

Lane Cove North Residents' Association

Correspondence to:

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RE: Greenwich Hospital Concept Proposal -Significant Development SSD 17_8699

Lane Cove North Residents Association has been advocating on behalf of local residents since 1986. Greenwich Hospital is an important local health care provider whose rehabilitative and palliative and services are especially valued for their quality and proximity. We support upgrading the health facilities.

However, the Association objects to some aspects of the Concept that would limit future expansion, defy local planning rules, threaten the heritage value of Pallister House and seem to be at odds with the developer's obligations under the Greater Sydney Commission's *Northern District Plan*.

New Hospital and Health Care Facilities

This hospital is around sixty years old and some of its buildings need significant upgrading. It seems a sound proposition to consolidate them in a building that will reduce the appearance of bulk and scale. Underground parking, connected to the hospital buildings will be more convenient than the current situation. We support the upgrade of the hospital, health facilities and parking.

Seniors Living Apartments

We object to locating high density residential apartments on this site. No doubt the developer is aware that residential use is not permitted on this site zoned for Health Service Facilities, but wishes to use the profit to underwrite the rest of the build. It is worth noting that if this proposal were to be implemented, there would be more floor space devoted to residential living than for health services. This would make a mockery of HammondCare claiming Greenwich as a hospital and healthcare facility.

We can be sure that the need for aged care and dementia care will continue to grow and further expansion of the health care services will be needed. Residential living is not just inappropriate and outside the terms of the social contract HammondCare has with this community, it is a massive failure to consider the longer term needs for healthcare facilities in this area. On those grounds alone, we believe the apartments should be refused.

Even if the arguments made above are ignored, this is not a suitable site for Seniors living because:

- The apartment block does not comply with setback requirements from River Road, which is very congested and would be a very noisy neighbour as well as inflicting adverse health outcomes from motor vehicle pollution;
- It is a long way from the Lane Cove Village centre, impossible for an elderly person to walk because of the poor footpaths and uneven terrain;
- Bus transport is infrequent during the week and there is no weekend service at all. Without a car, a resident could easily become quite socially isolated.
- There is no public transport at all between the Greenwich site and the major health services at Royal North Shore Hospital and these are services more likely to be accessed by Seniors.

Seniors Living Units

We object strongly to villas within the curtilage of historic Pallister House. This building was placed on the NSW State Heritage Register in 1999 as one of the best surviving examples of a late Victorian gentleman's villa and garden setting. The curtilage area is intended to protect what remains of the garden and provide a context for the house. HammondCare's proposal to build villa housing in this area shows a total lack of understanding and respect for Pallister and its history. The Department should reject this intrusion utterly.

Trees

One of the valuable aspects of Greenwich Hospital is the number of mature trees that soften the landscape, giving it an almost park-like setting. This Concept proposes to remove more than half (56%) of the trees on the site, mostly to accommodate inappropriate residential use on this health services site. There is no indication that any of the trees will be replaced.

As you would be aware, the Greater Sydney Commission's *Northern District Plan 2018* urges State and local authorities to protect green grid connections and to increase the urban tree canopy. The HammondCare Concept flies in the face of this important objective. It is proposed to remove more than 100 trees from this single site. That is significant and will have a detrimental effect on the whole neighbourhood. The Department should not accept a Concept that envisages such wholesale destruction of trees at this time when we know how important trees are in preserving wildlife, creating shade, mitigating the heat island effect and softening the landscape.

Conclusion

The Lane Cove North Residents Association supports the renewal of the Greenwich Hospital buildings and the provision of underground parking. We contend that the proposed health services facility will enhance the fine services that Greenwich Hospital has provided to our community for more than half a century.

We object to the construction of residential buildings on this site that is zoned for Hospital and Health Services. Demand for these services will continue to grow and the future expansion should not be compromised. In our view this is a poor location for older people to live and would not be appropriate even if the site were to be re-zoned. In our view, it would be a serious breach of Government and Greater Sydney Commission policy to entertain the idea of removing more than half the trees on this site at all, let alone to enable the construction of such inappropriate development.

We also object strongly to any building in the heritage zone around Pallister House as this would compromise both the house and the remnant garden.

We look forward to an outcome that will benefit both the Hospital and the Lane Cove community as a whole.

Yours sincerely,



June M Hefferan
Convener