

Submission from the owners of 117A River Road Greenwich regarding: Greenwich Hospital Stage 2 project (SSD-13619238 and SSD-8699-Mod-1)

INTRODUCTION

117A River Road Greenwich is a property adjoining the western boundary of Greenwich Hospital.

NB: When reviewing our comments on the development's effects on our property, please note that Greenwich Hospital's submission Appendix E Survey, incorrectly identifies our street number as 117B River Road. Our property, DP420091, is 117A River Road.

Additionally, our house is still not correctly located on the block in some drawing. The house is built further South which increases the potential of visual impact and overlooking and loss of privacy.

We have viewed the documents emailed to us by the IPC on 20 December 2023 and our objections and response are below.

1) VISUAL IMPACT, OVERVIEWING, VISUAL SCREENING AND PRIVACY

Although our house is shown in images in the *Clouston Associates Landscape Character and Visual Impact Assessment Issue F 22 April 2022 View 6*, our property was not considered in the visual impact survey yet it is arguably one of the properties most visually impacted by this development.

We have attached the page from that Assessment and note the following,

- The image showing our house demonstrate the mass, scale and height of the Seniors Living apartment blocks looming over our property as being of very high impact and high significance for us in terms of overlooking.
- The existing trees shown between our house and the Hospital are all either south or north of our house on the Hospital embankment and so they provide no visual screening from the Hospital for our house, garden or pool area.
- There is *Additional Planting from Landscape Design* noted in image *Initial View (1 Year)*. According to the *Taylor Brammer Landscape Design* plans, there will be no trees planted adjacent to our house on the Hospital embankment and therefore no relief from overlooking and visual screening is afforded in these plans.

Despite the proposed changes to the Hospital's balconies, the sheer combined width, height and siting angles of the Seniors Living apartment blocks create the potential for massive overlooking from a multitude of viewpoints, of our home, garden and pool area from Hospital buildings. The Seniors Living apartment blocks rise up to 33 metres above our rear pool yard and will be constructed barely 40 metres from our house.

We note the new proposal for screens and planter boxes on apartment balconies. However, given the range of heights and directions of potential overlooking, the viewing angles shown in the artist's impression in the documents will still be onto our home, garden and pool areas.

VISUAL SCENING PLANTING OF THE WESTERN EMBANKMENT

When we moved to River Road in 1999, the Hospital's western embankment was quite thickly wooded with mature gumtrees and a mix of native and exotic shrubs as undergrowth. This mix afforded us many years of good visual screening from the Hospital buildings and grounds for our house, garden and pool area from the Hospital. Those trees are now gone but the recent planting of Homalanthus and other shrubs by the Hospital has gone some way towards establishing some visual screening for us but it does not address the loss of privacy for our pool area from the Hospital carpark let alone the proposed buildings.

In studying the redevelopment documents, we are unsure as to whether this current planting will be added to or even remain due to the APZ requirements. In fact, we have been trying unsuccessfully to reconcile the *Taylor Brammer Landscape Plan*, the *Toolija Site Stabilization Works Design* and the *Travers Bushfire Technology and Ecology Plan* to understand what visual screening will actually be afforded our home, garden and pool area by the redevelopment's seemingly self-contradictory plans for planting of the Hospital's embankment.

The three sets of documents describing the planting plan seem to be at odds on what is to be planted and retained so we cannot ascertain what screening it will afford. For example, the Toolija plans mention 'screening' but the twelve Lilly Pillies shown at the scaled distance apart will never grow together to form a hedge and therefore are unable to perform the 'screening' function noted in their drawing. This does not seem a serious addressing of the need for screening. However, all this may not matter as, looking at the *Travers Bushfire Technology and Ecology Plan* is it the intention to remove the currently planted shrubs on the embankment as may not conform with the APZ requirements and will be removed?

Another instance of the poor co-ordination and updating of plans is that of the only two trees which are to be retained on the embankment adjacent to our house one of these has already been removed by the Hospital.

In *Taylor Brammers Drawing LA-103 Rev. B dated 17.05.2022* we have noted the area of the embankment nominated for 'Full Restoration'. What does that practically mean? Is it the area which will contain the mature tree infill alluded to in the *Clouston Associates Landscape Character and Visual Impact Assessment*? If so, why is that area restricted to the indicated zone and not inclusive of the area between the boundary and the APZ all the way down the boundary?

We have to ask: what actual, effective visual screening is being planned that will survive the APZ requirements?

OUR REQUESTS

- a) That we are informed definitively about how the embankment planting will provide visual screening to effectively afford privacy for our home, garden and pool area.
- b) In order to provide visual screening during the almost seven years of construction and beyond, and to help stabilize the embankment structure, (not just minimize erosion), we ask that an effective visual screen of mature trees be planted **now** which the Hospital is to maintain and replace if required.
- c) That a permanent, opaque fence at the top of the embankment be included in the conditions of consent to prevent overlooking of our pool area from the driveway, planned walkways and carpark. We ask that this be installed prior to commencement of construction and be maintained in good condition so as to retain its function.

2) STORMWATER

Hammondcare has no right to drain over our property, neither to direct the overflows of the neighbouring properties over our property. In fact, it has the historic and rightful responsibility to bear the watercourse on its land with access for overland flows from the neighbouring properties.

Historically, and as at the time we purchased our property in 1999, the watercourse for the Hospital and neighbouring properties was on the Hospital land. However, by 2019 the gradual collapse of the Hospital's embankment had pushed the overland flows onto our property.

We raised this with the Hospital at the time and they had started works to address this but not acted to complete them in a mutually agreed way since 2022.

What we did not know was that the works were part of the as-yet unapproved redevelopment plans.

We also did not realize that the raised half-pipe drain bed would,

- a) Redirect 117B River Road's overland flows onto our land.
- b) Create the situation where the outfall of the Hospital's half-pipe drain would flow onto our land. When we pointed this out to the Hospital as the drain was being constructed, they pulled the rip rap back to the boundary. However, the natural ground contours mean that the outflow still crossed onto our land. Two years ago David Massad, the Hospital's Head of Maintenance, emailed saying the Hospital would extend the half-pipe drain to the Council pipe headwall on their land but this has not been done. Their half-pipe drain still flows onto our land.

We also note that this redirection of the combined overland flows has caused the loss of several cubic metres of soil from our property and resulted in the loss of our access to the underside of our pool deck. The Hospital has refused to recognize that loss, blaming it on the overland flow from 117B River Road, for which the Hospital is also accountable.

Now Hammondcare's same drainage plan seeks to formalize the location of their drainage outflow across our land. Hammondcare's Van der Meer drawing SY202-149 C403 Revision C, still shows the outlet for the Hospital's embankment drain as emptying onto our property. See our annotated detail of this drawing attached.

Moreover this plan denies the natural right of the properties on the Hospital's western boundary to access the watercourse to dispose of their overland flows, rather, it directs those flows over our property.

This is in contravention of the Planning Requirement that, *Planning Developments must not increase the quantity of flow through an adjoining property, concentrate, redirect, create, or aggravate overland flow characteristics on adjoining properties.*

OUR REQUESTS

- a) That the Hospital amend its drainage plan to direct its overland flows, and those of the neighbouring properties, to discharge into Gore Creek Reserve directly from Hospital land as was historically the case and in line with the Planning Requirement.
- b) That the Hospital be required to properly maintain the embankment and their drainage infrastructure. Currently, planned maintenance is not keeping up with the debris load in the drain which is causing the stormwater to overflow the top of the debris choked riprap and eroding our land.

3) FLOODING

The proposed drainage plan changes the flood risk for our property.

Water Modelling Solutions 20 July 2023 Flood Emergency Response Plan allows for the embankment to the site's west to become a main default exit point for floodwater if the drainage systems are over capacity.

If the existing Council 750mm diameter pipe is slated to take the majority of the hard surface flows on the site, it could well be overwhelmed quite regularly by heavy rain events. The reason we say this is because we have already witnessed it to be all but full to its obvert during heavy rain events. This pipe's flow was also noted in *Jeffrey and Katauskis'* site inspection and report in 2010 and outflows have increased since then.

According to the currently proposed plans, when this pipe is at capacity in a flood event, it will cause stormwater to back up on the Hospital site and we can assume this will result in flood flows down the western embankment. These flows will cross onto our land via the outflow from the drainage half pipe along the Hospital's western boundary. Also, if this open, half-drain is overwhelmed, which may well happen given the speed of the floodwater on the steep slope and the debris it will bring down to the pipe, that overflowing water will overtop the open drain and then cross into our land before exiting into Gore Creek Reserve.

Again, this is in contravention of the Planning Requirement that, *Planning Developments must not increase the quantity of flow through an adjoining property, concentrate, redirect, create, or aggravate overland flow characteristics on adjoining properties.*

OUR REQUESTS

- c) That a permanent solution be constructed in the Hospital property to prevent flood water entering our property from the Hospital, in order for the plans to comply with the Planning Requirement. One part of the solution could be for the Hospital to extend the half pipe drain the Council's pipe outfall as it promised in their 2022 email.
- d) That the protective bund planned for the protection of the properties to the south of the Hospital be included in the plan for the protection of the properties to the west of the Hospital.

4) CONSTRUCTION ISSUES

OUR REQUESTS

- a) We agree to a Dilapidation Report performed on our property prior to any construction work commencing and we would want a copy of that survey.
- b) We are very concerned to see the potential noise levels at the western edge of the site. The noted 95dBA is 10dBA above the threshold for hearing damage. We have a home office and the protracted nature of this construction means there must be a discussion had with us about noise and vibration attenuation so we can feasibly continue to work in our office and enjoy the amenity of our home.
- c) We ask that the Hospital be required to ensure that the embankment will remain stable and contained on the Hospital's property during the vibration of excavation and construction and in the future and that there is a contingency plan if the bank starts to collapse.
- d) We ask that movement at the toe of the embankment be monitored during excavation and construction works.

We request that the Hospital talk with its adjoining neighbours to find good solutions,

- To minimize overlooking.
- To confirm visual screening/tree planting measures.
- To re-assume the responsibility for drainage of overland flows in the immediate catchment area.
- To restore the eroded portion of our property.
- To ensure floodwater does not enter our property.

Thanking you for the opportunity to respond to this submission,

Roger and Judi Apte

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Greenwich

VIEWPOINT 6

LOCATION	46a Cliff Road
DISTANCE	170m
RECEPTORS	Private residents
NO. OF VIEWERS	Low
EXISTING VIEW	The western and southern side of the existing brick hospital can be seen over the canopy of mature trees that ring Bob Campbell Oval. Other private homes can be seen to the left of the view. In the distance beyond the hospital can be seen the upper levels of large commercial buildings located in St. Leonards to the north-east of the site.

EXPECTED VISUAL IMPACT

Significant views of the Seniors Living Units buildings rising above the tree canopy to the centre and right of the view will be possible from this location and will obstruct the view of the commercial buildings in the distance.

Although the proposed buildings will be replacing the current hospital, the perception of built form in proximity to the viewpoint location will be increased as a result of the increased massing of the Proposal.

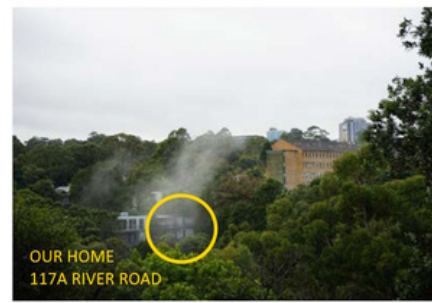
The perception of mature vegetation within the visual scene will remain largely unchanged as a result of the majority of it being located outside of the site boundary and will therefore not be changed.

Receptor Type	Private
Viewpoint Number	6
Sensitivity rating of receptor	HIGH
Magnitude - Distance	MODERATE
Magnitude - Quantum of view	MODERATE
Magnitude - Period of View	HIGH
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings)	MODERATE/HIGH



Viewpoint Location.

8.0 VISUAL IMPACT ANALYSIS



Existing View.



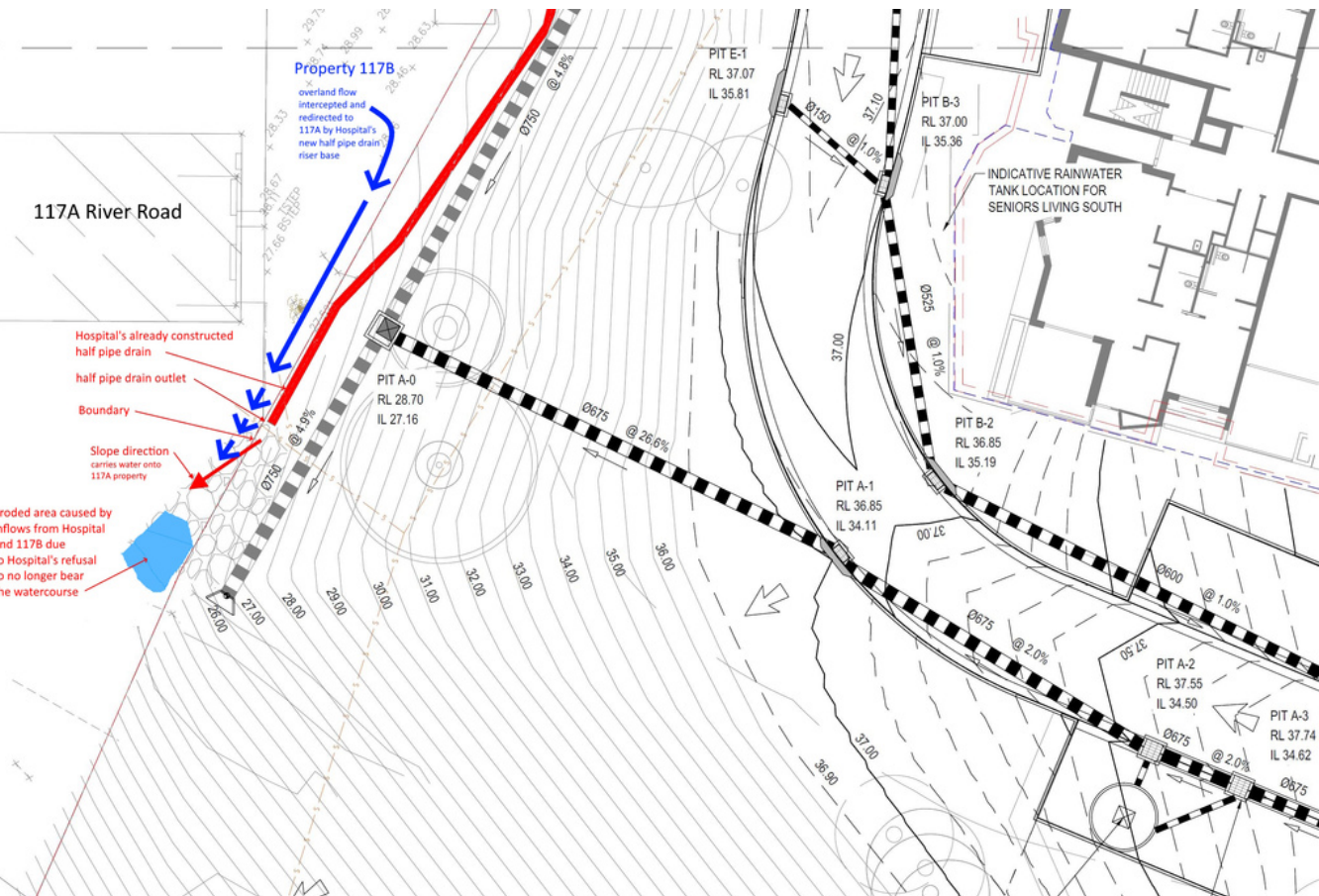
Initial View (Year 1)



Anticipated View Upon Planting Maturity.

Images intended to give an indicative impression of the size and scale (massing only) of the Proposal within the view frame and are not intended to accurately reflect materiality or final landscape design.

Images intended to give an indicative impression of the size and scale (massing only) of the Proposal within the view frame and are not intended to accurately reflect materiality or final landscape design. Anticipated planting maturity is based on landscape design intent information currently available (to be further developed in detailed design).



C401 FOR CONTINUATION