

Tahlia Sexton – Senior Planning Officer
Independent Planning Commission (IPC)
Suite 15.02 Level 15, 135 King Street Sydney
NSW 2001

Redevelopment of Greenwich Hospital
At 97 – 115 River Road Greenwich (SSD – 13619238) and
General Hospital Modification 1 amendments to envelopes and GFA.

Dear Ms Sexton,

Thank you for the opportunity to comment at the online meeting dated Monday 22nd January 2024.

The below comment summarises Council's concerns with the proposal and recommended draft conditions of consent to be included if the IPC is of the mind to support the proposed modifications to the design.

1. GFA increase.

- **Seniors Living Building.** The IPC imposed a condition in the Concept Design approval which capped the maximum GFA of the Seniors Living Buildings at 10,990sqm. The current application proposes additional GFA of 1253sqm to the Seniors Living component. This would intensify the prohibited use within the SP2 Zone and is not supported by Council. The approved GFA of 10,990sqm is recommended to be maintained as a maximum.
- **Main Hospital Building.** When LCC commented on the Concept Design, the expansion of the hospital was supported in principle, however the physical bulk of the hospital building was not supported by Council. The IPC imposed a condition in the Concept Design approval which capped the maximum GFA of the Main Hospital Building at 12,750sqm.
- The s4.55 modification (SSD-8699) to the Concept Design and the proposed Detailed Design (SSD-13619238) would result in an additional 1,150sqm of GFA to the hospital building. The changes would add to the perceived bulk of the northern wing of the building in particular when viewed from River Road. The changes are not supported by Council. The approved GFA of 12,750sqm is recommended to be maintained as a maximum.

2. Proposed Uses

Seniors living component Under Lane Coves LEP 2009, the land is zoned for Health Service Facilities (SP2). Under this zone the senior's living component is not permissible. It is only permissible under the provisions of the SEPP. Seniors Living does not meet the objectives of the SP2 Zone. Lane Cove Council has held this position since the beginning of the process.

3. Affordable housing

It is noted that the requirements under the Seniors Housing SEPP for minimum 10% affordable housing were removed after the SEPP was repealed. However, under the EP&A Regulations Clause 84 states that 50% must be affordable for 15 years. Clause 84 relates to RFBs by social housing

providers (which Hammond Care fits under) and is in full below. Consequently, 10% is significantly lower than the requirements of the Regulations.

EP&A REGULATIONS 84

84. Residential flat buildings—social housing providers, public authorities and joint ventures

- (1) This section applies to development permitted under [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 5, other than—
 - (a) development on land owned by the Land and Housing Corporation, or
 - (b) a development application made by a public authority.
- (2) It is a condition of the development consent that before the issue of an occupation certificate for the development—
 - (a) a restriction must be registered, in accordance with the [Conveyancing Act 1919](#), section 88E, against the title of the property relating to the development, which will ensure the requirements in subsection (3)(a) and (b) are met, and
 - (b) evidence of an agreement with a registered community housing provider for the management of the residential flat building must be given to the Registrar of Community Housing, including the name of the registered community housing provider, and
 - (c) evidence that the requirements in paragraph (a) and (b) have been met must be given to the consent authority.
- (3) It is a condition of the development consent that during the relevant period—
 - (a) **50%** of the dwellings to which the development consent relates must be used for affordable housing (the **affordable housing dwellings**), and
 - (b) the affordable housing dwellings must be managed by a registered community housing provider, and
 - (c) notice of a change in the registered community housing provider who manages the affordable housing dwellings must be given to the Registrar of Community Housing and the consent authority no later than 3 months after the change, and
 - (d) the registered community housing provider who manages the affordable housing dwellings must apply the Affordable Housing Guidelines.
- (4) In this section—

relevant period means a period of 15 years commencing on the day on which an occupation certificate is issued for all parts of the building or buildings to which the development consent relates.

It is requested if the IPC is of a mind to support the proposal it include a Draft Condition requiring affordable housing.

Recommended Lane Cove Council Condition:

At least 10% of the dwellings, for the accommodation of residents shall be affordable places. The affordable places shall be proportional to the overall mix in the development, prior to the issue of construction certificate.

Reason: To provide a minimum portion of accommodation to cater for lower income/asset seniors residents.

4. Developer contributions

If the IPC is of a mind to support the proposal, a s7.11 Contribution is required for the seniors

housing component. Lane Cove Council have consistently imposed s7.11 contributions for all seniors housing developments in our LGA including most recently at the Pathways development at 266 Longueville Road. Despite Hammondcare being classified as a 'social housing provider' – the proposal would significantly increase the intensity of the site and puts a greater pressure on existing infrastructure.

Recommended Lane Cove Council Condition:

The payment of a contribution of **\$2,097,612.80** for additional persons in accordance with Council's section 7.11 contributions plan. This payment being made prior to the issue of a construction certificate and is to be at the current rate at time of payment. the amount would have to be calculated in the following manner at the current rate of \$11,529.18 per person on the **2023/2024** fees and charges. Note: payment must be in bank cheque. Personal cheques will not be accepted.

This contribution is for community facilities, open space/ recreation and road under the Lane Cove Section 7.11 Contributions Plan which is available for inspection at the customer service counter, Lane Cove Council, 48 Longueville Road, Lane Cove.

The Section 7.11 Contribution is calculated in the following manner:

Residential Contributions

Dwelling Type	Total Number of persons per dwelling	Contribution payable @\$12,368.00 /person 2023/2024 fees and charges
10 x 1-bedroom dwellings	10 x 1.2 persons = 12 persons 12 x \$\$\$12,368.00	\$ 148,416.00
64 x 2-bedroom dwellings	64 x 1.9 persons = 121.6 persons 121.6 x \$12,368.00	\$ 1,503,948.80
15 x 3-bedroom dwellings	15 x 2.4persons = 36 persons 36 x \$12,368.00	\$ 445,248.00

Total Seniors living apartments. \$2,097,612.80

The total Section 7.11 contribution for the proposal would be the total calculated above.

5. Infrastructure bond

Condition E7 recommended by the Department relates to the requirement for the Applicant to repair of any damaged infrastructure.

It is requested that the IPC impose Council's draft condition requiring an Infrastructure Damage Bond

so that Council can repair any infrastructure damaged during the construction period. The site is bound by two long Council street frontages. Including an approximate 253.66m frontage to River Road, and an approximate 128.91m frontage to St Vincents Road.

Recommended Lane Cove Council Condition:

(B1) Council Infrastructure and Trees Damage Bond: The applicant shall lodge with Council a **\$190,000** cash bond or bank guarantee. The bond is to cover the repair of damage to Council's roads, footpaths, kerb and gutter, drainage, street trees or other assets because of the development. The bond will be released upon issuing of the Occupation Certificate. If Council determines that damage has occurred because of the development, the applicant will be required to repair the damage. Repairs are to be carried out within 14 days from the notice. All repairs are to be carried in accordance with Council's requirements. The full bond will be retained if Council's requirements are not satisfied. Lodgement of this bond is required **prior to the issue of the Construction Certificate.**

Reason: To protect and maintain public infrastructure

6. Construction hours

The standard condition for construction hours in the Lane Cove LGA has been updated to protect residential amenity of neighbours.

Council requests that if the IPC is of a mind to support the proposal the Draft condition D.4 recommended by the Department be updated to reflect Council's condition.

Recommended Lane Cove Council Condition:

E.1 - Hours of work: The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted as follows:-

- Monday to Friday (inclusive) 7am to 5.30pm

High noise generating activities, including rock breaking and saw cutting be restricted between

- 8am to 5.00pm with a respite period between 12.00 noon to 1.30pm Monday to Friday
- Saturday 8am to 12 noon
- with NO high noise generating activities, including excavation, haulage truck movement, rock picking, sawing, jack hammering or pile driving to be undertaken. Failure to fully comply will result in the issue of a breach of consent P.I.N.
- A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site.

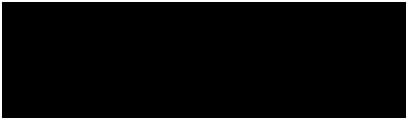
The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Reason: To protect the amenity of the surrounding area.

Should you require any further information or assistance please do not hesitate to contact Council's Senior Town Planner Chris Shortt 9911 3522 between 8.00am and 4.00pm Monday to Friday or via email on [REDACTED] (preferred).

Yours faithfully,



Chris Shortt
Senior Town Planner