

OBJECTION: Redevelopment of Greenwich Hospital

Application Number

SSD-8699

Assessment Type

State Significant Development

Summary

The concept proposal seeks to double the height and size of the hospital and add 89 new Residences – 80 being new Seniors Living Apartments in two 7 level buildings (including the above ground podium car park) with an extra 9 housed in new Seniors Living Villas. To do this, the proposal removes in excess of 50 trees from the site and more than triples traffic volumes from the site.

We strongly object to this proposal and ask that the NSW Government reject this proposal and instruct the applicant to make significant and substantial reductions to this hospital development.

Reasons for Objection**1. Misuse of the State Significant Development approval Process**

The applicant is using SSD pathway as a way of avoiding the normal planning application processes and controls that seek to protect the interests of the local community and residents.

2. The proposal alienates the land from any future health use.

The land is zoned SP2-Health Services Facility Zone which is for health use NOT residential dwellings. The area (St Leonards has one of the highest density of new development in Sydney) will have much greater need for health related services in the future.

3. Poor quality of design for such a substantial proposed new redevelopment

The elements of this design are not well considered. There is no meaningful articulation or break up of the mass or scale of these blocks. It could have been a design of the 1970's. The external spaces created have no form or character – they all look left over.

There is no relationship at all to the local community – a driveway with a turning circle and set down is as good as it gets. It is lack lustre and an eyesore.

4. Senior Living Apartments

The bulk, scale and character of these apartments are totally out of character with the surrounding bushland environment and the character of the Greenwich and Northwood residential areas.

Introducing 89 new residences has a huge impact on the local infrastructure, which already cannot cope with the existing loads.

5. The parking provided is totally inadequate

In the car park summary provided, the new provision for the hospital is 209 car parks for the hospital and for the apartments, 89 spaces which is one for each 2 bedroom residences.

OBJECTION: Redevelopment of Greenwich Hospital

The hospital is doubling in size (increasing by 100%) but adding only 30% more car spaces (from 150 to 209)

Seniors luxury living could very likely be couples with 2 cars per unit, let alone visitors which conceivably on weekends could be one extra car per unit.

The visitor parking is listed as 11 spaces with 10 set down spaces.

It doesn't take a rocket scientist (or a traffic engineer) to realise that the site is being over developed with inadequate provisions for its own user/resident requirements let alone any visitor influx. Any cars unable to park on site will overload the existing suburban street parking and adversely impact local residents.

6. River Road is already overloaded with traffic

River Road has become a major road with increased traffic since the State Government altered Epping Road in an effort to force traffic into the Lane Cove Tunnel. Traffic travelling to and from Burns Bay Road that previously would have used Epping Road now uses River Road.

River road is basically one lane and is at grid lock many times of the day already. These proposed senior living unit residents will need to use their cars to access Greenwich or Lane Cove shopping and business areas (they are not within walking distance for anyone but the very young and fit – many steep hills!)

Also traffic for the hospital entering St Vincents Road from River Road going north, will block one lane of River Road creating a choke point. If a number of cars are queued, they will be obscured by the crest in River Road, which will create a dangerous traffic situation

7. Inadequate Planning for Future Traffic requirements

The documentation in this proposal makes River Road look like a sleepy suburban back street. Instead, **River Road is the major arterial route** through the Lane Cove Area.

This rebuilding of any hospital on this site needs to allow for the future widening of River Road in both directions. There is no future allowance – new buildings are sited even closer than the existing buildings, which is very close to the River Road boundary.

The new development makes no allowance for the future, let alone the congestion caused by the **tripling** of traffic flow to the site (double the current hospital load plus the same increase again for the apartments). The documents refer to double load which is obviously hopelessly optimistic and under stated. The proposal just uses the existing River Road provisions and the old driveway entrance for egress and entry. There is only access for heavy vehicles from the main entrance as there is a steep incline from the side street, St Vincents road.

8. The site is unsuited to this Proposed Over Development

Adverse Visual Impact on surrounding area, bushland and harbour

The topography is not suited to this scale of development. The siting of the highest building, the hospital, is on the highest part of land. The site is adjacent to a bushland reserve so any development will have a dominating and detrimental visual impact.

OBJECTION: Redevelopment of Greenwich Hospital

Gore Creek Bushland Reserve Wildlife corridor

The hospital site fronts Gore Creek Bushland Reserve which forms a wild life link between Lane Cove National Park and the harbour and a natural bushland edge to the Greenwich peninsular.

The proposal has noted the removal of 50 mature trees from the heritage area and it is also mentioned the need of pruning a number of the remaining trees.

Adverse Impact on Significant Heritage Building and Landscape

The character of the heritage building Pallister House and its open garden setting is detrimentally affected. The open landscape setting with substantial trees is replaced by the proposed new apartment blocks. The garden setting of Pallister House is also adversely impacted by a new car parking area at its front door.

Impact on Greenwich Public School

Greenwich Public School is currently expanding its school buildings to cope with the increase in school age children in the area. Increased congestion and traffic caused by this over development of the hospital site will adversely affect the school children and pedestrians crossing over River Road to the School using the existing Pedestrian crossing.