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To: [IPCN Submissions Mailbox](#)
Subject: Greenwich Hospital redevelopment stage 2 Objection
Date: Wednesday, 31 January 2024 5:07:33 PM

Hi

I firstly want to say that I am not against the redevelopment of the Greenwich Hospital per se and that nobody in the area is against it.

I am rather unhappy with the consultation process though which has been a box ticking exercise and we were basically told not to waste our time objecting to a State Significant Development proposal. One wonders what the point of the consultation really is. The stage 2 proposal has only tweaked a couple of things, mostly window dressing which does not address any of the residents' real concerns

Our neighbourhood is zoned low density residential. An 11 storey hospital building built at the highest point of the site will cause notable loss of privacy for homes across River Rd and overshadowing of homes in Gore St to the South and St Vincent's Rd to the East.

No amount of trees can mitigate the height effect, the light and sounds of air-conditioners and other devices the hospital requires to run.

By using more of the the current hospital buildings footprint, the height could have been reduced to a more reasonable and less intrusive level but there is the issue of space because of the 2 residential apartment buildings planned for the lower Western end of the site.

The site is zoned for Health and allied Services. What is the point of zoning rules if they can just be ignored in SSD and in this case HammondCare can be allowed to add a residential component to the development for pure financial reasons (according to them)? What will happen if the Hospital needs to expand again? Most of the bushland would then likely be lost..

These apartments we are told will be for residents over 55.

There are already 5 projects underway for over 55s or offering aged care within a one km radius.

The location is not great for older residents with hills on all side, not great public transport and difficult access in and out onto River Rd.

This will add to the ever increasing traffic issues on River Rd to be made worse by the huge developments in nearby St Leonards.

Thanking you for your time

Regards

Valerie Le Bihan

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