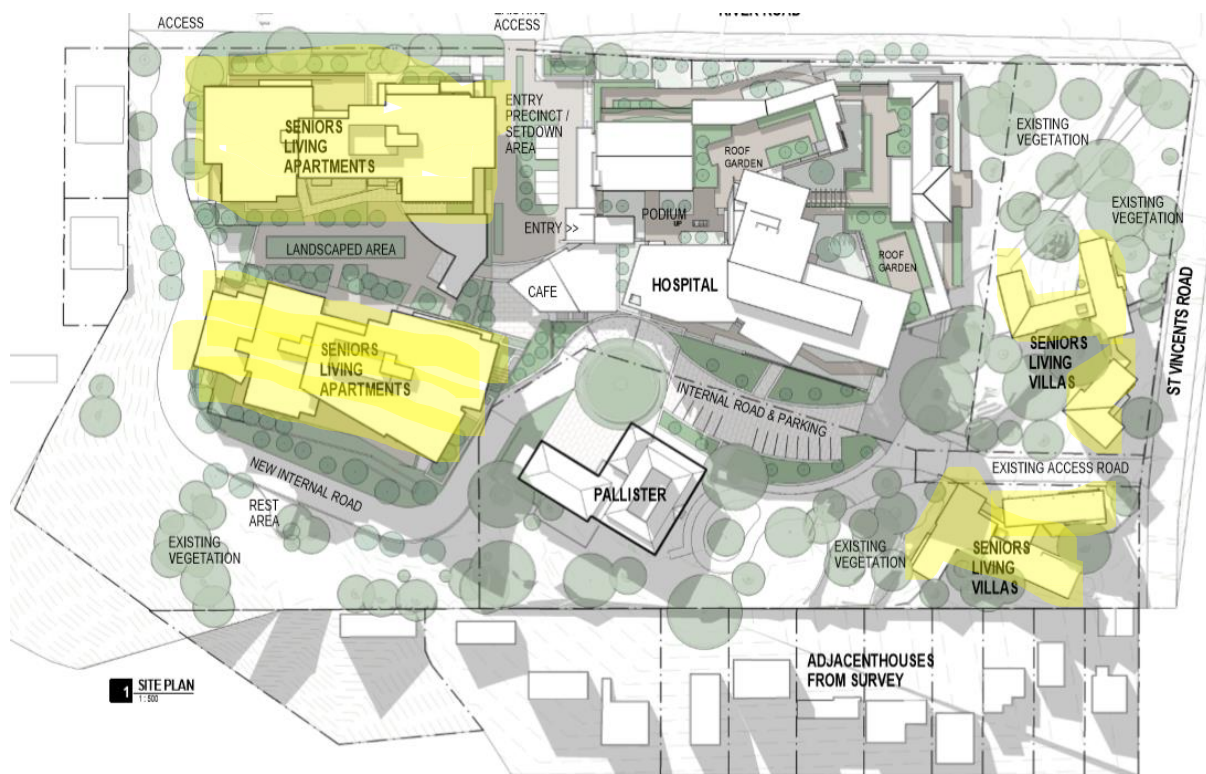


Objection to Greenwich Hospital Redevelopment

Margot Branson— 47 Gore Street, Greenwich

State Significant Development approval pathway

- The State Significant Development approval pathway adopted by the development applicant, HammondCare, offers the applicant the opportunity to exploit the State Significant Development status of a health facility development and combine this with the lack of existing town planning controls on the site under the Special Purpose zoning and seek approval for non- health related commercial activities.
- The SSD pathway is detrimental to the local community in this instance as the Senior Living Apartments which are included in the Concept Proposal are not health related accommodation. In effect this pathway enables the bypassing of planning application processes legislated in New South Wales that seek to protect the interests of the community and local citizens.
- The majority of the development site is being utilised for non-health related accommodation (our highlighting)

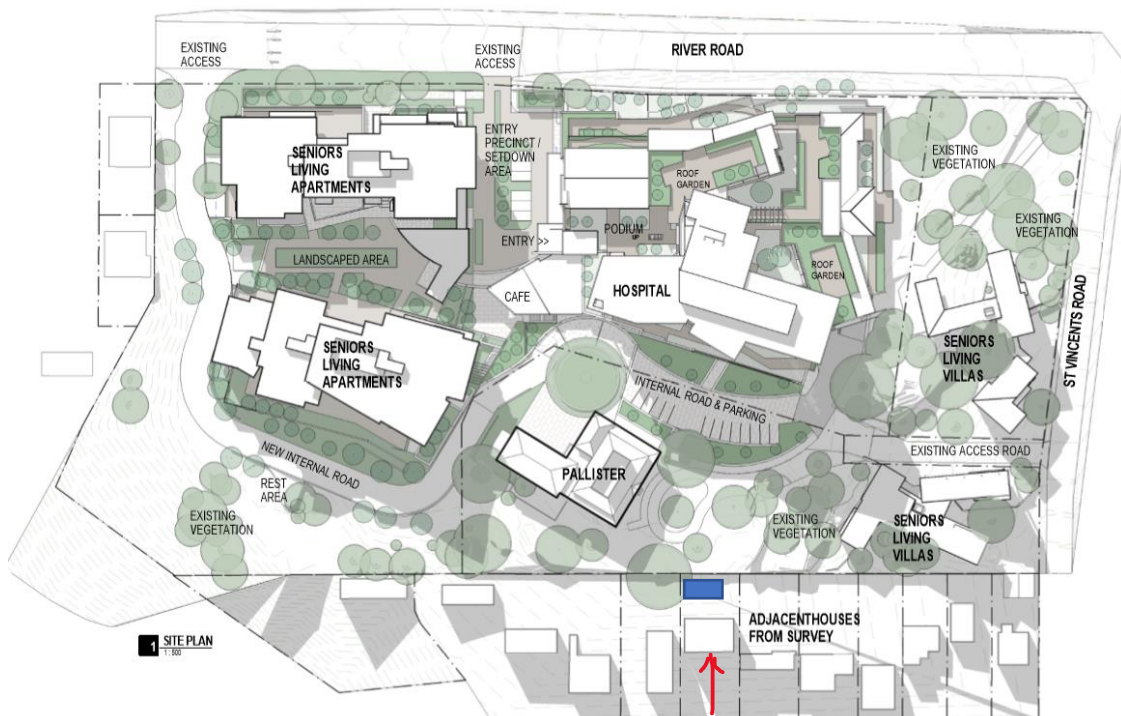


- In these circumstances, it seems inappropriate that the height exemption (which is intended to support development of vital infrastructure) applies equally to the residential development part of the development and to the hospital part of the development.

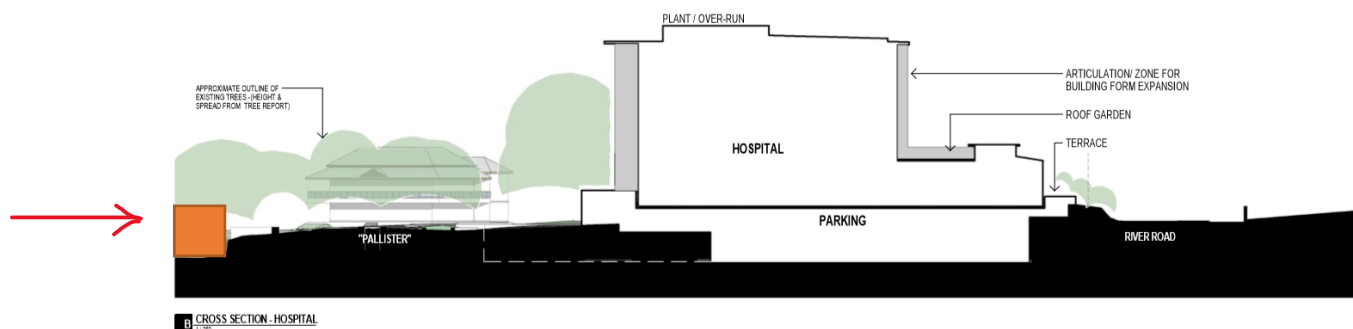
- Utilisation of these spaces for residential purposes precludes their use for the growing needs of health services/infrastructure in the future. The excessive height of the hospital development (with its associated impact on residents) could be mitigated by using more of the site for the hospital development (medium rise).
- 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.

Size and bulk of the proposal

- It is noted in the EIS in section 7.1.1 Environmental Planning and Assessment Act 1979 in Table 6 (g) that “The proposed development is appropriately located and proportioned and will assist in creating visual interest and contribute to public amenity”. However, the bulk and scale of the proposed development is not sympathetic to the surrounding urban context and has significant adverse impact on the surrounding residents. For example 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.



- The view montages in Annexure B1 are taken from strategic locations to support the height in the submission. They do not demonstrate properly the impact of the height from areas where the view impact is significant.

Tree removal and landscaping

- There are a number of inconsistencies and inaccuracies in the Arborist. When trees are such an important element of privacy of neighbours this is an important consideration. A 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.
- 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.					

- 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 although the Arborist report recommends relacing these trees, the landscape plan is woefully inadequate and in fact, with respect to Pallister House indicates that no new significant trees will be planted. (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>General 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>Species Planting will include the following species.</p> <p>Ceratostigma Olivia Convolvulus Cordylone Cupressus Cycas Doryanthes Erigeron Gauna Lavender Linage Nepeta Pelargonium Penstemon Philodendron *Quercus ilex – potentially large tree, but very slow growing and possibly used in hedging. Rosemary Salvia Stenotaphrum</p>

Impact on Greenwich State School

- The NSW State Government is currently investing substantial capital expenditure in increasing the size of the Greenwich Public School to cater for the increase in school enrolments.
- Greenwich Public School is located on the north side of River Road opposite the hospital. The combination of the increased traffic generated from the Greenwich Hospital Development with the increased traffic, both pedestrian and vehicle, that results from the Greenwich Public school has the potential to compromise the health and safety of the schools pupils.
- The Traffic Management Report makes no reference to the Greenwich Public School works and does not address this impact.
- Further the bulk and scale of the senior living apartments combined with the eradication of mature and established trees and landscaping compromises the visual amenity available to the pupils.

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.

- A condition of any approval be that construction of the hospital is carried out implementing 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.