

COUNCIL MEETING WITH INDEPENDENT PLANNING COMMISSION (IPC)

RE: GREENWICH HOSPITAL REDEVELOPMENT (SSD 8699)

THURSDAY 1st OCTOBER 2020

MEETING AGENDA

1. Strategic Context.

Council's view on the strategic context of the site:

Hospital component:

- Council is supportive in principle of a proposal for the re-development of the existing Hospital and expansion to allow additional health care facilities as they relate to the intended use of the site as defined by the Lane Cove LEP 2009.

Seniors Living component:

- Council is **not supportive** of the seniors living component as it is not permissible under the LEP and does not meet the objectives of the zone. In this regard the proposed Seniors Living Building is not supported by Council.
- There are a number of existing /approved seniors living/aged care sites operating in close proximity to Greenwich Hospital. (Please refer to maps on following page). These sites help accommodate the community's needs for this type of development and are located on sites which permit this type of use.

2. Statutory Context.

Seniors living (accommodation) is **not a permissible use** within the SP2 Zone Infrastructure.

The objectives of the SP2 Health Services Facility zone include:

- (1) *To provide for infrastructure and related uses.*
- (2) *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

Seniors housing is contrary to the zoning objectives of SP2 Infrastructure.

The proposed Seniors living accommodation is not classified as medical infrastructure or a related use. The inclusion of any Seniors housing would restrict future expansion of Health Services Facilities to meet the needs of the growing community.

3. Built Form

Height: The proposed built form of the seniors living building envelopes would be:

- Northern building envelope **RL62.6** (up to seven storeys); and
- Southern building envelope **RL63.2** (up to seven storeys)

The Department of Planning Industry and Environment recommends the development be approved subject to a condition modifying the proposed building envelope be reduced to be more sympathetic to the surrounding low-density area. Condition (A4)(a) and (A4)(b) recommended:

- (a) The northern seniors living building be reduced to a maximum height of **RL56.36** and
- (b) The southern seniors living building be reduced to a maximum height of **RL60.65**

Density:

The proposed GFA in the proposal consisted of:

Health facilities: 14,500sqm

- 12,750sqm (hospital building)
- 1,050sqm ('Pallister'- existing)
- 700sqm (respite care building)

Seniors Living: 13,000sqm

Total: 27,500sqm.

The Department of Planning Industry and Environment recommended conditions (A5)(a), (A5)(b), and (A5)(c) that that approved maximum GFA be capped at:

Health Facilities:

- 12,750sqm (hospital building)
- 1,050sqm ('Pallister'- existing)
- 700sqm (respite care building)

Seniors living: 10,990 sqm

Total: 25,490sqm.

The Department of Planning Industry and Environment also recommended condition (A4)(c)

- the **northern** seniors living building envelope must be **relocated** so that the minimum front setback of the building envelope is equal to, or greater than, the **front setback** of the dwelling on the adjoining **117 River Road**.

While Council does not support the seniors living component on principle, however if the IPC supports the seniors living component, Council would welcome the recommended reduction to the seniors living building envelopes to reduce its bulk, and visual prominence on site, in context to the lower density surrounds.

Respite Clinic

Council **does not support** the proposed respite clinic in proximity to the St Vincent's Road frontage. The current location is inappropriate given the likely tree loss and impacts to the St Vincent's Road frontage. Council would however support the integration of the respite clinic into the main hospital area. This would ensure greater connectivity, efficiency and reduce impacts on the existing tree canopy in this sensitive area.

Tree Removal

Council at its meeting at 16 September 2019 declared a climate emergency and recognised the need for people to consider the expanding energy footprint of our community and actively address the environmental impacts associated with such action.

The *Greater Sydney Commission's North District Plan* calls upon all metropolitan Council's to address canopy loss and adopt actual measures to increase canopy cover in our cities and towns to minimise environmental impacts. Council is in the process of adopting a 2 for 1 replacement of existing canopy cover lost by development.

Further discussion from Ted Webster at meeting.



WILLOUGHBY LGA

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- 1 34 Greenwich Rd
- 2 33 Greenwich Rd
- 3 6 Ulonga Avenue
- 4 266 Longueville Rd
- 5 274-274A Longueville Rd
- 6 155 Longueville Rd

