

Panel Chair  
Independent Planning Commission  
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Dear Sir

### **Objection to Hammond Care's Amended Greenwich Hospital Development Proposal**

We would like to lodge an objection to the plans as amended for the Staged Redevelopment of Greenwich Hospital. We have a direct line of sight to the proposed development at Greenwich Hospital. Whilst we won't lose our bushland view of Gore Reserve the two seven story residential towers proposed will dominate it. It will have a major impact on the Gore Creek green corridor which is the habitat of many native bird, animal and native flora. This reserve has been subject to ongoing regeneration by residents on both side of the Gore Creek Reserve. 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 are not opposed to the rebuilding of Greenwich Hospital. But we are completely opposed to the building of the two residential towers. There have been a large number of objections to the development from the community. This shows the sentiment of the area. The lack of proper amendment by Hammond Care of the proposal to reflect closer alignment with Lane Cove Council and DPIE feedback is arrogant and shows scant regard to community consultation.

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.

The linking of the seniors living towers to the hospital in the SSD is a flawed conclusion. The over 55 residential towers are a commercial development and there is no linking of residents with hospital care. Hammond Care have commented that many of the residents of the residential towers that will transition into hospital service will be over 75 years of age. Does this mean that we will have to wait for 20

years before the residents transition into the hospital, providing that they haven't on-sold their unit in the mean time. Is it possible to define the nature of occupancy for all current and future residents to conform assertion that residents will transition into hospital care?

- 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 wildlife corridor joining the harbour to Lane Cove Bushland 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. The consideration of this buffer zone should be a requirement of any development and make landscaping feature indigenous species a priority.

Yours sincerely

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