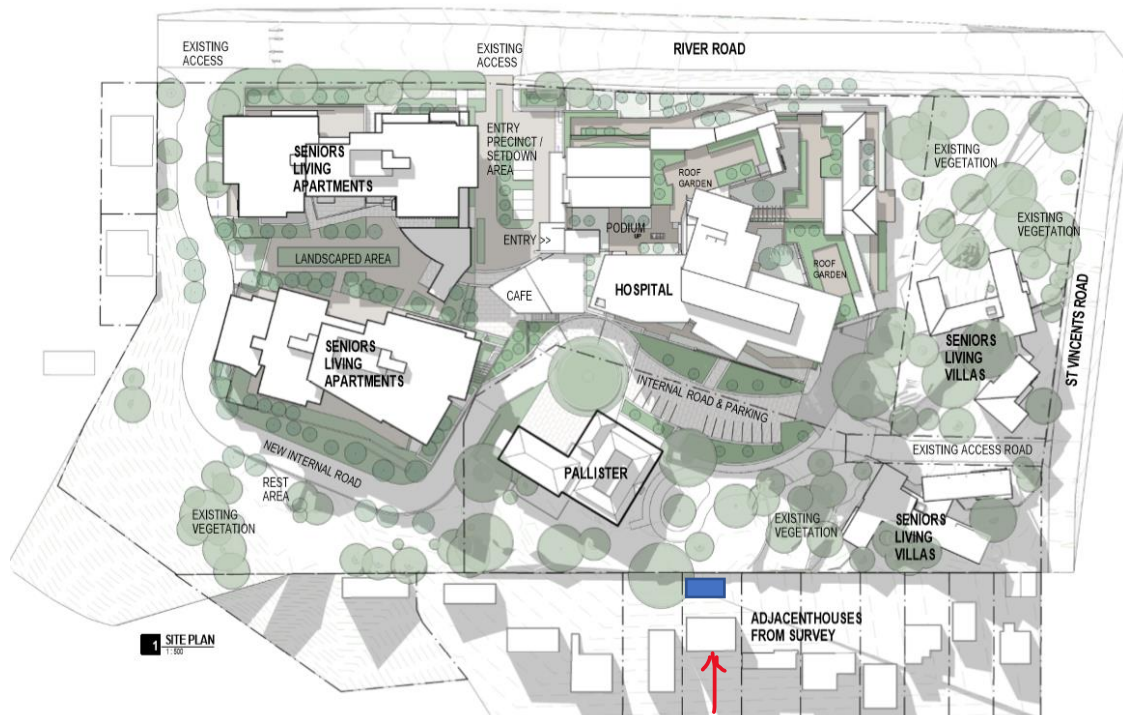


# Objection to Greenwich Hospital Redevelopment

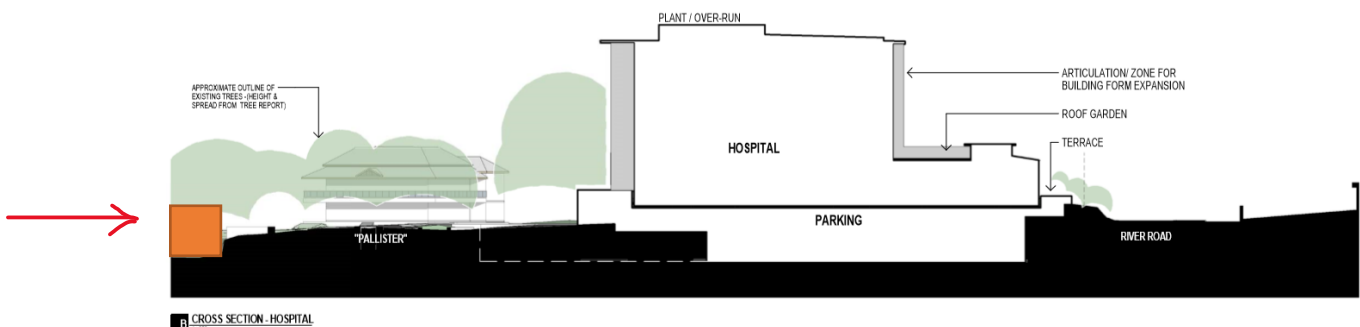
*Margot Branson and John Gelagin – 47 Gore Street, Greenwich*

## Where we are and why the redevelopment affects us

The location of our property is marked with a red arrow on the diagram below. We have a pool in the backyard which abuts the boundary with the hospital and is at the same level as the hospital grounds (position indicated below)



Height of proposed development vs Pallister House from (Appendix B2). Red arrow indicates our property. Our living area is at the same level as the hospital grounds. See photos below.



Our house taken from the carriageway behind Greenwich Hospital. Our house is at the same level as the development.



Our house taken from the second floor of Pallister House (noting Greenwich Hospital new height to be 2.5x this height). Direct views into our living area.





View of hospital grounds from our back gate



### General privacy concerns – consult with neighbours on landscape plan

As you can see from the pictures above, our house is at the same level as the hospital and borders the hospital grounds.

The development of a 7 storey hospital directly behind our house means that staff, visitors and occupants of the hospital will be able to look into our living area, our back lawn and into our pool area.

We firstly request that the scale of the development bereduced. The size of the proposed hospital – at 2.5 times the height of Pallister House - means that the hospital will soar over neighbouring houses. This will negatively impact the visual amenity of the area, diminish Pallister House, and make it very difficult for neighbouring houses to maintain privacy.

Secondly, we ask that the hospital developers, as a condition, be required to work with local residents to develop and implement a landscape plan which is both attractive to the hospital

grounds but also maximises the retention of privacy of the nearby residents, including additional plants to screen our property at the southern end of the development.

According to the development plan, retaining the Pallister House area as an attractive, green and pleasant environment is a key element of the development so this additional requirement is in keeping with the concept.

## Inconsistencies in arborist report leading to lack of clarity

There are a number of inconsistencies and inaccuracies in the Arborist report and it is not clear which trees are being kept and which are being removed. When trees are such an important element of privacy of neighbours this is an important consideration.

We request that the tree audit and arborist report should be redone, or updated, with community involvement, to ensure 100% accuracy given the volume of trees being removed and the importance of trees for maintaining privacy and amenity.

Specifically:

### 1. Some trees are not mapped on the plan –what will happen to those trees?

For example, the clump of trees directly behind our house is not mapped on the plan. It is important for our amenity and privacy that they be retained but because they are not mapped we do not know what is proposed in relation to those trees.

### 2. Inconsistent categorisation of trees – what will happen to those trees?

For example in some places in the report, tree 77 is marked as “Medium” and “Consider for Retention”. In other places it is described as of “High Importance” and a “Priority for retention”. Despite this this tree is ultimately recommended for removal on the basis it is “inconsistent with the proposed plan”.

Similarly for the most part throughout the report tree 79 is described as a “Retain and Protect” and part of the Tree Protection Zone but in another section it is highlighted as “Remove”.

(Diagram below from p.52 of the Arborist Report – our highlighting)

77	<i>Angophora costata</i>	Sydney Red Gum	Remove and replace
78	<i>Angophora costata</i>	Sydney Red Gum	Remove and replace
79	<i>Angophora costata</i>	Sydney Red Gum	Retain and protect

(Diagram from p. 27 of the Arborist Report – our highlighting)

77	<i>Angophora costata</i>	MGVF - 9	9	6x4 N/S	400 R	2	High
	Sydney Red Gum	Comment: Minor borer.					
78	<i>Angophora costata</i>	MGVF - 9	12	5x4 N/S	280 R	2	Medium
	Sydney Red Gum	Comment: Minor borer.					
79	<i>Angophora costata</i>	MGVF - 9	11	10 R	600 R	2	Remove
	Sydney Red Gum	Comment: Wound bracket fungi at 6m north, co-dominant stem, Mistletoe lower crown to west.					

Given the scale of the development it is important that the Arborist report is accurate. It seems that this has been rushed and we are concerned that incorrect trees will be removed if the report is not audited or redone, with community input.

## Removal of large number of trees

According to the report by Redgum Horticultural (page 3) more than 50% of the trees on the site are being removed. "This report involves 235 trees and considers the removal of 131 trees and the retention of 104 trees".

This is a significant reduction in the number of trees and according to the landscape plan no large trees will be planted in their stead. Given the scale of the proposed development, retention of mature trees, or their replacement, is a vital step towards maintaining privacy of neighbours.

In addition, in a number of cases, the Arborist has recommended that trees either be retained or replaced, but in each case in the proposal it has been recommended 1) that the trees be removed and 2) that "no large trees will be planted".

By way of example trees 77 and 78 (Sydney Red Gums) are described in the Tree significance scale at p.44 of the Arborist Report as of "Medium Significance" which should be "Considered for Retention".

Despite this, due to the construction of the underground car park, they are slated for removal.

Accordingly, the Arborist Report at pages 45 and 46 recommends they be replaced as part of the landscape works (see below)

- Tree 9, 17, 27, 28, 35, 36, 38, 39, 40, 52, 53, 54, 57, 58, 59, 62, 63, 64, 65, 66, 67, 68, 71, 72, 73, 74, 74A, 77, 78, 107C, 113 to 130<sup>(18)</sup>, 143, 144, 144A, 145, 147A, 147B 147C, 147D<sup>x3</sup>, 149, 150, 153, 153A, 157<sup>x3</sup>, 159A, 160, 160A, 161, 162, 162A<sup>x2</sup>, 163, 164, 165, 167, 168, 171, 172, 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 194, 196, 197, 198, 200, 201, 203, 204, 207, 208: *Ficus rubiginosa* - Port Jackson Fig, *Eucalyptus saligna* - Sydney Blue Gum, *Angophora costata* - Sydney Red Gum, *Glochidion ferdinandi* - Cheese Tree, *Eucalyptus saligna x botryoides* - Wollongong Woollybutt, *Eucalyptus pilularis* - Blackbutt, *Eucalyptus resinifera* - Red Mahogany, *Pittosporum undulatum* - Native Daphne, *Grevillea robusta* - Silky Oak, *Allocasuarina torulosa* - Forest She Oak, *Cupressus torulosa* - Bhutan Cypress, *Phoenix canariensis* - Date Palm, *Ginkgo biloba* - Maidenhair Tree, *Eucalyptus microcorys* - Tallowwood, *Liquidambar styraciflua* - Sweet

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Gum, *Acer negundo* - Box Elder, *Cedrus atlantica* - Atlantic Cedar, *Pyrus* - Ornamental Pear, *Jacaranda mimosifolia* - Jacaranda, *Eucalyptus sideroxylon* - Pink Flowering Ironbark, *Eucalyptus pilularis* - Blackbutt, *Syzygium smithii* - Lilly Pilly, *Populus deltoids* - Eastern Cottonwood, *Triadica sebifera* - Chinese Tallowwood, *Melia azedarach* - White Cedar, *Stenocarpus sinuatus* - Firewheel Tree, *Lagerstroemia indica* - Crepe Myrtle, *X Cupressocyparis leylandii* - Leyland Cypress, *Magnolia grandiflora* - Bull Bay Magnolia, *Syzygium australe* - Lilly Pilly & *Archontophoenix cunninghamiana* - Bangalow Palm; located within the site and positioned within the proposed building envelope. If this current proposed design is approved, then these specimens cannot be retained and are recommended to be replaced as part of the proposed landscape works.

(Diagram below from page 10 of Arborist Report – our highlighting). However no new mature trees will be replaced in this area according to the Landscape Plan.

77	<i>Angophora costata</i>	Sydney Red Gum	F	Remove and replace with new plantings as per Landscape Plan
78	<i>Angophora costata</i>	Sydney Red Gum	F	Remove and replace with new plantings as per Landscape Plan

ZONE B - PALLISTER
<p><b>General</b>  Pallister House defines a heritage precinct which includes its immediate setting, the building itself, and the larger curtilage. Its immediate setting currently contains a number of significant trees, not all of which are of the same age as the building but which nonetheless contribute to its presentation. These include Eucalypts, Fig and Cedar. These specimens are to be protected.</p> <p>New plantings will use species sympathetic to the era of the building, but will also allow it to relate simply to the new development on the site. Planting will give a degree of visual containment around the building, but without attempting to create a discrete 'heritage' garden. No new large trees will be planted, given the dominance of the existing specimens. As in Zone A above, lower level planting will be of species which do not pose a threat of weed encroachment into the areas to the east.</p> <p><b>Species</b>  Planting will include the following species.</p> <ul style="list-style-type: none"> <li>Ceratostigma</li> <li>Clivia</li> <li>Convolvulus</li> <li>Cordyline</li> <li>Cupressus</li> <li>Cyces</li> <li>Doryanthes</li> <li>Erigeron</li> <li>Geuna</li> <li>Lavender</li> <li>Liriope</li> <li>Nepeta</li> <li>Pelargonium</li> <li>Pentstemon</li> <li>Philodendron</li> <li>*Quercus ilex – potentially large tree, but very slow growing and possibly used in hedging.</li> <li>Rosemary</li> <li>Salvia</li> <li>Stenotaphrum</li> </ul>

## Inadequate Landscape plan

The landscape plan is inadequate and lacks detail. Accordingly, local residents have no confidence that adequate replacement trees will be planted.

Despite the removal of 131 trees, many of them mature, and the recommendation of the Arborist report that these trees be replaced, the landscape plan indicates that no large trees will be planted in the Pallister area.

*The inevitable consequence is that despite the construction of new buildings of substantial scale and mass, which have the prospect of significantly negatively impacting the privacy and amenity of nearby residents, the screening protection afforded to nearby residents will be less than it is currently.*

This suggests that insufficient consideration has been placed on the impact of the development on the privacy and amenity of local residents and we request that this be re-visited, with community input.

## As much a Residential development as a Hospital Redevelopment

The Hospital site is currently zoned SP2 Infrastructure Zone (Health Services Facility) and for that reason there are no height or FSR restrictions on the site. However, all surrounding areas have a height restriction of 9 metres.

The permissible uses of the site include a health services facility which includes



**health services facility** means a building or place 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, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

(Extract from p.12 of SEAR's requirements)

As shown in the extract below, Figure 5, the height of buildings map does not include specifics for this site. Therefore no maximum height is applicable.



Figure 6: Extract LEP 2009 Height of Buildings Map

Clearly the Seniors Living Apartments and Senior Living Villas do not satisfy the test of a “health services facility” and should be considered as a residential development.

In fact, the proponent’s application is as much a residential redevelopment as a hospital redevelopment.

For example:

1. Cost of the Hospital is less than half of the development.

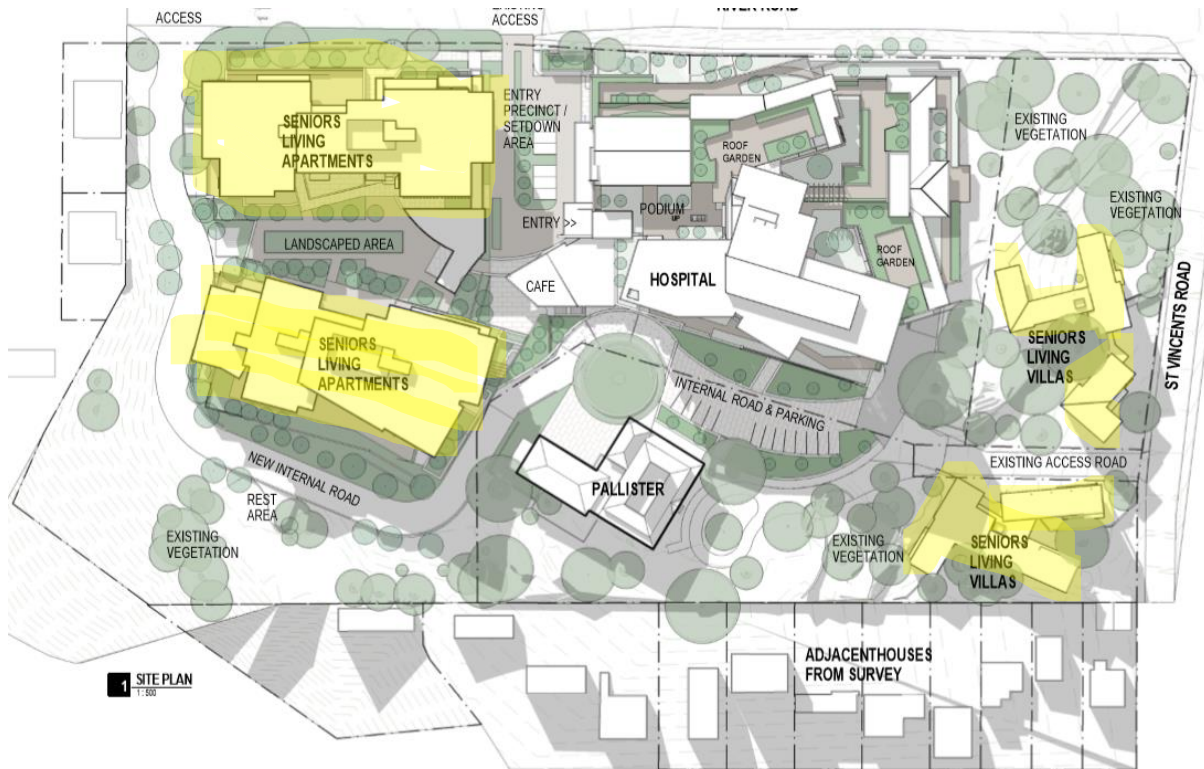
Hospital	\$ 41.8M
Aged Care	\$ 23.8M
Independent Living Units	\$ 68.5M
<b>TOTAL</b>	<b>\$ 134.1M</b>

2. Increase in hospital beds (72 +15 person hospice) less than half of residential aged care (60 excluding hospice) and independent living (94).

The proposal replaces existing hospital accommodation with a campus of:

- 72 new inpatient 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 fulfil its present functions.
- Parking to meet the needs of each component

3. Majority of the land is going to residential development (our highlighting)



In these circumstances, it seems inappropriate that the height exemption, which is intended to support development of vital infrastructure, applies equally to the residential development part of the development and to the hospital part of the development.

Furthermore, the development of this space for residential purposes, means this area can't be used for development of health services/infrastructure later.

We suggest that the residential development aspect of the development should comply with the height restrictions and other conditions that would apply to any other residential development in the Lane Cove area.

### Request for Independent monitoring of Noise during construction

This is a significant development and the acoustic report acknowledges that there will be occasions when the noise pollution for neighbours will be excessive.



As a family with 3 children in education this is a significant concern for us. Our children will arrive home from school at 4pm to do homework and the long hours of operation means we are likely to be exposed to consistent and relentless noise intrusion.

We request that developments be required to keep their hours during construction to 5pm on weekdays and that no Saturday construction be permitted.

We request that the developers take steps to minimise noise and that independent experts be appointed to monitor noise at the boundaries of the development at random times and that the results of these reports be made available.

### Noise and light during operation

This will be a significant new hospital presumably with lights on 24 hours a day, significantly expanded staff, visitors and residential population, incoming traffic, mechanical plant, generators, air conditioning and other noise associated with the operation of a busy hospital.

The acoustic report suggests that the noise impacts of the hospital can adequately be addressed during the construction phase by ensuring various acoustic measures are put in place.

We request that a condition of any approval be that construction of the hospital is carried out implementing those steps and with other best practice steps to minimise any ongoing acoustic and related impacts on neighbours. Similarly we request that the developers be required to minimise the light impact from the hospital operating 24/7 – for example by being required to including light sensors and light screening for neighbours.

In this respect, we note that our living area is at the same level as the hospital and therefore very exposed to light and noise from the hospital.