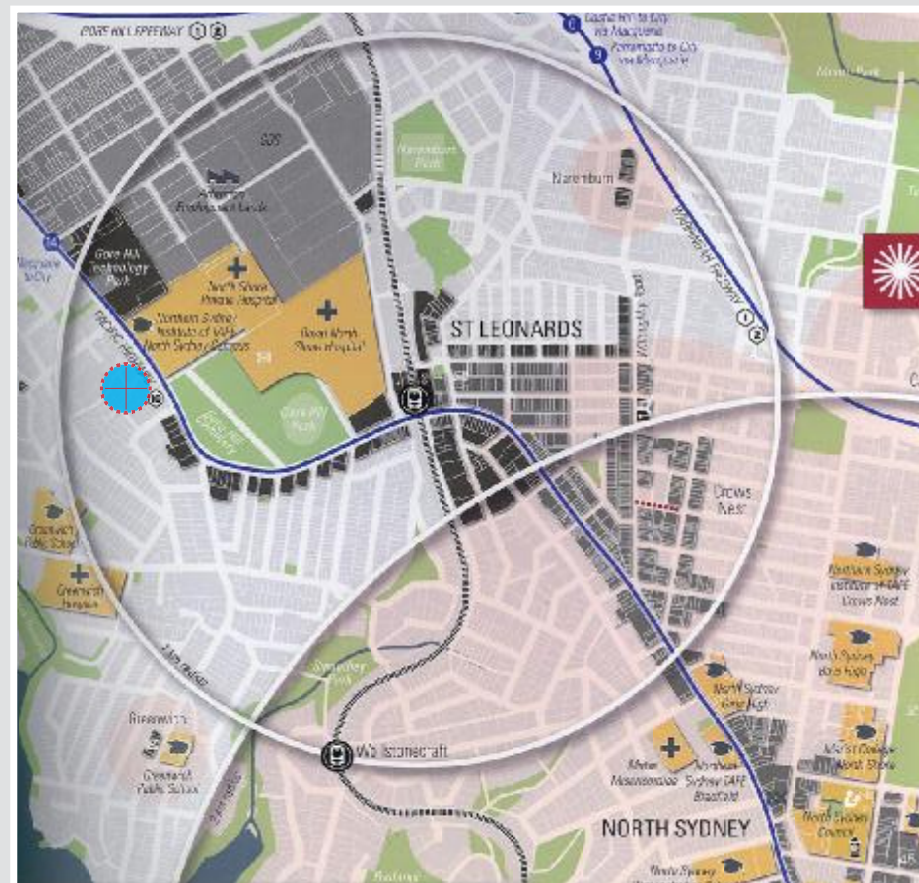


Proposed Hospital | 1-8 Nield Ave, Greenwich  
November 2007



## Property details

- 1 to 8 Nield Avenue, Greenwich – located off Pacific Highway opposite the Royal North Shore Hospital.
- The property is located within the St Leonards specialised health and education 1km radius, as defined in the inner North Sub regional strategy issued by NSW Department of Planning.
- 7,650sqm site size including road and pathway to be acquired from Lane Cove Council.
- Currently zoned under the Lane Cove Council LEP as Res 2(b1) – hospitals are a permissible use under this zoning. Lane Cove Council comprehensive Draft LEP currently under review by Department of Planning – it is understood for this property to become R4 high density residential.
- Adjoining properties comprise of Hotels, medium/high density apartments and detached dwellings.



**Distance to**  
 Sydney CBD 8km  
 Sydney Airport 12km  
 St Leonards Station 0.8km  
 Parramatta 16km


**Key assets**  
 Royal North Shore Hospital

### Existing uses

- mixed use
- Health/Education
- commercial
- retail

### Transport links

Sydney Orbital Network  
 Pacific Highway, Reserve Road  
 North Shore Rail Line

 Location of proposed development

Proposed Hospital | 1-8 Nield Ave, Greenwich



## Site Analysis



Proposed Hospital | 1-8 Nield Ave, Greenwich

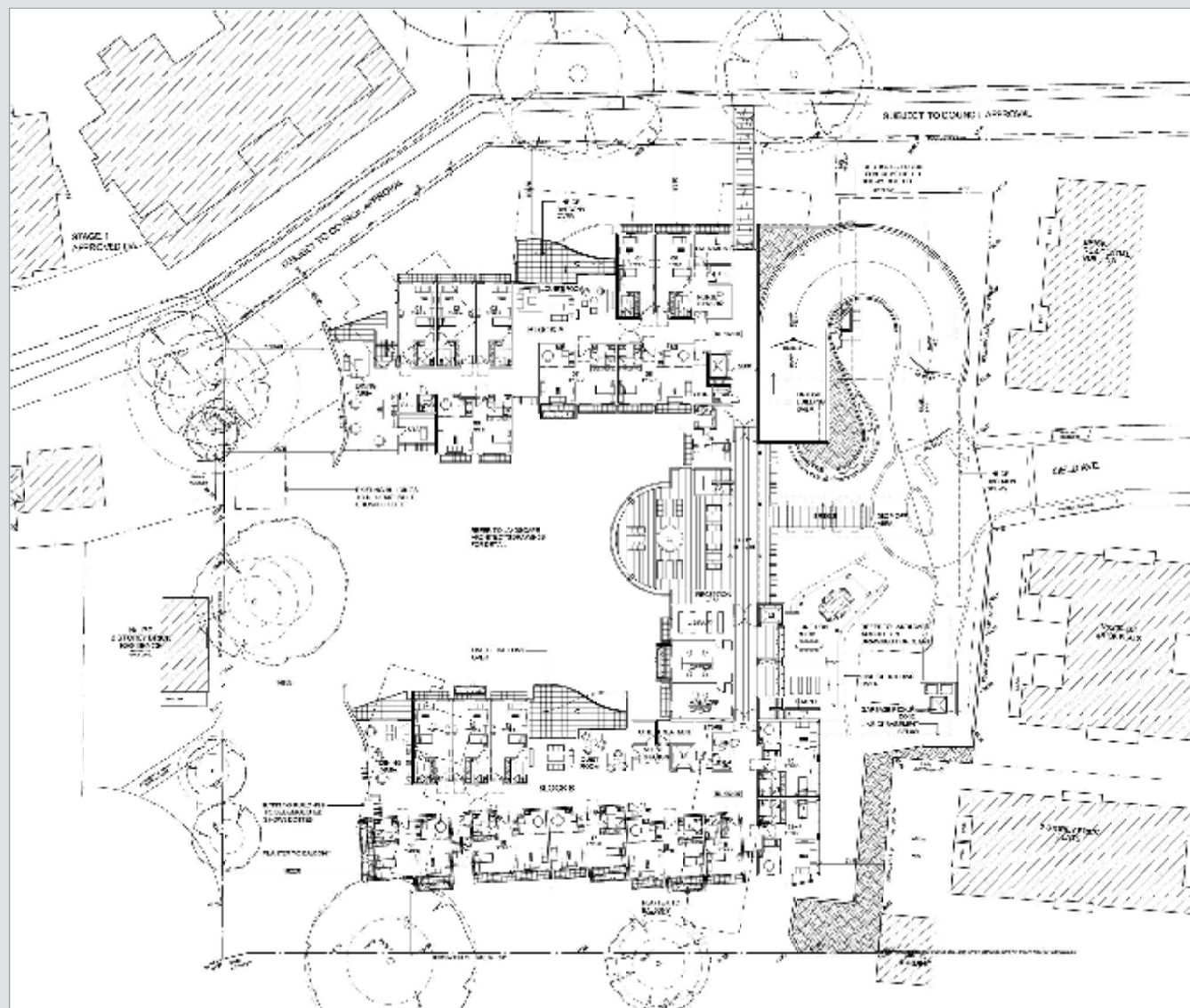


## Proposal

- 145 room hospital catering for the aged, infirm and disabled.
- 6 level scheme with two wings per floor in "U" shape configuration.
- All rooms configured for individuals sized between 25 and 45 sqm.
- There will be least two 'dementia secure' specific wards. Younger permanently disabled wards are also proposed.
- Post-operative convalescent care and respite care.
- All occupants will be dependent on the provision of nursing and accommodation and require nursing assistance for bathing, dressing and feeding and taking of medication.
- At least 50 Federal aged care bed licenses will be allocated to the facility.
- Occupational therapy and physiotherapy will be available on the premises. There is a café, theatre and chapel.
- A central kitchen, laundry room and undercover ambulance/undertaker vehicle space is to be provided.
- Approximately 72 off-street parking spaces will be provided for visitors and staff.
- Massing of building envelope appropriately set back to limit overshadowing of neighbouring properties.
- Window and balcony locations are positioned and screening provided to limit over-sighting of neighbouring properties.

Proposed Hospital | 1-8 Nield Ave, Greenwich





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Proposed Hospital | 1-8 Nield Ave, Greenwich





## Contact

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Proposed Hospital | 1-8 Nield Ave, Greenwich

