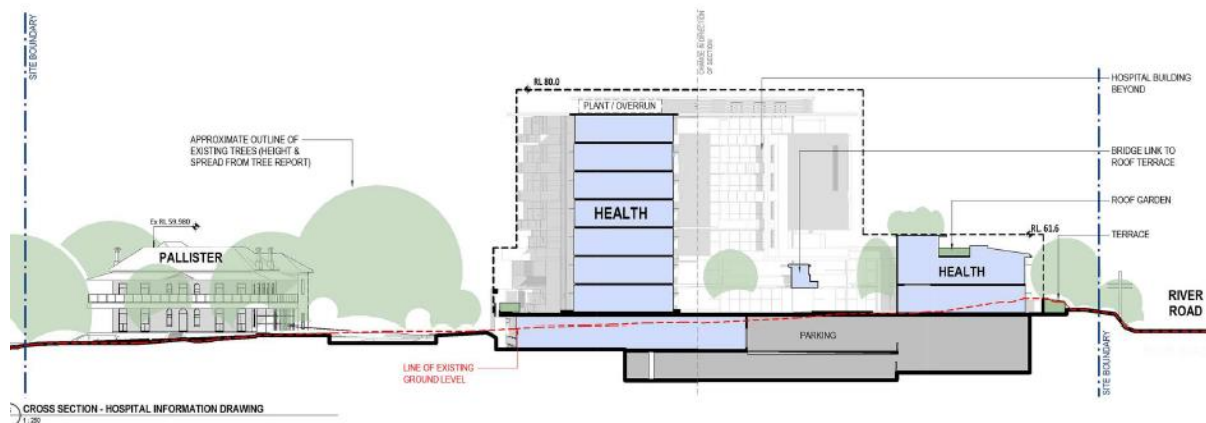


Objection to Greenwich Hospital Redevelopment

Margot Branson – 47 Gore Street, Greenwich

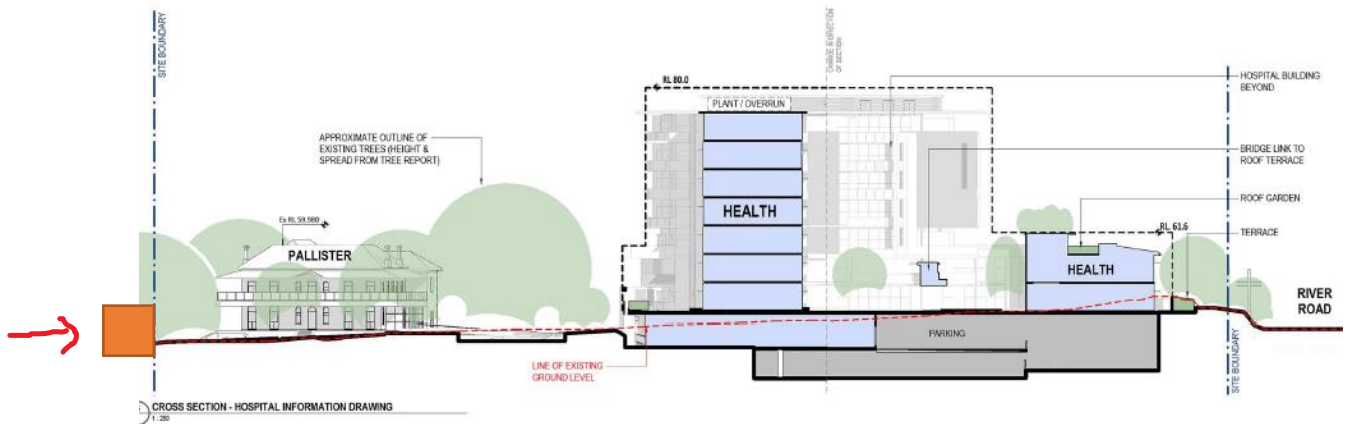
Significant Amenity Impact – from size and bulk of the proposal

- Whilst I appreciate that Greenwich Hospital has reach the end of its first life and that a redevelopment of the site is needed, I object to the size and the bulk of the proposal, particularly the height of the hospital and the seniors living. The changes made by the proponent have been minimal and the bulk and the scale of both the hospital and the Senior Living buildings remain unsympathetic and out of place within the surrounding residential/urban context.
- It would be possible to develop the site in a manner more appropriately proportioned and sympathetic to residential context noting
The dominant residential type directly surrounding the Proposal is low density detached housing on separate blocks with surrounding gardens.
- In particular the hospital is EXCESSIVE in height at 2.5 times the existing height of Pallister House.



- The proposal dominates Pallister House – adversely impacting this Heritage Item. The proponent notes the amended proposal “enhances” the interface with Pallister House, noting the “redesign of the hospital podium” and the “stepping back of the South Western façade”, however these changes are minimal in nature and do not address the main issue, which is the significant height of a block building – with limited imagination/interface with the beauty of the site on which it will sit. A “Blues Point Tower” equivalent in Greenwich.
- Personally we will have a loss of privacy, amenity and property value. The red arrow indicates our property, the orange box below indicates our house. Our living area is at the

same level as the hospital grounds we have a pool in the backyard which abuts the boundary with the hospital and is at the same level as the hospital grounds. Our living area, pool and backyard will be directly visible from the hospital widows – a significant loss in privacy for our family, and a significant reduction in value of our property.



- The Visual Impact Analysis indicates the impact on our property will be Moderate to High and the Report notes

Although the view through the vegetation will be filtered, it will result in the current filtered views of open sky beyond being replaced by filtered views of built-form, and will create a noticeable increase in the perception of built-form from this location.

- The below section of the Visual Impact Statement indicates an impression of the change of amenity from our living room and back yard although it should be noted that these photos focus on the trees, rather than the development beyond, and assumes all species (including the banana tree) will be retained which is unlikely to be the case).
- The Hospital will operate 27/7, with light pollution from this development significantly impacting our amenity.



Existing View.



Images intended to give an indicative impression of the size and scale (massing only) of the Proposal within the view frame and are not intended to accurately reflect materiality or landscape design.

The alternative – lower rise development and proponent's response

- 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 Seniors Living proposal means that less of the site is available for the hospital development – or the future hospital needs of the area.



- The proponent provides in its re-submission that

Development Feasibility

The inclusion of seniors living as part of the health campus is a responsible use of the site to ensure the long-term financial sustainability of HammondCare's broader range of services. As there is no public money or government funding for capital works on Schedule 3 hospitals, the capital for this important project is fully funded by HammondCare who relies on revenue from its operations, donations and government grants to fund their network of care services. Hospitals have minimum operational and design requirements in order to be financially viable and without the seniors living component, the proposed redevelopment is unsustainable. Therefore, not providing, or significantly reducing, the seniors living use of the campus would limit the health care options available to the community and deprive them of the specialised health care services offered by HammondCare's innovative continuum of care model or place the responsibility and financial burden back on to NSW tax payers.

Why should this particular development be used to “ensure the long term viability of Hammond Care and its services.” ? There is no evidence that the proponent has put to support this allegation, nor any guarantee that monies from the Seniors Living would be dedicated towards Greenwich Hospital as opposed to the wider Hammond Care operations.

- It appears that the sole reason for the Seniors Living and therefore, the size and bulk of the overall proposal is to ensure a financial return to Hammond Care. The proponents should be asked to provide and be challenged on their position that the Hospital Redevelopment could not proceed with a “significant reduction in the Seniors Living”. For example what reduction could be achieved whilst still having a hospital re-development? In the alternative will a trust be established so that the profits from the Seniors Living must be retained for the exclusive use of Greenwich Hospital. Why is the proponents wider financial position a relevant consideration where the resulting impact on residents amenity and property values not relevant?

- As indicated previously we are not against a hospital redevelopment per se, but would ask the Independent Planning Commission ensure that proponent should be required to re-submit a plan that is sympathetic and in place within the surrounding residential/urban context. For example by removing one of the Senior Living Apartments and using this area to reduce some of the height of the hospital development the proponent reduce the height of both the hospital and the seniors living by several floors to ameliorate the worst of the impact on surrounding residents.

Tree removal and landscaping

- 86 trees are to be removed. Whilst this is a significant improvement on the 131 trees to be removed under the previous proposal, it will still result in immediate habitat impact, so staging is important and replacements need to be advanced trees.
- Of these 10 are significant local tree species: 6 x *Euc. pilularis*, 1 x *Euc. saligna*, 2 x *Angophora costata* and 1 x *A. bakeri*. Two of these (blackbutts) are rated as of high significance even by the Arborists report. 6 are other local natives: 4 x *Ficus rubiginosa*, 1 x *Callistemon citrinus* and 1 x *Syzygium smithii*. Removal of locally indigenous trees is to be deplored and avoided at all costs.
- For trees being removed, the arborists report notes the work as 'Remove & replace with new plantings as per Landscape Plan'. However, there is no landscape plan at present. There is a 'Landscape Package' (Appendix L) which outlines the major landscaping zones and their key design principles but is 'broad brush' in nature. It does not describe, recommend or mandate indigenous planting, nor make any reference to Lane Cove Council's DCP part J Landscaping. The summary of key changes, Table 1 in section 3.1, p.21 'Response to Submissions Report' indicates very little focus on indigenous species, being limited to retention around boundaries to 'soften edges and screen buildings'.
- This means we cannot be guaranteed that native trees lost will be replaced with similar species nor that this development will result in an overall improvement in the site's contribution to the bushland character of Lane Cove and create greater harmony with the bushland reserve on its boundary. The site has the potential to make a very valuable contribution to local bushland character and to provide an extension to the bushland habitat of the nearby reserve. This potential is ignored in the Landscape Package. It should also be noted that much of this site will actually be 'public domain', frequently visited by members of the public, thus DCP part J should apply across the site.
- We are also concerned that the survey doesn't accurately map the slope of the bushland running from the Seniors Living to Bob Campbell Oval and have concerns about the bush fire zone and that ultimately Hammond Care will not replace mature trees due to restrictions on plantings in bush fire zone.

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.