

Objection to Hammond Care's Amended Greenwich Hospital Development Proposal

We would like to lodge an objection to the amended plan for the Staged Redevelopment of Greenwich Hospital. We have a direct line of sight to the existing Greenwich Hospital and the size and scale of the proposed development (in particular the residential component of the redevelopment) will be an eyesore and will impact on the Gore Creek green corridor which is the habitat of many native bird and animals as well as the native flora that has been regenerated by residents on both side of the Gore Creek Reserve. The green space in Gore Creek Reserve and the pockets of green space in the existing Greenwich Hospital must be preserved. It is a legacy for future generations. We have been working in Gore Creek Reserve with the Lane Cove Council's Bush Friends program for many, many years in eradicating weeds and noxious plants and replanting with local native species. The maintenance of the existing zoning and existing footprint of Greenwich Hospital is crucial in maintaining the green space in the area.

Notwithstanding there has been some positive changes in the amended proposal, which we applaud, almost all of the critical issues still remain.

We strongly object to the amended Development proposed for the following reasons:

- 1) The flagrant use of health zoned land for the development of two residential blocks as a commercial investment is contrary to 'health services facilities' zoned land – Hospital zoned SP-2. The building of high-rise apartment blocks does not meet the objectives of the Special uses zoning of the site for hospital use. We understand that the hospital is in a SP2-Health Services Facility Zone and that this zone should only be used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons. The building of two residential blocks should not be allowed in any Greenwich Hospital development proposal. Importantly, the building of Seniors Units on proposed land zoned only for hospital use prohibits any future expansion of the hospital when needed in years to come.
- 2) The bulk and scale of the development is completely out of character with the surrounding low-density residential area. It will result in a loss of amenity to nearby residents and its visual bulk will impact neighbours privacy and diminish the standing of Palister House. Its visual bulk will also dominate the skyline of significant parts of Greenwich, Northwood, Gore Creek Reserve, River Road and surrounding bushland.
- 3) Seniors Units should not be constructed very close to Bushfire Prone Land on the western and southern sides of the development. It recklessly creates risk to of over 55 seniors lives. Further, the fire protection requirements on the south and western sides have not been detailed properly, noting the contours of the surrounding reserve used in the amended proposal are incorrect. The slope adjacent to the site is significantly greater than that shown on the contour map used for the amended proposed development thereby posing a significantly greater bushfire risk. As an ancillary issue we are concerned that there will be a much larger number of trees removed, which will be justified by compliance with the RFS Asset Protection Zone.

- 4) The impact of two 7 storey high-rise apartment blocks comprising 13,000 square metres of apartments would have on the adjacent Gore Creek reserve and wild life corridor joining the harbour to Lane Cove National Park. This is a very narrow wild life corridor and must be maintained in its current form without shadowing, overhang, and massive construction of apartment towers. The Gore Creek Reserve is of immense value for Lane Cove particularly with as a buffer against continuing further development in the area. We must preserve the existing bushland and its flora and fauna and not allow development along its border as envisaged by the high-rise residential towers in the Greenwich proposal.
- 5) River Road is a 50km residential road, and adjacent to the development is Greenwich Primary School. The school is a growing school and has 18 classrooms currently under construction. The growth of the school has increased the traffic activity associated with the school, particularly with parents using River Road to park while letting off and picking up children. The addition of two high-rise residential blocks at the pedestrian traffic lights used by the school will add significant risk to children accessing school.

Yours sincerely

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