health should be working towards retention of Hotham House and coming up with solutions to retain an important part of The Sutherland Shire's history. Government agencies should also be working for the people and must help the community to preserve and protect its history.

Hotham House at 65 Hotham Road, Gymea, is of importance to the local community. It is a local heritage listed item, which was supported by Heritage NSW. If Macquarie Health really cared about the Sutherland Community, they would incorporate Hotham House in their design.

Hotham House was built in 1912. It has aesthetic significance as a substantial and intact Federation Bungalow Style house. Hotham House predates the majority of residential development in the suburb of Gymea and indeed the Sutherland Shire, being 110 years old. Few original homes, like Hotham House, survive in the local government area. The ballroom is a rare element on this type of residence and in the Local Government Area.

Hotham House is significant for its associations with the early development of poultry farming and provides a link to a time when poultry farming was the main primary industry in the Sutherland Shire, and most successful primary industry, a landmark business of State and Local significance.

Hotham House has important historical associations with Arthur Tildesley, who built the house, ballroom and established Hotham Farm, which at one time, was the largest poultry farm in the State. It also has associations with later owners Turner and King, who both made significant advances in poultry farming.

Hotham House and its setting has social significance as it reflects the growing affluence of the area during the boom years, the first phase of suburbanisation post 1911. The dwelling, and particularly the ballroom, has historic significance at a local level for its ability to illustrate a way of life, and an aspect of social life in Sutherland at the beginning of World War One.

The building is one of the grander residences of this era and was notable for its role in local social events and as a symbol of middle-class values in a working-class area. It was an important social centre for local people in an isolated area.

Our heritage must be retained and therefore Hotham House CANNOT be demolished.

The proposed demolition of the heritage item, in this case Hotham House contravenes clause 5.10 of Sutherland Shire Local Environmental Plan 2015 (SSLEP2015).

The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Sutherland Shire,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

Beth Morris, the Manager of Development Assessment Major Development Assessment at Sutherland Shire Council states in the 30/11/2022 meeting, ‘Council went through a long process to list the heritage house and it had an interim heritage order and then it went through quite a public process to list the actual house and we are still concerned that they did not decide to do an adaptive reuse of the heritage house. So, I mean, obviously that’s a concern of Council given that it was such a recent listing as well.’

A Technical study, as part of this proposal, concluded that Hotham House could be retained and that there could be an alternative use proposed for the building.

Further, in a letter written by Beth Morris, to the Department of Planning Industry & Environment she states that ‘The cottage at 65 Hotham Road is listed in the Schedule 5 of the SSLEP2015 and Cl 5 of the Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) supports and encourages the conservation of Sutherland’s heritage. The proposed demolition contravenes the objectives of the Clause and it is not supported. Given the heritage value of this dwelling to the local community, Council strongly opposes the demolition of the cottage. The cottage can and should be conserved and integrated into the proposal. Clause 5.10 of SSLEP2015 supports and encourages the conservation of Sutherland’s heritage. The proposed demolition contravenes the objectives of the Clause.’

Mr Brooks, an applicant’s representative, in a meeting on 30 November 2022 stated ‘... that the level of impact physically on the house to bring it into some sort of reasonable role within the hospital, and the impacts of that sort of issue by the retention of the hospital, was degrading its ultimate social value for the community at large.’ What I find degrading is that the applicant does not understand that the demolition of Hotham House will impact more on the community!

In a letter to Mr Bright, Director, State Significant Acceleration Department of Planning and Environment from the Independent Planning Commission, the Independent Planning Commission stated that ‘The Commission is concerned that local heritage item 1510 ‘Hotham House’ may not have been adequately considered in the project design and, at present, is not confident that there has been a demonstrable interrogation of all development options for the site. The Commission would welcome the opportunity to review other site development options which have been considered during the design development process, including, but not limited to, those that explore the retention of Hotham House (and potentially the redevelopment of the theatres and/or hydrotherapy pool).’

Apparently documents regarding Hotham House inclusion have since been provided , however I have not been privy to any of these and the documents that form part of this submission do not have any diagrams/sketches/plans or detailed information on how they tried to retain Hotham House, only that it would not work. This indicates that they have not looked into this extensively and has dismissed the local heritage of the Sutherland Shire

community as being insignificant. Shouldn't Government Authorities be insisting that the applicant has to keep Hotham House as part of their proposal?

In addition, the Mental Health Unit would be better placed near President Avenue, instead of on the Northern side, near residential homes. The closeness of this unit could cause stress, anxiety, sleep deprivation, headaches, heart attack and mental health issues.

NOISE EXCEEDANCES OF UP TO 39dB

The proposed application will have Noise exceedances of 39dB during construction based on the Interim Construction Noise Guideline 2009. This is very significant exceedances of the noise guidelines. In particular during Phase 1, there will be rock breaking and excavation for a period of nine (9) months. However, there are no guarantees that this part of the building phase will not go longer, due to rocks. Documents submitted to the Commission also show a 27dB exceedance in phase 2 across 10 months, and a 37dB exceedance in phase 3 across seven months. These high levels of noise will happen at these exceedances even when the applicant has used controls.

Shouldn't the Application for this development be refused based on the significant high level of noise exceedances?

This exceedance of noise level is never acceptable for the construction workers, residents and surrounding areas to be exposed to this much noise for long periods of time. Exposure can result in Respiratory agitation, racing pulse, high blood pressure, headaches and, in case of extremely loud, constant noise, gastritis, colitis and even heart attacks. Noise can cause attacks of stress, fatigue, depression, anxiety and hysteria in both humans and animals.

FLOODING

The flood modelling submitted by the Applicant indicates that there will be some localised increases in water levels on President Avenue, at the site of this development, thus making this road even more dangerous. If they really cared about the safety and wellbeing of the Sutherland Community, this would be addressed in Macquarie Health's application.

Surely, a development cannot be considered at all for this site until this issue has been resolved.

As part of the development application, the swale should be able to accommodate the additional flow, including the 5% Annual Exceedance Probability.

There is water running on Bidurgal Avenue through the neighbouring lot to the north and then running through the site. As a result of there being no escape for this water to run off its location, the water is actually pooling up behind the existing building structure on site. This issue needs to be resolved before the applicant's proposal can even be considered.

In a letter from Beth Morris, of Sutherland Shire Council to the Department of Planning Industry & Environment, she comments that 'There is an existing trunk drainage in a stormwater easement that burdens the site as shown on the deposited plan. The easement was created to convey an existing 1200 mm concrete pipe. The submitted drawings show at least

part of the proposed development over the existing easement. No structures are permitted on, or cantilevered over drainage easements as this may impact on Council's ability to maintain the infrastructure.' This would need to be resolved by the applicant.

SPLAYED DRIVEWAY ON PRESIDENT AVENUE

If there is a driveway on President Avenue, as part of this proposal, as indicated below, it should be a slip lane. I am not a traffic expert so follow what the Council and The Transport Planning Partnership suggest.

The traffic coming down the hill on President Avenue, heading in an Easterly direction, does come down at speed, leading up to this intersection. Having a driveway before the lights, that is used more often and for higher numbers than present, may cause issues regarding safety and access. Council have indicated that the existing carpark off President Avenue, currently has not been approved.

Mr Wills, from Sutherland Shire Council, in a meeting held on 30/12/2022 commented that Council is extremely strong in its opinion that vehicular entry off President Avenue is to be a slip lane. This would be required to improve safety for ingress and egress.

Further the peer review undertaken by The Transport Planning Partnership makes a number of findings supporting this, noting that there are relevant standards that state that a driveway access should not be provided within the queuing area of traffic signals. The SIDRA software results from the ML traffic engineer's report, shows that the driveway clearly is within the queueing area. Standards must be met, and any access off such a road should have an acceleration and deceleration lane to improve safety.

Council firmly supports and is very strong with this position too. Their opinion is consistent with the relevant guidelines and standards that should access from President Avenue be provided, that a slip lane would certainly be needed.

President Avenue is an arterial road under Sutherland Shire Council management control. As the Council are in the local area, they are more familiar with this road so will know what is more appropriate for this site. In addition, relevant standards indicate a slip lane would be required. Isn't this more important than what the applicant wants? Don't we all need to abide by rules and requirements and thus need to compromise?

CLIMATE CHANGE ALLOWANCES

Are the Applicant's climate change allowances for the 1% and 5% AEP and the PMF adequate, and why? How has the Department tested the Applicant's assumptions regarding the climate change allowances?

These are questions raised in documents. I am not knowledgeable on this topic so will not comment further than to say that the above questions need to be answered satisfactorily by the applicant before consideration of proposal is given.

The Applicant should be able to show examples of how they have managed this in other hospitals.

CONCLUSION

This application for President Private Hospital should not be approved as the applicant has not provided enough information or addressed all the issues raised by external parties such as those raised by the Sutherland Shire Council, to my knowledge.

Most of all, Hotham House needs to be retained because it is important to our history and heritage.

Importantly, it is the Government bodies, such as New South Wales Government, Independent Planning Commission, who make the decisions and if they care about the community, the heritage and history of New South Wales, including importance of local significance and heritage, they will not, and should not, allow the demolition of Hotham House.