

Objection to Staged Redevelopment of Greenwich Hospital

We would like to lodge an objection to the Staged Redevelopment of Greenwich Hospital. We have a direct line of sight to the existing Greenwich Hospital and the residential component of the redevelopment will be an eyesore and will impact on the Gore Creek green corridor which is the habitat of many native bird and animals as well as the native flora that has been regenerated by residents on both side of the Gore Creek Reserve. The green space in Gore Creek Reserve and the pockets of green space in the existing Greenwich Hospital must be preserved. It is a legacy for future generations. We have been working in Gore Creek Reserve with the Lane Cove Council's Bush Friends program for many, many years in eradicating weeds and noxious plants and replanting with local native species. The maintenance of the existing zoning and existing footprint of Greenwich Hospital is crucial in maintaining the green space in the area.

Our objections are focussed on two main areas that make this development unacceptable in our opinion. The two areas concern are

- The flagrant use of a site zoned for health uses to include two high-rise residential towers comprising 80 apartments. The building of high-rise apartment blocks impacting on Gore Creek reserve should not be allowed in any Greenwich Hospital development proposal. The inclusion of high-rise residential development proposal is way outside of the scope of the existing zoning of the site.
- The impact of two high-rise apartment blocks comprising 80 apartments would have on the adjacent Gore Creek reserve and wild life corridor joining the harbour to Lane Cove National Park. I understand that there is an endangered fungi species close by in the reserve across River Road. We have no expertise in this area but at the very least; experts should be engaged to advise on whether this development could impact this species. This is a very narrow wild life corridor and must be maintained in its current form without shadowing, overhang, and massive construction of apartment towers.

Please also find attached below a photograph of the existing development area taken just down the street from where we live together with a marked in impression of what the development would look like from our property.

In addition to the above two critical issues that should preclude the current Greenwich Hospital redevelopment proposal we have other areas of concern and these are listed under other concerns below.

We elaborate on the key concerns below.

1. High Rise Residential Apartment Buildings not allowed in current zoning

We understand that the hospital is in a SP2-Health Services Facility Zone and that this zone should only be used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons.

Seven story high rise residential apartment blocks are not a health services facility and cannot be regarded as incidental to the health facility. The parcel where the hospital stands

was categorised specifically as Health Services Facility Zone in order to have facilities that will service the health of NSW residents, not need for luxury housing.

2. Safeguarding Gore Creek Wildlife Corridor

The Gore Creek Reserve adjacent to the Greenwich Hospital site is a key access corridor for native animals and birds to access the greater Lane Cove National Park. The Gore Creek Reserve provides direct access for animals and birds to connect them from the Lane Cove National Park to the Harbour. A good example is the pair of powerful owls that we can hear of an evening within the Gore Creek Reserve. These owls use the Reserve and corridor as their territory. We also have Tawny Frogmouths that regularly roost in a tree on our property from time to time with direct access to Gore Creek Reserve.

The Gore Creek Reserve is of immense value for Lane Cove particularly with as a buffer against continuing further development in the area. We must preserve the existing bushland and its flora and fauna and not allow development along its border as envisaged by the high-rise residential towers in the Greenwich proposal.

3. Other areas of concern

a. Parking and Traffic in the Area

The traffic report is grossly inadequate in its assumptions and conclusions that such a major development will have no adverse implications on traffic. There is no mention of the traffic patterns generated by drivers' behaviour to avoid traffic deadlocks in the area. The existing traffic creates a 'parking lot' on river road during morning peak times and this development will exacerbate this traffic congestion. Surely adding 80 further apartments in an area with limited traffic options must adversely impact the traffic in the area.

b. Additional risks of accidents involving children trying to access the schools in the area

River Road is a 50km residential road, where a school operates next to it. The school is a growing school and is currently 'busting' at the seams. Major building works are currently underway to increase the number of classrooms, which indicates that the Government expects this school to be a large school for many years to come. The growth of the school has increased the traffic activity associated with the school and the addition of two high rise residential blocks at the pedestrian traffic lights used by the school will add significant risk to children accessing school.

c. Overall reduction in existing green space and the removal of many mature trees

The current proposal will totally change the landscape. The current site provides an open garden and tree area. The proposed development footprint will mean the loss of much of this open garden and tree space. The proposal has noted the removal of 50 mature trees from the heritage area and it is also mentioning the need of pruning a number of the remaining trees. The development footprint is double the existing footprint. The scale of this development should not be permitted.

Yours sincerely



Photograph of Development Area from our property

