



SUBMISSION FOR STAGED REDEVELOPMENT OF GREENWICH HOSPITAL SSD 17_8699

I wish to make the following objections to the proposal for the re-development of Greenwich Hospital:

1. Bulk and Massing

- The proposed bulk of the new buildings bears no relation to the surrounding residential areas to the north, south and west of the proposed development
- The massing of the proposed development makes not attempt to relate to the surrounding residential character. There is no articulation of the massing of the proposed development.

2. Scale

- The eight storey scale of the proposed development immediately to the north of Pallister House will completely overwhelm the Heritage item. There is little in the way of sensitivity to the curtilage necessary for the Heritage item.
- The scale of the development is totally inconsistent with the surrounding areas.
- The scale of the development will have visual impact throughout the suburb of Greenwich
- The scale of the development completely dwarfs the residential housing to the west of the proposed development.
- The scale of the development completely overshadows the residential housing to the west of the proposed development.

3. Landscape Plan

- The Landscape Plan does not consider the landscape cultural heritage of the grounds of Pallister House which are assessed in the heritage documentation by heritage consultants NBRS as being 'significant' for providing the setting the Victorian gentleman's residence.
- The proposal does not enhance the Victorian character of Pallister.
- The landscape character of St Vincents Rd will be altered by the removal of trees and large open lawn areas. This is part of the remnant garden of Pallister House and provides significance to the remnant lot.

4. Heritage

- The Lane Cove LEP 2009 notes that the site has been assessed as having state significance. The development of the site has not responded to this level of state significance.

- The proposed landscape setting of Pallister house does not respond to this level of significance. The villas fronting St Vincents Rd and the proposed carpark in front of Pallister House will detract from the landscape setting of Pallister House.
- The villas fronting St Vincents Rd and the proposed carpark in front of Pallister House will detract from the remnant curtilage of Pallister House.
- The proposal does not seek to retain and improve the curtilage of Pallister House.
- The bulk and scale of the proposed new buildings will dwarf the bulk and scale of Pallister House and hence will intrude upon its setting and curtilage.
- The character of the proposed development does not enhance the setting of Pallister House.

5. Archaeology

- The proposal has not been designed to retain or consider the state significant archaeological site. The site once housed an early observatory of state significance. The current plan does not give any recognition to the site of the observatory.

6. Traffic

- The proposed development will create considerable traffic issues to the surrounding area. The ability to get in and out of Greenwich with an additional 150-180 vehicles particularly at peak times has not been considered.
- River Road traffic is already extremely congested at peak hour times and the St Vincents Rd intersection has already seen fatalities.
- The proposed development is adjacent to Greenwich Public School where a large number of students who cross River Rd must also negotiate the driveway which goes into the proposed development with obvious additional risk.

7. Bushfire

- It is unclear whether the Bushfire requirements will result in further clearing of the site as the fire consultants' report states that 'all new works will be setback from the bushfire hazard with Asset Protection Zones applied that comply with PBP 2006 as if the site was a greenfield development.' This may require the removal of additional existing vegetation or may prevent the installation of new vegetation.

8. Setbacks and Alignment

- The angled set-backs of the development bear no relation to St Vincent's road existing residences which lie at ninety degrees to the road. This does not assist in unifying the proposal with the existing residential character of the area.

9. Residential Development

- The current use of the site is a hospital
- The proposed development is a residential development
- We already have a thousands of dwellings being built and proposed in the adjacent St Leonards South precinct

- We do not need further medium to high density residential development which will only place further strain on existing services.
- We need open space, schools and additional services to assist in managing the needs of a larger population in the area which is already planned to significantly increase

RECOMMENDATIONS

It is recommended that :

1. The current proposed development be refused
2. The site continued as a hospital
3. The landscape setting and curtilage of Pallister house be retained
4. The landscape proposal be re-designed to enhance the character of Pallister.
5. The bulk, massing and scale of the development be reduced to be consistent with the established residential character of Greenwich.
6. It must be acknowledge that this is also a 'bushfire prone' setting. The size, scale and number of people living in the bushfire setting must be appropriate.

