

**Lane Cove Council
Consultation**

Our Ref:CC140088

04 October 2017

The General Manager
Lane Cove Council
PO Box 20
Lane Cove NSW 1595

Email: lccouncil@lanecove.nsw.gov.au

Dear Sir / Madam,

Greenwich Hospital Redevelopment (97 – 115 River Road, Greenwich) – Environmental Assessment Requirements

Barker Ryan Stewart is assisting Hammond Care with the preparation of an Environmental Impact Statement (EIS) for the proposed redevelopment of Greenwich Hospital, located at 97 – 115 River Road, Greenwich.

In accordance with the EIS requirements, we have been instructed by the NSW Department of Planning & Environment to consult with Lane Cove Council and address any issues raised.

Project Summary

Greenwich hospital has operated at the subject site since construction in 1966.

Greenwich hospital is owned and operated by Hammond Care and provides both inpatient and outpatient services, rehabilitation, palliative and supportive care, mental health care for older people, pain management, and other vital support services.

The existing buildings range between 1 and 5 storeys and include the following:

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- “Pallister” House and gardens – “Pallister” House is State Heritage listed and currently houses the Dementia Centre consulting, research and administrative services.

Hammond Care proposes to redevelop Greenwich Hospital.

A preferred planning concept has been developed to replace out-dated health and hospital facilities,

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with a campus of:

- 72 new inpatient hospital beds together with inpatient and outpatient support services and areas necessary to provide a modern, attractive health facility consistent with Hammond Care's high standard of care.
- 75 new residential aged care places will be provided, including a 15-place hospice.
- Up to 94 new independent living units (ILUs).
- Pallister House, the State Heritage listed building, will be retained and continue to fulfill its present functions.
- Parking to meet the needs of each component

Supporting Information

Enclosed for your review are:

- Request for Secretary's Environmental Assessment Requirements (SEARs)
- SEARs issued by the Department of Planning & Environment
- Concept plans

Consultation

To assist with the timely preparation of the EIS and address any comments from Lane Cove Council, we request a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet between 16 October 2017 – 31 October 2017.

Should you have any questions, please contact Megan Clark on 02 9659 0005 or megan@brs.com.au.

Yours faithfully,



Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Proceedings from Pre-DA Meeting

Property Address: 97-115 River Road, Greenwich (Greenwich Hospital)

Date: 25 October 2017

Proposal: State Significant Development – Staged development application for a concept proposal for the redevelopment of Greenwich Hospital

Attendees:

Development Representatives

Samantha Polkinghorne – (Heritage) NBRS Architecture
Ian Stewart – Barker Ryan Stewart
Megan Clarke – Barker Ryan Stewart
Murray Stewart – Bickerton Masters
Ashleigh McTackett – Keystone Ecological
Elizabeth Ashby – Keystone Ecological
Ken McPhail – Hammond Care

Lane Cove Council Officers

Michael Mason – Executive Manager – Environmental Services
Rajiv Shankar – Manager – Development Assessment
Diep Hang – Senior Town Planner

The following matters were advised by Hammond Care representatives and discussed during the meeting for the preparation of the development application:

The hospital is currently operated by Hammond Care. The proposed redevelopment of Greenwich Hospital is identified as State Significant Development (SSD), and the proposal would replace existing hospital accommodation with a campus of:

- 72 new inpatient beds together with inpatient and outpatient support services and areas necessary;
- 75 new residential aged care places including a 15 place hospice;
- Up to 94 independent living units (ILUs);
- Pallister House, the State Heritage listed building, will be retained and continue its current administration functions for the hospital; and
- Parking to meet the needs of each component.

Statutory Context

SEPP (State & Regional Development) 2011

- The proposal is identified as SSD and has a CIV of greater than \$30 million.

SEPP (Infrastructure) 2007

- The subject site has frontage to a classified road (River Road) and is identified as traffic generating development in accordance with Schedule 3 of the SEPP. Referral to the RMS is required and any change to vehicular access to and from the site is to be liaised with the RMS at the concept stage.

SEPP (Housing for Seniors or People with a Disability) 2004

- It should be confirmed as to whether a Site Compatibility Certificate is required to be obtained for the proposal in accordance with Clause 24 of the SEPP.
- The site is identified as bushfire prone land. Consultation with the NSW Rural Fire Services is required in accordance with Clause 27 of the SEPP.

SEPP 55 – Remediation of Land

- Adequate site investigations and any need for remediation works is to be completed to satisfy Clause 7 of the SEPP and ensure the site is suitable for the proposed intensification and use of the site for the outlined purposes.

SEPP 65 – Design Quality of Residential Apartment Development

- The proposed building typology of the ILUs are in the form of a residential flat building. The detailed design of the ILUs would need to have regard to the SEPP and the Apartment Design Guide.

SEPP – Bushland in Urban Areas

- The subject site is adjacent to bushland. The concept plan would need to address Section 9 of the SEPP and Part H – Bushland Protection of Council's DCP.

SREP – Sydney Harbour Catchment 2005

- The concept proposal is required to address any impacts to the catchment area.

Lane Cove LEP 2009

- There is no maximum building height or FSR outlined in the LEP for the subject site.
- The site is adjacent to an item of local heritage significance (I60) being the sandstone swimming pool, associated with Pallister (I118) which is of state heritage significance. Consultation with the Office of Environment and Heritage (OEH) should be carried out for any works to or in the vicinity to the items.
- The site is identified to contain riparian land to the west of the site. Any concept proposal is to address Clause 6.3 Riparian Land of the LCLEP 2009.

Lane Cove DCP 2010

The proposal is to have regard to Lane Cove DCP 2010, specifically:

- o Part B – General Controls
- o Part C- Residential Development
- o Part F – Access and Mobility
- o Part H – Bushland Protection
- o Part J – Landscaping
- o Part O – Stormwater Management
- o Part Q – Waste Management and Minimisation
- o Part R – Traffic, Transport and Parking

Aboriginal Heritage

- In the event any Aboriginal Archaeology is uncovered during investigations, further works should cease and OEH shall be contacted.
- Phil Hunt – Archeologist – Aboriginal Heritage Office – 9976 1687.

Engineering

- The site is burden by an existing Council stormwater pipe line as shown in blue below. No new structures will be permitted over the existing pipe line in accordance with Part O of LCDCP 2010.



Figure 1 – Image extracted from Council's GIS Maps indicating location of existing stormwater pipes

- The site will require a stormwater concept plan to meet Part O at DA stage for all new impervious areas.
- All new impervious areas should where practicable, drain into the existing stormwater line.
- All proposed new parking areas and driveways need to be designed to meet AS2890 series.
- Any significant excavation or basement parking if any will require a geotechnical report to support the application.

Consultation

Consultation with the adjoining neighbours and the community is recommended at the early concept stage to consider relevant and raised concerns at the design stage. Amenity impacts to neighbouring properties having regard to visual bulk, shadows, visual and acoustic privacy and vehicular access is to be resolved at the concept stage.

Greenwich Community Association Inc
PO Box 5057, Greenwich NSW 2065
www.greenwich.org.au

Liaison with External Bodies

- Consultation with the Office of Water is recommended to confirm if works proposed would require a Controlled Activity Approval.
- Liaison with Ausgrid is recommended to establish whether the proposal would require additional services or the need for a substation. If a substation is required, the location of the substation would need to be investigated at the concept stage.

Other Matters

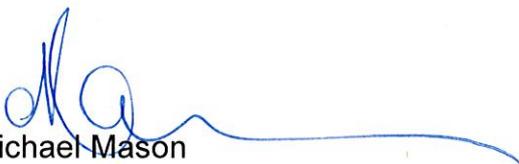
- Construction Management Plan is required.
- Environmental management plan is to be submitted for the construction phase of the project, specifically addressing dust management and sediment and erosion controls.
- Construction parking impacts is to be addressed – where contractor vehicles would park and how construction vehicles would enter and exit the site would need to be shown on plans.
- Acoustic report to address the overall use of the facility including times of operation and the impact of plant and equipment – applicant advised that the facility would be a 24 hour operation, as such the impact of owners visiting the site in the later evening and the noise generated by vehicle movements will need to be addressed.
- Environmental management plan to address run off and dust generation during construction phase.
- Waste management to be addressed – capacity for waste and recycling

Council officers which can be contacted for further enquiries:

- o Kerry Heatley – Manager – Bushland – 9911 3565
- o David Wilson – Manager Environmental Health – 9911 3613
- o Ted Webster – Landscape Architect – 9911 3563
- o Hugh Millington – Tree Assessment Officer – 9911 3647 (Mondays and Tuesdays)
- o Ray Bechara – Development Engineer – 9911 3533

Every effort has been made to raise issues and provide advice that relates to the intended land use and redevelopment of the site. However, upon detailed investigation, additional or new issues may arise that would also require further attention and specific review by Hammond Care.

Yours faithfully,



Michael Mason
Executive Manager



Diep Hang
Senior Town Planner

**Office of Environment
and Heritage
Consultation**

Our Ref:CC140088

4 October 2017

NSW Office of Environment and Heritage
PO Box A290
Sydney South NSW 1232

Email: info@environment.nsw.gov.au

Dear Sir / Madam,

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A preferred planning concept has been developed to replace out-dated health and hospital facilities, with a campus of:

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To assist with the timely preparation of the EIS and address any comments from NSW Office of Environment and Heritage, we request a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet between 16 October 2017 – 31 October 2017.

Should you have any questions, please contact Megan Clark on 02 9659 0005 or megan@brs.com.au.

Yours faithfully,



Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

**Office of Water
Consultation**

Our Ref:CC140088

4 October 2017

Department of Primary Industries (Water)
Level 10, Macquarie Tower
Locked Bag 5123
Parramatta NSW 2124

Email: water.enquiries@dpi.nsw.gov.au

Dear Sir / Madam,

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Barker Ryan Stewart is assisting Hammond Care with the preparation of an Environmental Impact Statement (EIS) for the proposed redevelopment of Greenwich Hospital, located at 97 – 115 River Road, Greenwich.

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Consultation

To assist with the timely preparation of the EIS and address any comments from Department of Primary Industries (Water), we request that any comments are received within 21 days.

Should you have any questions, please contact Megan Clark on 02 9659 0005 or megan@brs.com.au.

Yours faithfully,



Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Rural Fire Service Consultation

Our Ref:CC140088

4 October 2017

NSW Rural Fire Service
Locked Bag 17
Granville NSW 2142

Email: pes@rfs.nsw.gov.au

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To assist with the timely preparation of the EIS and address any comments from NSW Rural Fire Service, we request a meeting with the relevant personnel to discuss the proposal further. Please advise of a suitable time to meet between 16 October 2017 – 31 October 2017.

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Yours faithfully,



Ian Stewart | Director
Barker Ryan Stewart Pty Ltd



PRE-DA ADVICE MEETING SUMMARY

Attendees: Wayne Tucker, Building Code & Bushfire Hazard Solutions
Jason Maslen, Team Leader, Development Assessment and Planning

Subject: Greenwich Hospital redevelopment – River Road, Greenwich
DOC17/120690

Time and date: 11:00 26/10/2017 **Location:** Site

Details of the proposal

SFPP

Redeveloping of an existing non-for-profit hospital involving:

- Replacement and expansion of the existing ageing hospital facilities and small residential aged care facility;
- Construction of new independent living units (approximately >80) to provide financial support to the redevelopment of the hospital

Bush fire protection issues discussed

Hazard Assessment

- Assessment of the hazard to the south of the site as rainforest in consideration of the vegetation formations present (based on ecological studies) and narrow vegetation paths available.
- Effective slope to be taken across the hazard (i.e. from the north-west) due to the short / lack of fire run available directly towards the site from the south-west resulting from the substantial rock cliff at the southern end of the run and substantial rock walls throughout the corridor limiting ground and mid-storey vegetation.

Asset Protection Zones

- APZs to be provided to achieve 10kW/sqm on the basis of the above.

Access

- Through-access to be provided with a perimeter road around the facility.

Access

- New buildings to be constructed to BAL-12.5 standards. No works proposed to Pallister House as this has heritage significance and is only used for administration purposes.

Documentation / plans referenced

Draft site plan; Draft ecological assessment plan.

Advice Provided

- No objection is held in principle to the proposed approach. A bush fire report shall be submitted with the development proposal which clearly outlines the above and provides information to support the hazard assessment (such as photos and detailed plans showing slope transects).

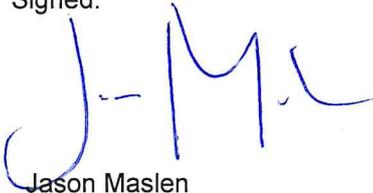
Disclaimer

RFS advice is based on information provided and policy and legislative requirements applicable at the time. The advice should be copied into, or referenced in, any subsequent development application.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this document are based only on the plans and information submitted for preliminary assessment and discussion at the pre-DA meeting. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice; and,
- The Pre-DA advice given does not bind Council officers, the elected Council members, or other parties to the DA process.

Signed:



Jason Maslen
Team Leader, Development Assessment and
Planning Officer



Nika Fomin
Manager
Planning and Environment Services

Date: 10 November 2017

**Roads and
Maritime Services
Consultation**

Our Ref:CC140088

4 October 2017

Roads and Maritime Services

Email: development.sydney@rms.nsw.gov.au

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Should you have any questions, please contact Megan Clark on 02 9659 0005 or megan@brs.com.au.

Yours faithfully,



Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Megan Clark

From: Megan Clark
Sent: 15 March, 2018 11:15 AM
To: Megan Clark
Subject: FW: Meeting with RMS re Greenwich Hospital Redevelopment

From: WALKER Vicky [mailto:Vicky.WALKER@rms.nsw.gov.au]
Sent: 26 October, 2017 1:29 PM
To: Megan Clark <megan@brs.com.au>
Subject: RE: Meeting with RMS re Greenwich Hospital Redevelopment

Hi Megan,

As discussed at the Pre DA meeting on the 25 October 2017 Roads and Maritime require the following additional items to be addressed in the Traffic Report attached to your DA application.

- Pre and post traffic generation and its impact on the road network
- Traffic generation for the proposed development needs to be support by a survey of similar developments
- Proposed changes to the slip lane to ensure the access arrangements meets the current standards
- Car parking arrangements and its compliance with Australian standards

Kind Regards

Vicky Walker
Senior Network & Safety Officer North
Network Management | Journey Management
T 02 8849 2681 M 0428 401 393
www.rms.nsw.gov.au

**Transport NSW
Consultation**

Our Ref:CC140088

4 October 2017

Transport for NSW
PO Box K659
Haymarket NSW 1240

Email: stakeholder.relations@transport.nsw.gov.au

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