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Greenwich NSW 2065
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Ms T Gizzi
Planner
NSW Department of Planning and Environment
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Redevelopment of Greenwich Hospital Site SSD 17- 8699
Staged Redevelopment Concept Proposal

Dear Ms Gizzi

I object to this proposal on the following grounds

1. The proposed development does NOT meet the requirements for a proposal to be assessed as a State Significant Development because the apartments/villas are not “incidental or ancillary” to the proposal.
2. The site has a SP2 health service facility zoning under the Lane Cove Council Local Environment Plan 2009. This Local Environment Plan 2009 makes that the residential villas/apartments a prohibited use, as these cannot be considered in any way as a health services facility. Further, it is clear that on the basis of the costings provided these villas/apartments are a significant part of the total proposed redevelopment (almost 50 percent).
3. The site cannot meet the current 2004 standards required by the NSW Environmental Planning Policy for seniors housing due to both its specific topography and its location making access to retail and health services, good public transport services and community facilities.
4. It seems that no account has been taken of the already approved 92 bed Residential Aged Care Facility at 33 Greenwich Road in relation of supply of seniors housing and its impact. Nor of the existence of the Glenwood Nursing home on Greenwich Road.
5. Significant native mature trees and habitat would be lost if the proposed villas were to be constructed. In addition, the amount of hard surface proposed around the villas effectively means these trees could not be replaced. This level of mature tree loss will also impact on the surrounds of the heritage listed Pallister House.
6. The apartment building above the Bob Campbell Oval, due to its height and presentation, would be completely out of keeping with this bushland setting in which it would be located and with the existing housing along the ridge.

On the basis of the reasons outlined above, I request that the Minister refuse this proposal and in particular that the SSD classification be reviewed

Yours sincerely

Dr Liz Gill