

Redevelopment of Greenwich Hospital (SSD-8699)

Key Issues

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*



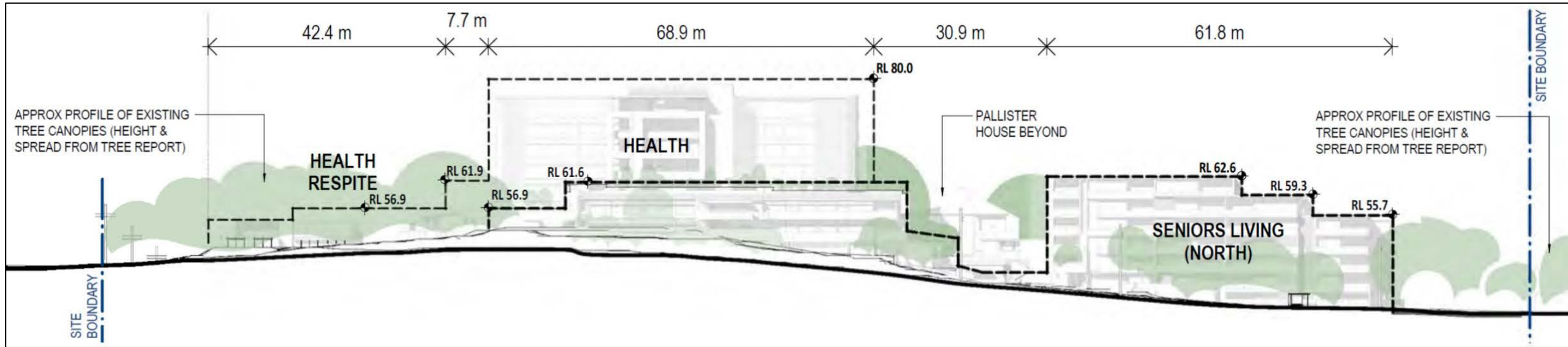


Built form

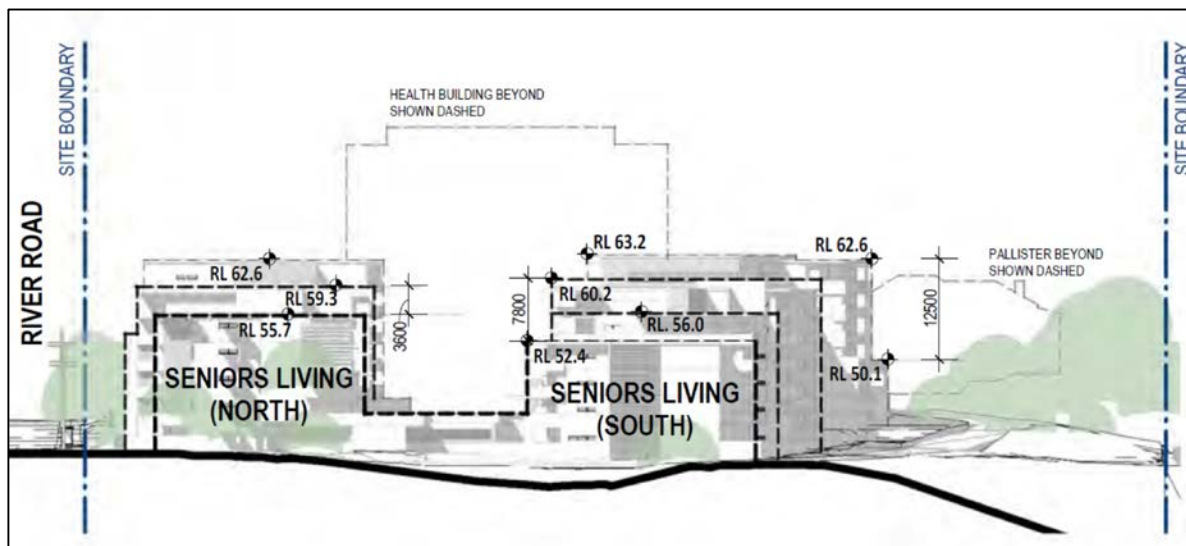
Condition A4

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

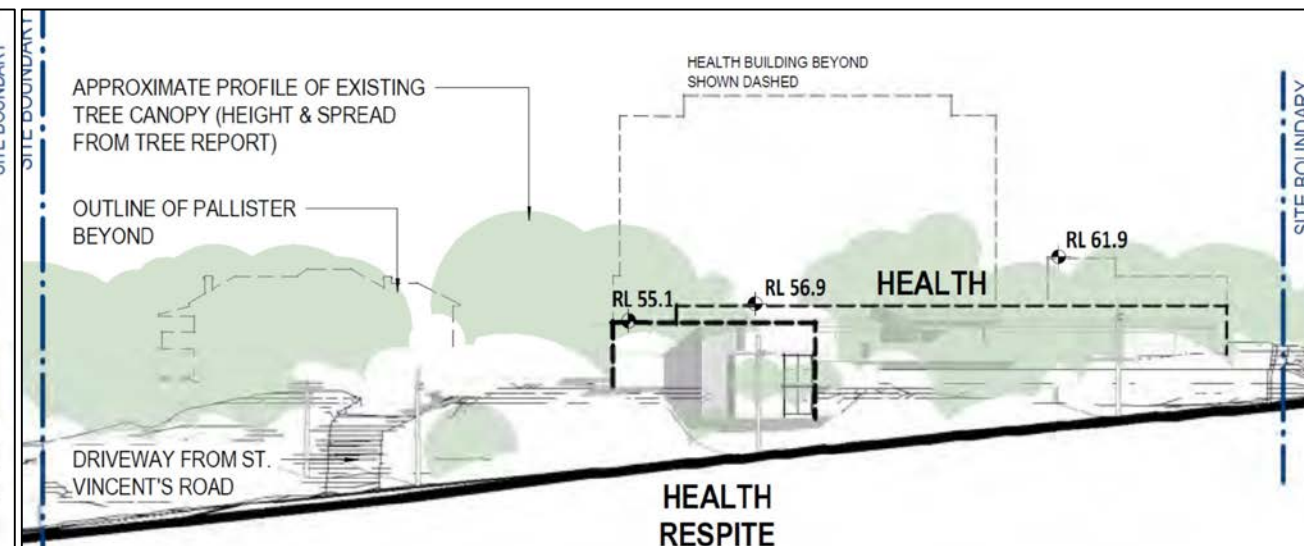
- a) **the northern seniors living building envelope is reduced to a maximum height of RL56.36.**
- b) **the southern seniors living building envelope is reduced to a maximum height of RL60.65.**
- c) the northern seniors living building envelope must be relocated so that the minimum front setback of 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.



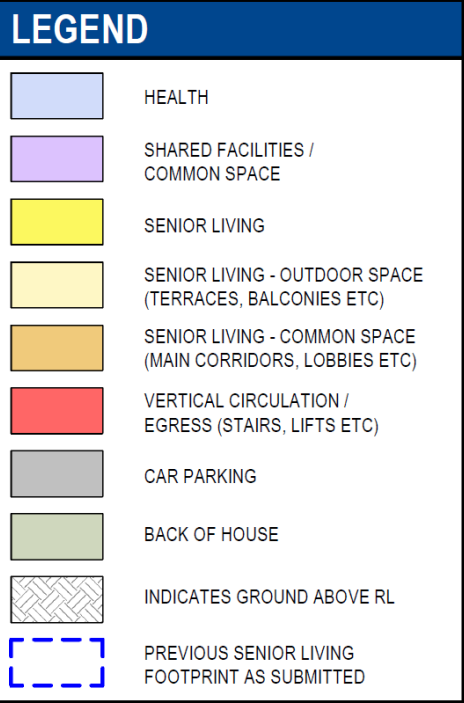
River Road Elevation (Source (all figures)): the Applicant's response dated 23.06.2020)



Western Elevation



St Vincents Road Elevation

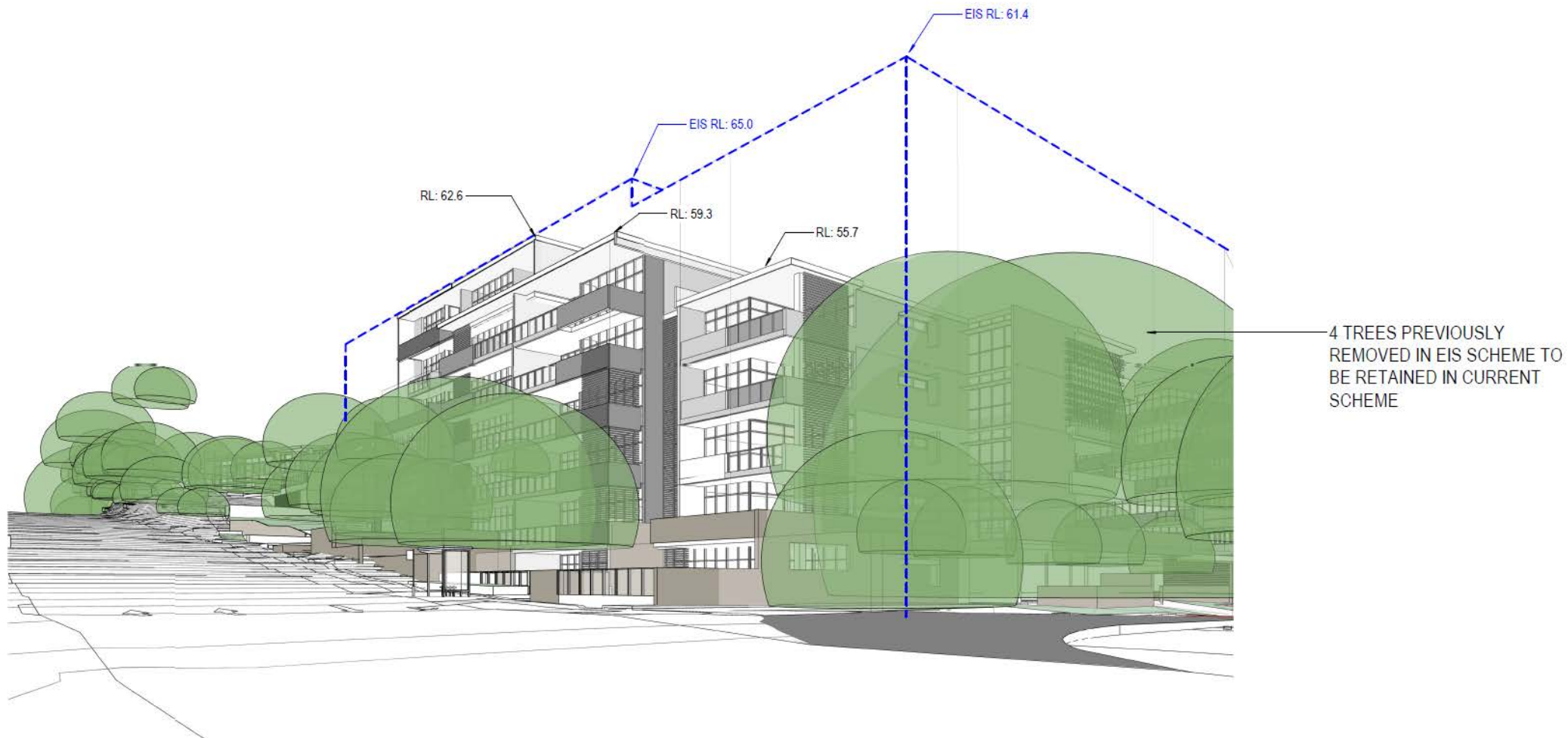


State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

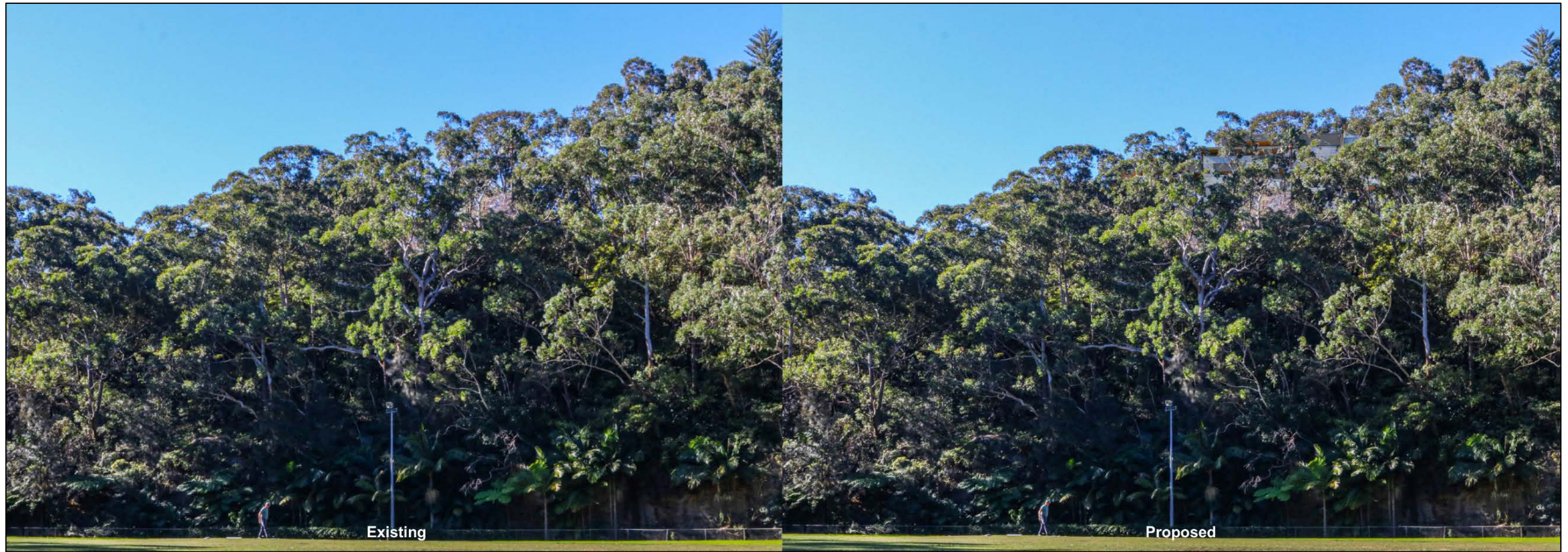
33 Neighbourhood amenity and streetscape

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.

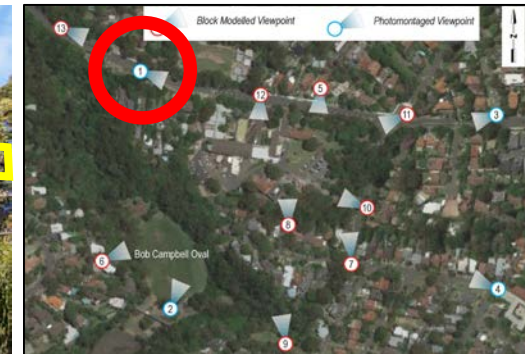
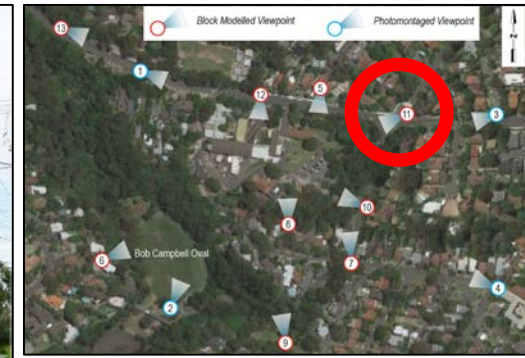


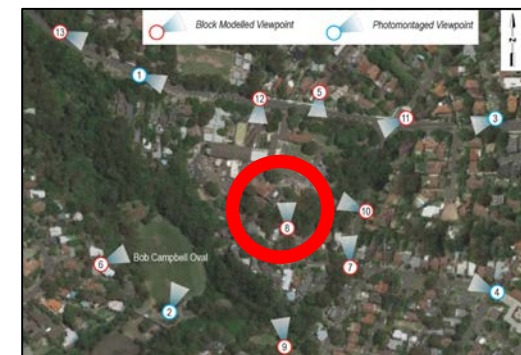
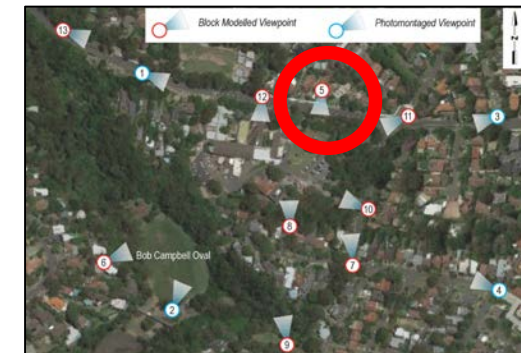
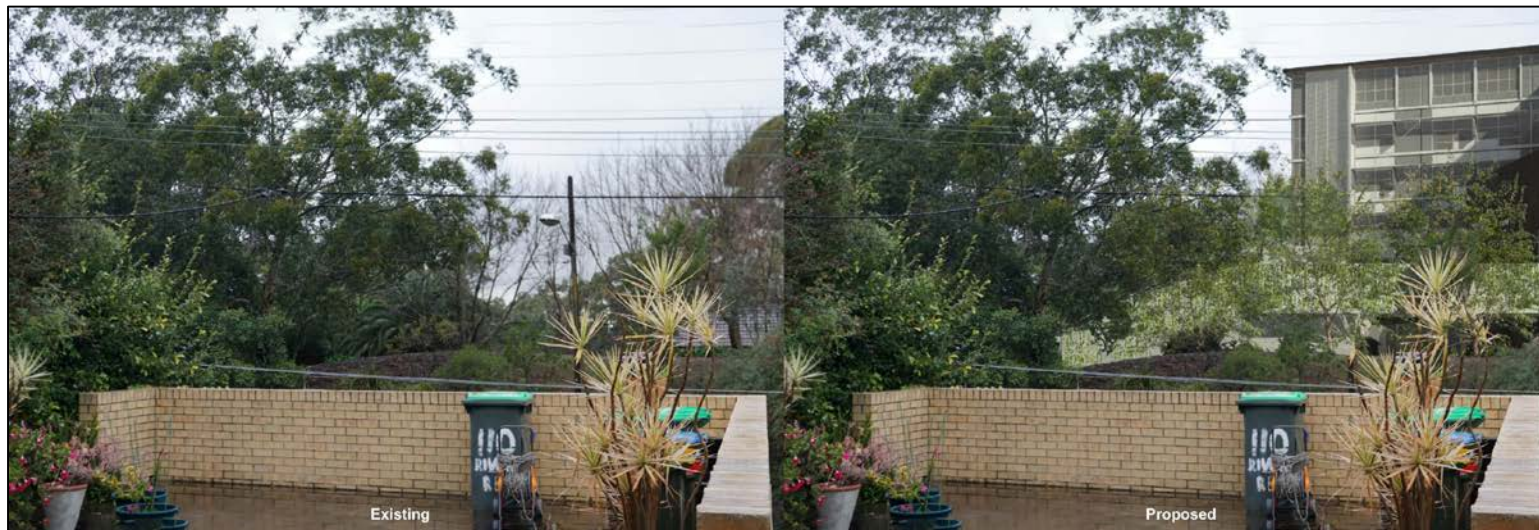
VIEW FROM RIVER ROAD TOWARDS
NW CORNER OF SENIORS LIVING



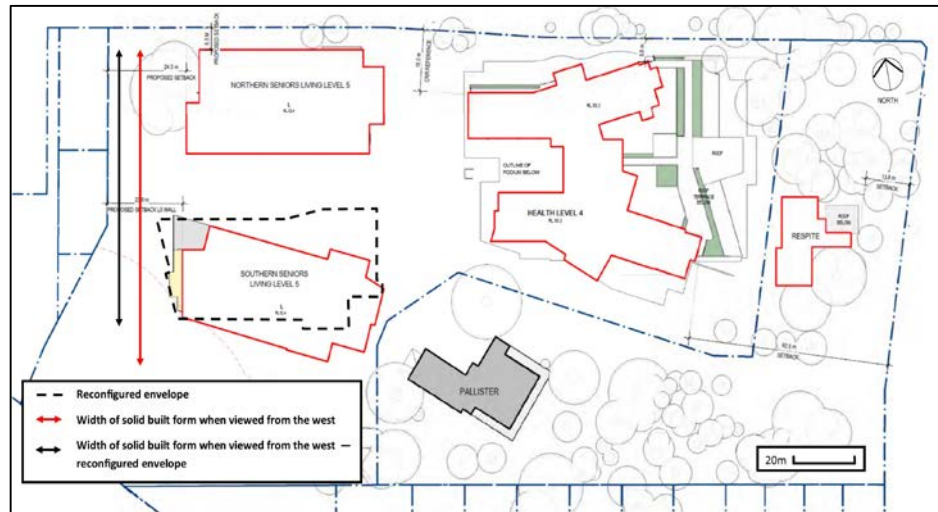
Views from Bob Campbell Oval











View impacts on private properties to the west (Northwood)

9AM

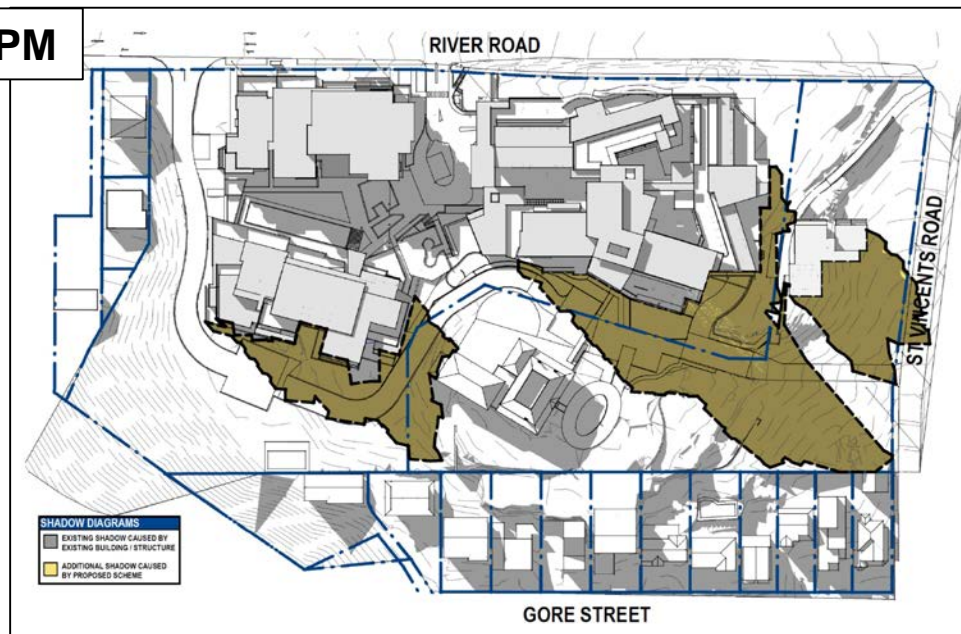


10AM



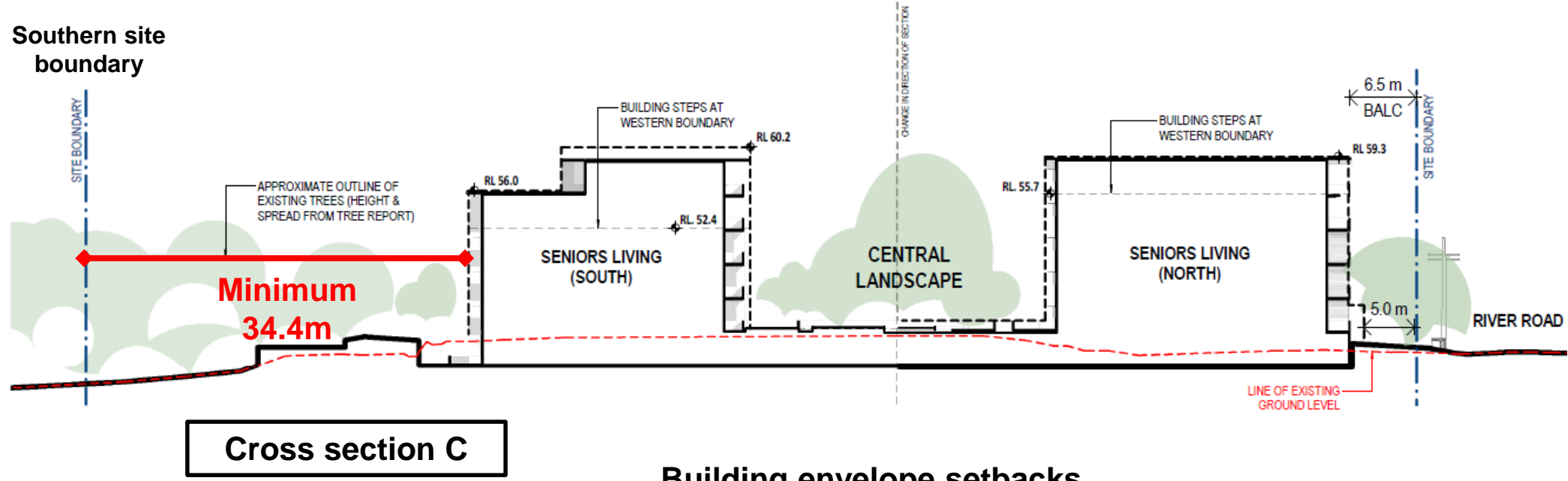
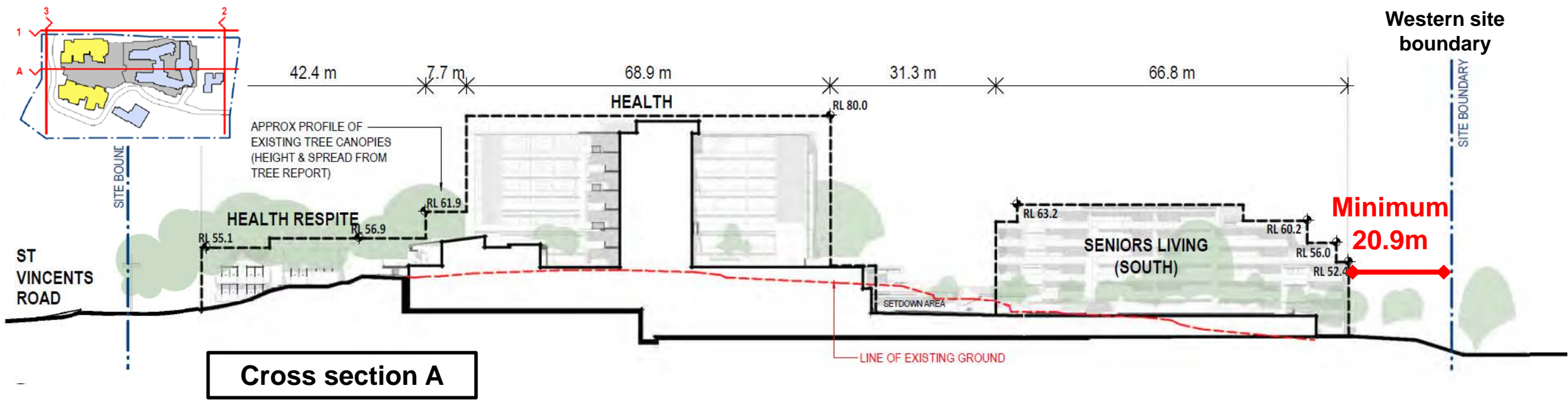
Overshadowing diagrams

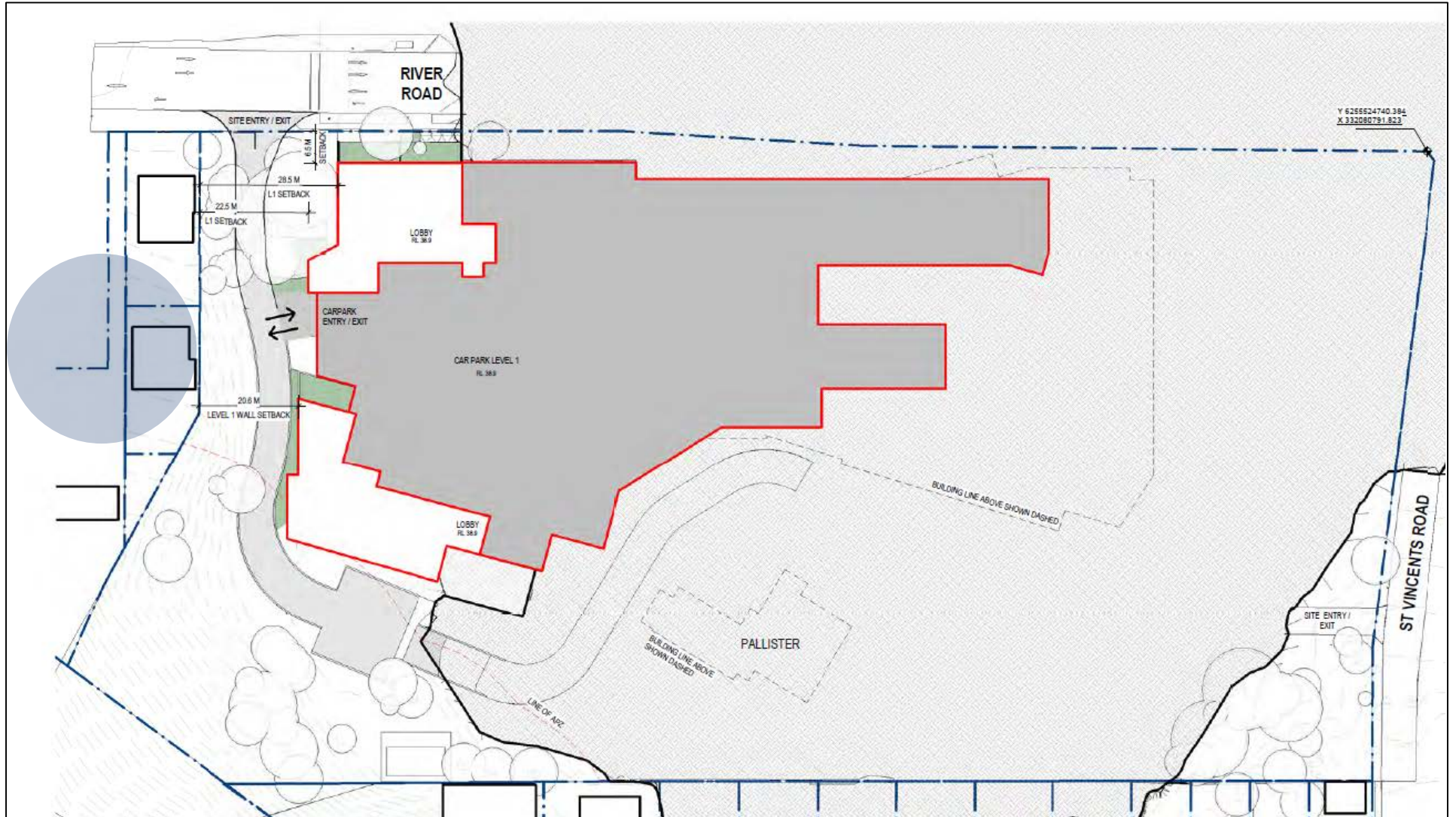
2PM



3PM







Site Level 1 Floorplan



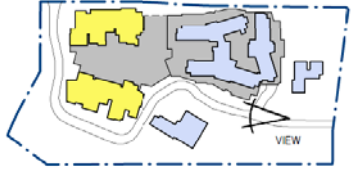
EIS



View of Pallister from
River Road

RtS





View of Pallister from top of St Vincents Access Road

