



Lane Cove Bushland & Conservation Society Inc

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Supplementary Submission on Greenwich Hospital Redevelopment.

Further to this Society's submission sent, and acknowledged, on the 12th March regarding the above redevelopment we would like to make this supplementary submission now that the exhibition time has been extended. All of the points initially made are still valid but we would like to comment further on some of these and make additional points.

We do not object to the hospital and health care facilities outlined in the proposal but do object to the excessive height of the tower block, situated on the highest point of the site.

Other points we would like to make are:-

- Seniors living may be allowable under the SEPP but we still cannot see that this use being larger and costlier than the hospital as *ordinarily incidental or ancillary* to the main purpose of the zoning.
- We would be opposed to any application to subdivide the site to allow this type of accommodation to be built here.
- We bring to the applicant's attention other developments in the immediate vicinity providing similar accommodation and question the viability of the proposed Seniors Living on this site.
- The configuration of the two towers would make it difficult to comply with the Apartment Design Code, in particular with sun penetration and cross ventilation.
- These towers are extremely visible from local areas as well as from the Lane Cove River contrary to assertions in the documents. They would impact the amenity and character of the local areas.
- The large footprint of the units and villas would make it difficult to expand the hospital in the future if there is a need to do so. Any increase in height would be detrimental from local view-points.
- The development as a whole does not comply with the Northern Sydney District Plan in so much as it dramatically reduces the canopy cover over a large portion of the site where trees are unable to be planted due to the large footprint of buildings and paved courtyards.
- There needs to be better preservation of the heritage items on the site not just Pallister House.
- We still object to the villas being built in the heritage curtilage and subsequent loss of trees.
- Bio-diversity seems to have been ignored and there is no reference to surface or sub-surface water patterns feeding both the heritage area down to St Vincents Road and to the bushland on the site south of the units and the escarpment down to Gore Creek.

We again urge a rethink on the proposal and better community consultation on the amended proposals, not just with a few local residents, but all those looking at the site and others who have an interest in the amenity and character of Lane Cove as a whole, such as this Society and the Lane Cove Historical Society.

Doug Stuart for the Committee,
Lane Cove Bushland and Conservation Society Inc.