

Submission From

LONGUEVILLE RESIDENTS ASSOCIATION

Re: Redevelopment of Greenwich Hospital SSD-8699

22/10/2020

The Longueville Residents Association (LRA) hereby make the following submission to the IPC in respect of the proposed redevelopment of the Greenwich Hospital. The proposal seeks to increase the number of hospital beds from 78 to 150 and it also proposes the addition of 89 independent living units in two large towers on the existing site. We wish to advise that we are very concerned with a number of aspects of this proposal including but not limited to the traffic and visual impacts and the loss of amenity as a result of the above proposal.

The proposal seeks to double the number of hospital beds and add 89 independent living units yet no impact assessment has been undertaken on the surrounding road network. The non-signalised exit will become left-in-left-out only so there will be a large increase in the number of signal changes at the remaining signalised exit.

This will mean that there will be large traffic back-ups in the morning peak hour along River Road heading east and again in the afternoon heading west yet nothing is made of this in the report nor is it estimated how long the signal changes will take. This will frustrate drivers heading to work and home even more than they are currently frustrated. Commuters are already extremely delayed along River Road, Greenwich between 7.30am and 9.30am and 4.30pm-6.30pm in the afternoons.

The report estimates a rate of 0.2 x 89 independent living units (18 movements/hour) using the RMS Guide. However, the RMS guide is based upon sites with good public transport options within the vicinity of the development and this site has average to poor public transport options. This means the majority of independent living unit residents will rely on private vehicles to get to and from the development. In my opinion, the estimate needs to be increased to a rate of 0.7 (62 movements/hour) during peak hours and even greater outside peak hours when bus services are far less frequent.

It should be noted that the hospital is situated directly opposite Greenwich Public School. There is a pedestrian crossing outside the entrance to the hospital that is used by school children. How will the increase in traffic and the road changes impact on the safety of the children and pedestrians using the crossing ? This is not addressed at all in the BRS report.

The surrounding residents will be over-looked and over-shadowed by the proposed hospital and apartment buildings and will lose much of their privacy, amenity and views as a result of the proposed development, if it were to go ahead in its current form. The apartment buildings will tower over the local skyline and be visible in almost every direction. The proponent is looking to make a profit by selling the units at the expense of the local community. This is not corporate responsibility, it is profit for profits sake and nothing else.

The scale of the proposed development is well in excess of what the location, local roads and infrastructure can handle but this fact has been conveniently overlooked by the proponent and its experts.

The IPC should be aware that there are currently another five (5) seniors living and age care facilities currently under construction or planned in Greenwich, Northwood and Land Cove all within a 2 kilometre radius of Greenwich Hospital. The total number of beds/units proposed across all the developments is over 400.

This shows there is sufficient supply coming onto the market to cater for the demand for aged care units over the next 10 years and as such the public interest will not be served by adding more supply onto an already over-supplied market.

Furthermore, there are three (3) other large scale developments proposed along and adjoining River Road between Greenwich and Lane Cove. The largest of these is St Leonard's South (SLS) which will add over 2,000 apartments to the current supply over the next 10 years, then you have Pathways Property Group at 4-18 Northwood Road, Northwood which will add 143 aged care beds to the market and 266 Longueville Road, Lane Cove which is another seniors living development with over 140 apartments proposed.

All these developments will flow out onto River Road between Greenwich and Lane Cove. River Road is a two lane road at these locations and in particular outside Greenwich Hospital. Yet, nobody not the DPIE nor the proponent have undertaken a Cumulative Impact Assessment (**CIA**) on the local road and infrastructure network to determine its capacity and what additional infrastructure is required to permit such large scale developments to occur without causing further stress on the local community and the local infrastructure.

The LRA requests that the IPC or DPIE undertake a CIA to assess the impact of the above developments that are approved and/or under consideration before making a decision in respect of the Greenwich Hospital SSD.

Hammond Care (HC) has advised the DPIE that they will not be amending or reducing the scale of the seniors living development any further beyond the minor reduction from 14,000 sqm to 13,000 sqm. HC and its advisors have stated that "**seniors living units are an integral part of the health care continuum**". They have also stated that the seniors living apartments are required to make the hospital viable. Based on this assertion, it becomes obvious that the seniors living units will be propping up the viability of the hospital when in fact the viability of the hospital should **NOT** be contingent upon the sale or licensing of seniors living apartments.

It is very concerning that the business model put forward by HC for Greenwich Hospital relies almost entirely on the sale/license of seniors living units when in fact the hospital has operated in the current location for decades very successfully. Now its future will depend upon the sale or licensing of seniors living apartments and the prices they get for them.

The business model being espoused by HC places more value and emphasis on the seniors living units than it does on the hospital itself. Basically, what they would have the IPC, DPIE and local community believe is that without 13,000 sqm of seniors living units the hospital is not viable.

If that were the case, how did the hospital manage to operate on the site for over 50 years ? This assertion by Hammond Care is plainly false given the successful operation of Greenwich Hospital, and even more so when you consider the multitude of private hospitals on the Lower North Shore that have and continue to operate very successfully without the need to sell or license seniors living apartments to make them viable.

Some examples of private hospitals in the area that do not rely on seniors living apartments for their viability include Hunters Hill Private hospital, North Shore Private hospital, The Mater, The Sands and Longueville Private Hospital.

The hospital and the seniors living component need to be **De-Coupled** and assessed each on their merits. By coupling them together the viability of the hospital is called into question.

The future of Greenwich Hospital becomes more questionable if it becomes reliant upon the continued sale or license of apartments at ever increasing prices. If those prices do not eventuate the hospital becomes unviable. This is what the experts for HC would us all believe

We cannot see how the DPIE or IPC can approve a project for a hospital whose future viability relies almost entirely upon the development, sale and/or licensing of apartments. We would have thought the business case for the hospital would be based on the quality and range of services being offered by the hospital to the local and wider community.

It appears the future of the proposed hospital will be decided by how many units are developed and sold/licensed and the prices achieved for those units.

We trust that the above issues will be addressed and scrutinised by the IPC and that a CIA will be conducted prior to any decision being made.

Kind Regards

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