

# **REDEVELOPMENT OF GREENWICH HOSPITAL (SSD-8699)**

## **PART A – SITE BACKGROUND AND THE PROPOSAL**



Aerial site view (Base source: Nearmap)





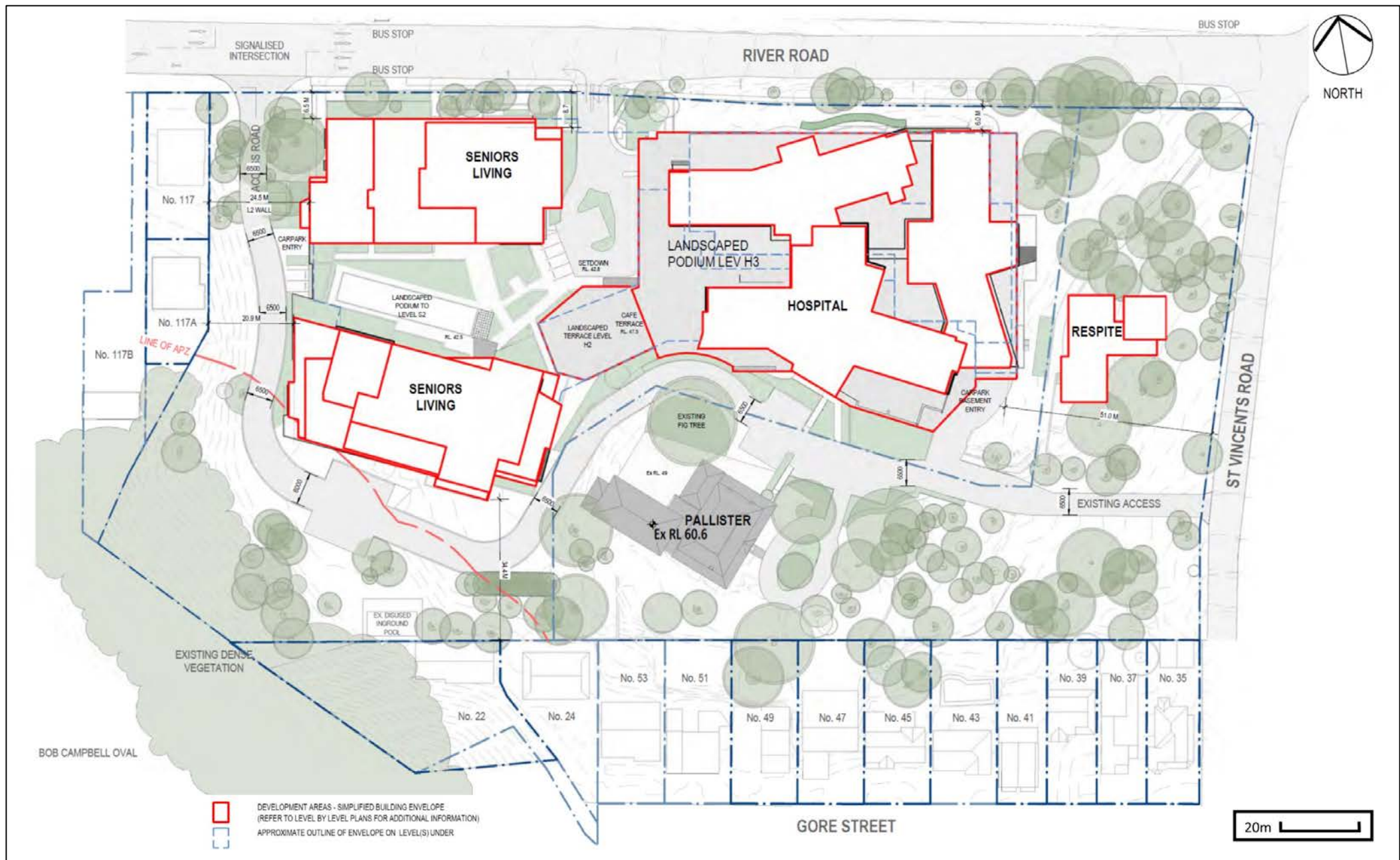
**Site Photos (Source: DPIE)**





**Pallister (Source: DPIE)**





Concept proposal layout (Base source: the Applicant's additional information dated 10.07.2020)



Level 4 plan showing deletion of seniors living villas (dashed blue line – original proposal) (Source: RtS)

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## **PART B – KEY ISSUES**





Lane Cove Local Environmental Plan 2009 Zoning Map (Base source: NSW planning portal)





Lane Cove Local Environmental Plan 2009 Height Control Map (Base source: NSW planning portal)

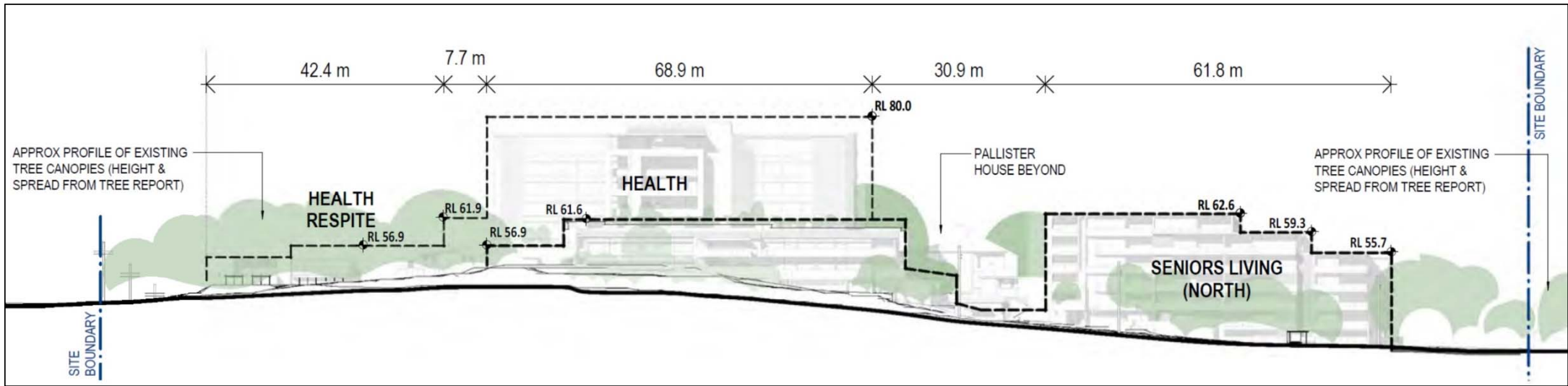
# Built form

## Condition A4

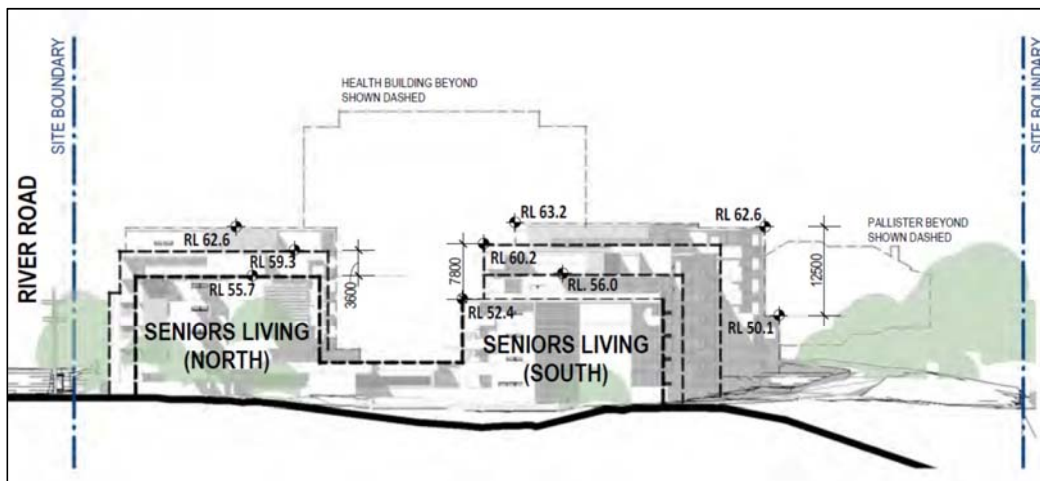
The building envelopes identified in condition A3 are modified as follows:

- a) **the northern seniors living building envelope is reduced to a maximum height of RL56.36.**
- b) **the southern seniors living building envelope is reduced to a maximum height of RL60.65.**
- 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. The dimensions of the building envelope in relation to the depth of the envelope remain unchanged.

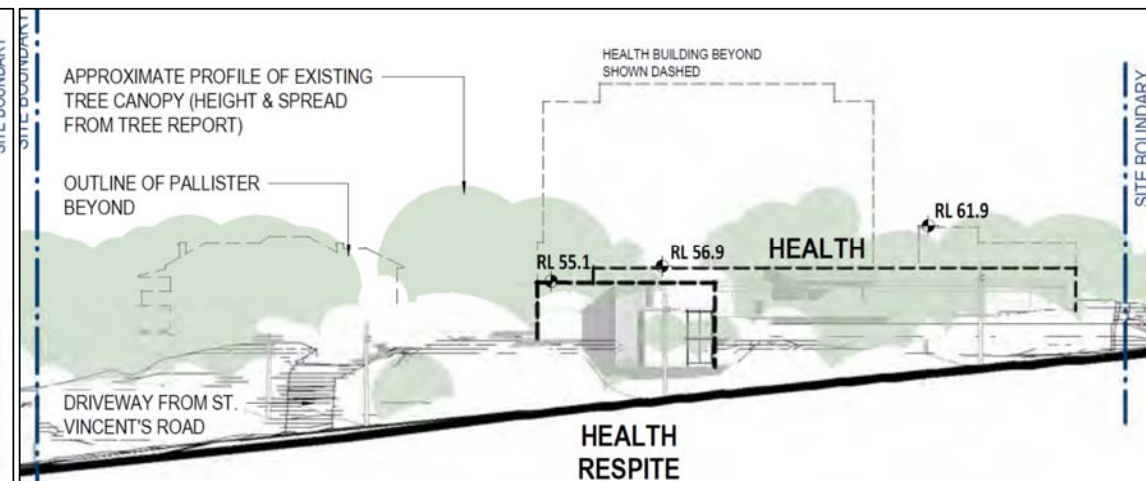




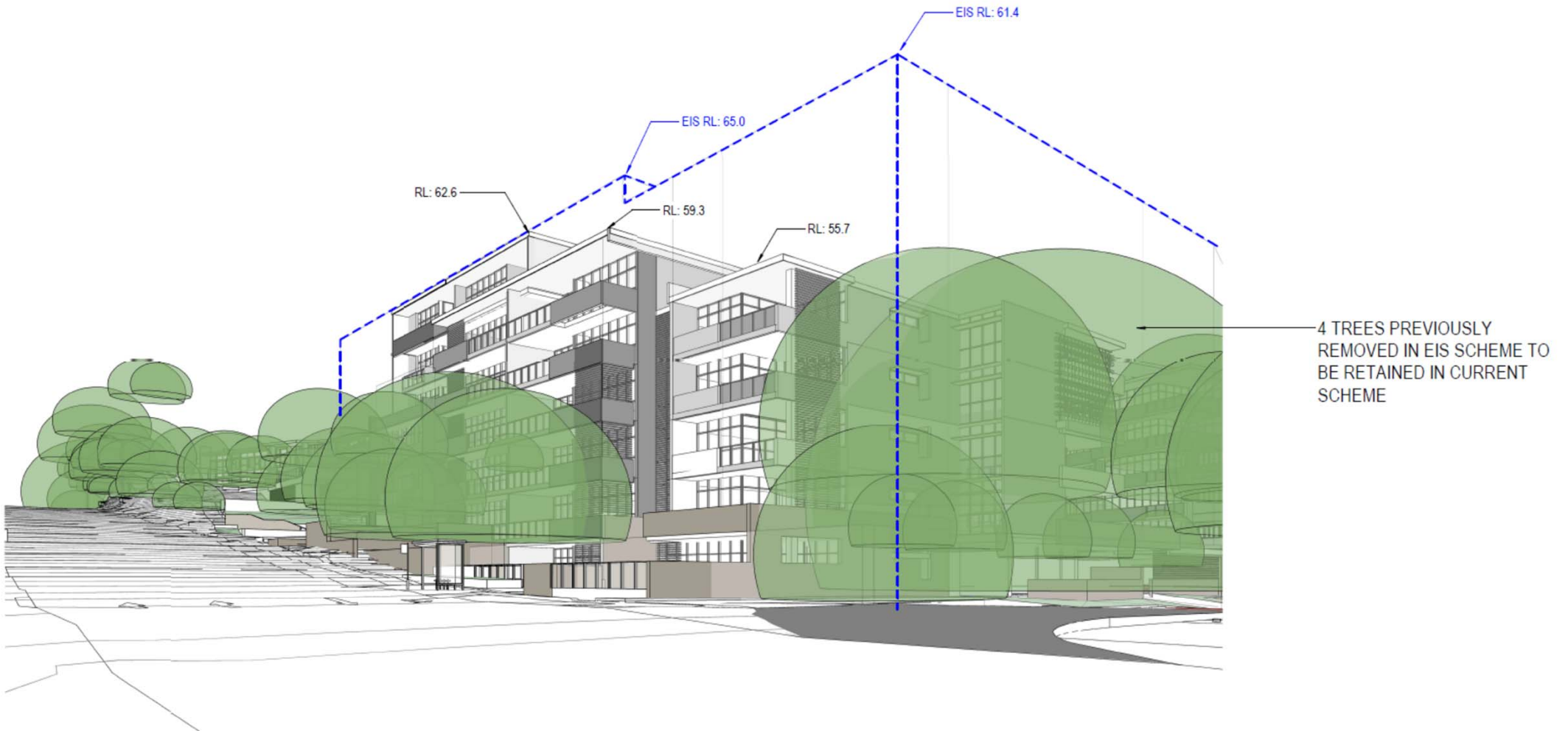
**Rive Road Elevation (Source (all figures)): the Applicant's response dated 23.06.2020)**



**Western Elevation**



**St Vincents Road Elevation**



VIEW FROM RIVER ROAD TOWARDS  
NW CORNER OF SENIORS LIVING

Stepped Northern Seniors Living Envelope (Source: RtS)



## State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

### 33 Neighbourhood amenity and streetscape

The proposed development should—

- (a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and
- (b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and
- (c) maintain reasonable neighbourhood amenity and appropriate residential character by—
  - (i) providing building setbacks to reduce bulk and overshadowing, and
  - (ii) using building form and siting that relates to the site's land form, and
  - (iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and
  - (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and
- (d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and
- (e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and
- (f) retain, wherever reasonable, major existing trees, and
- (g) be designed so that no building is constructed in a riparian zone.

# Built form

## Condition A4

The building envelopes identified in condition A3 are modified as follows:

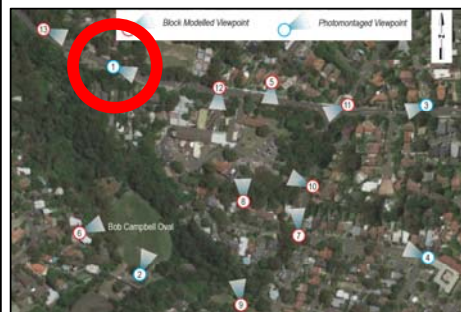
- a) the northern seniors living building envelope is reduced to a maximum height of RL56.36.
- b) the southern seniors living building envelope is reduced to a maximum height of RL60.65.
- c) **the northern seniors living building envelope must be relocated so that the minimum front setback of the building envelope is equal to, or greater than, the front setback of the dwelling on the adjoining 117 River Road. The dimensions of the building envelope in relation to the depth of the envelope remain unchanged.**





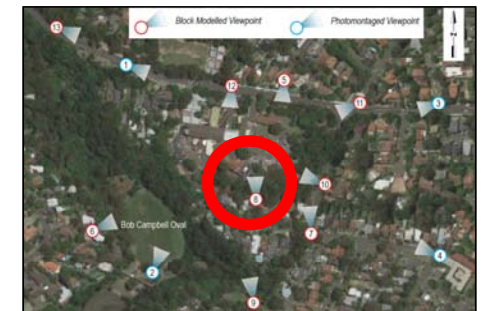
**Views from Bob Campbell Oval**





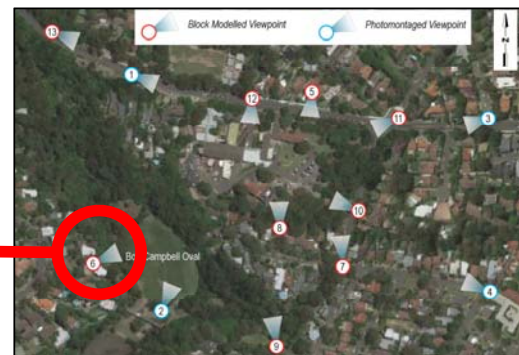
Views along River Road





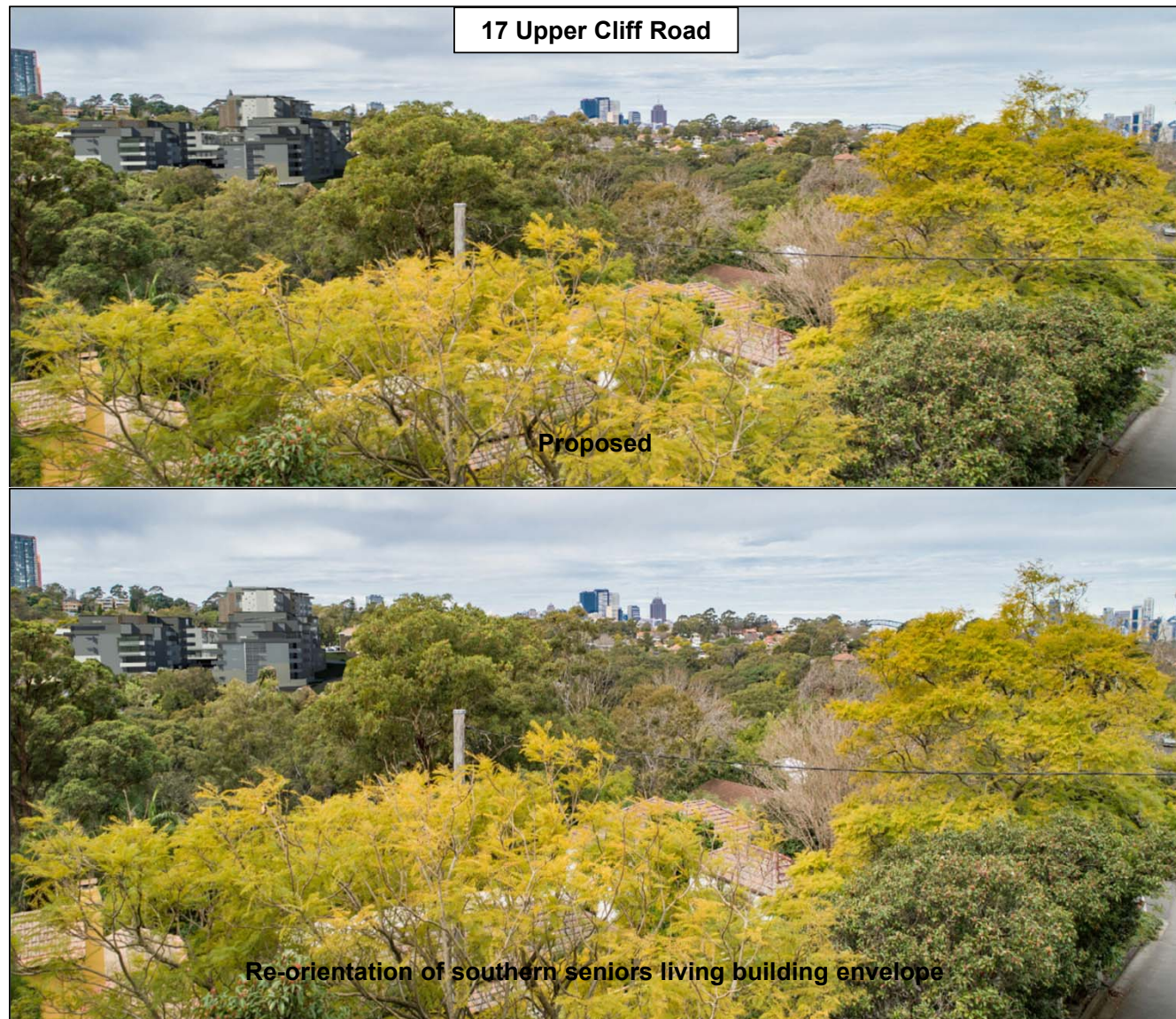
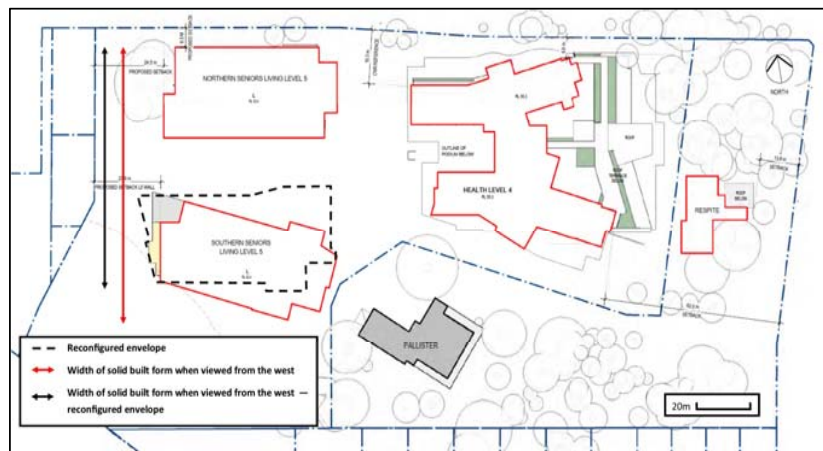
**View impacts on private properties to the north and south**





**View impacts on private properties to the west (Northwood)**





**View impacts on private properties to the west (Northwood)**



9AM



10AM



Overshadowing diagrams

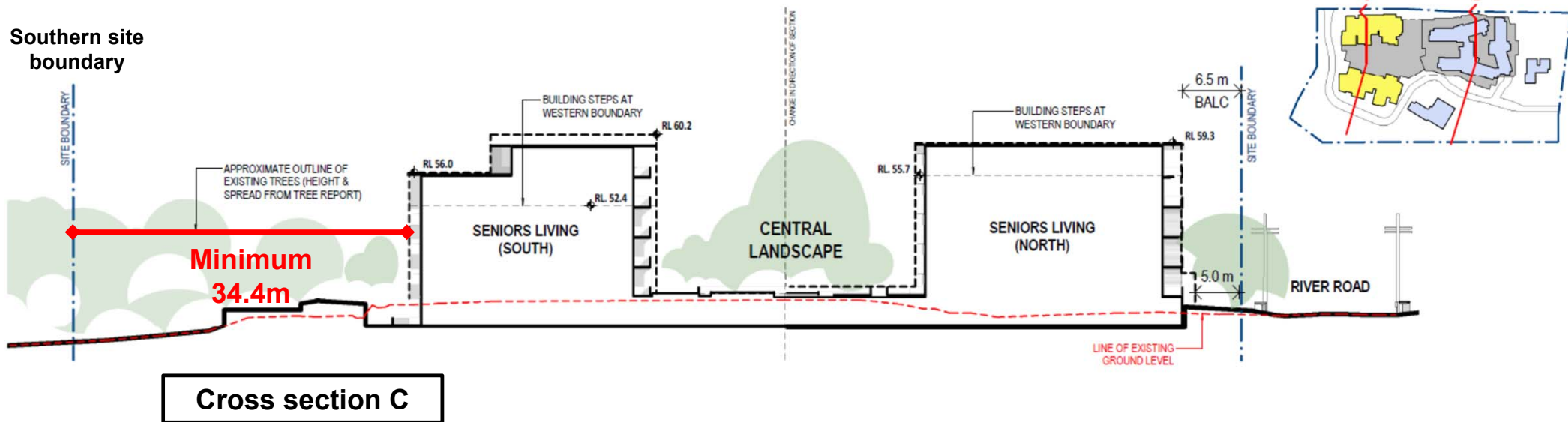
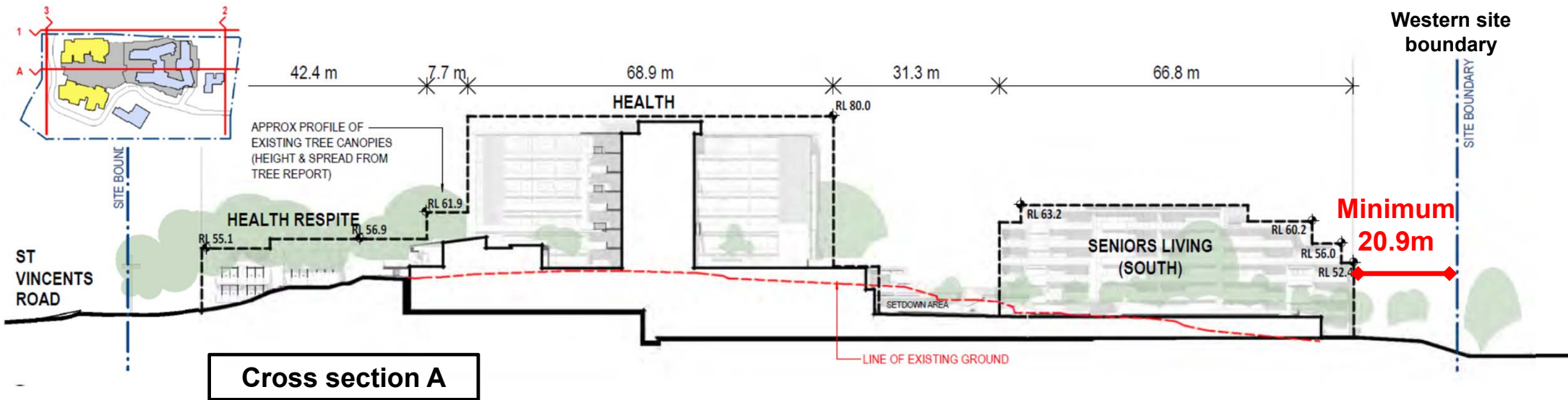
2PM



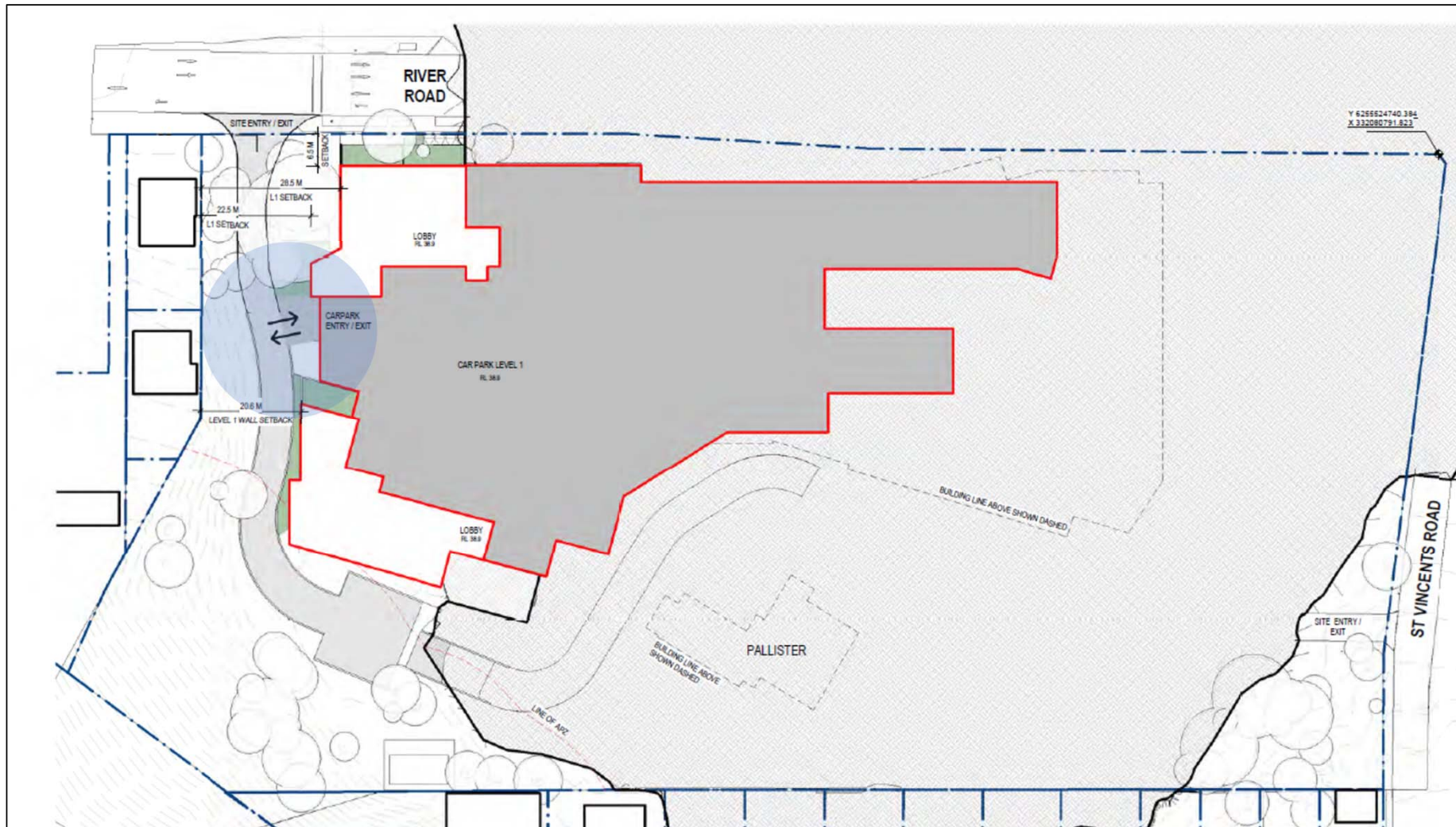
3PM







**Building envelope setbacks**



Site Level 1 Floorplan





Heritage - Pallister



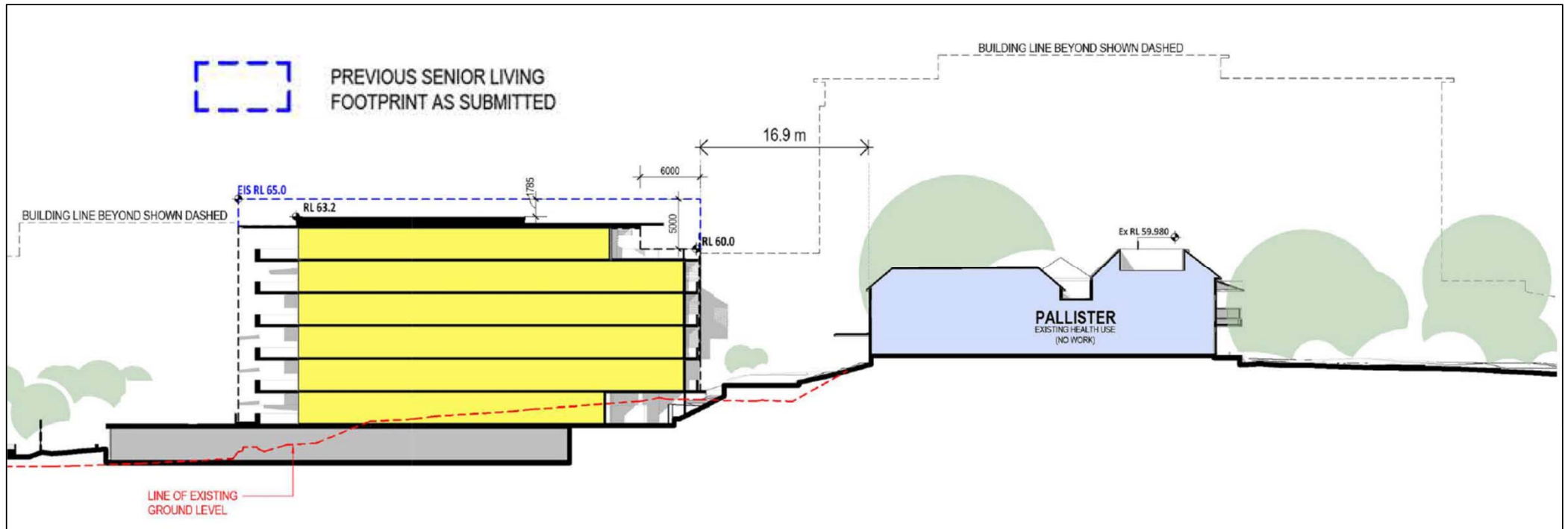
**EIS**



**RtS**



**View of Pallister from River Road**



**Pallister and southern seniors building envelope interface**





**View of Pallister from top of St Vincents Access Road**





**Vehicle access points and bus stops**



# **REDEVELOPMENT OF GREENWICH HOSPITAL (SSD-8699)**

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## **PART C – STATE SIGNIFICANT DEVELOPMENT**



(Section 4.36 EPA Act)

***A State environmental planning policy may declare any development, or any class or description of development, to be State significant development***

Clause 8 of the State and Regional Development SEPP is the relevant provision

**8 Declaration of State significant development: section 4.36**

*(1) Development is declared to be State significant development for the purposes of the Act if—*

- (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
- (b) the development is specified in Schedule 1 or 2.*

*(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for—*

- (a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and*

.....



## **8 Declaration of State significant development: section 4.36**

*(1) Development is declared to be State significant development for the purposes of the Act if—*

- (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
- (b) the development is specified in Schedule 1 or 2.*

*Proposed uses - all uses are permitted with consent on the land*

*Clause 8(1)(a) of the SRD SEPP is therefore satisfied*



## ***Relevant to Clause 8(1)(b) - Clause 14 of Schedule 1***

### **14 Hospitals, medical centres and health research facilities**

*Development that has a capital investment value of more than \$30 million for any of the following purposes—*

- (a) hospitals,*
- (b) medical centres,*
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute)*

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*(1) Development is declared to be State significant development for the purposes of the Act if—*

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## **8 Declaration of State significant development: section 4.36**

*(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for—*

*(a) so much of the remainder of the development as the Director-General (Secretary) determines is not sufficiently related to the State significant development, and .....*

### ***Clause 8(2) default position***

- *Secretary is to start from the position that the non-SSD components of a proposed SSD are all declared to be SSD*
- *Exclude components only if the Secretary determines those non-SSD components are not sufficiently related to the development as a whole*
- *Secretary has not declared any components of SSD-8699 to not be sufficiently related*