

Thank you for your helpful comments regarding the Greenwich Master Plan following the consultation session held on November 2.

In relation to your specific SEARS enquiries, please see below

The 70 Seniors Living Units on the West side of the site are proposed to be up to 7 stories high. Please note that the height will not exceed the heights of existing buildings on site.

The building configuration of the 72 bed sub-acute hospital, 15 bed hospice and 60 bed residential aged care facility has not been worked up in detail at this stage but these services are indicated to be positioned in the central area of the site.

We are pleased that 57 neighbours and other members of the local community attended our



HammondCare  
An independent Christian charity

29 November 2017

Ms Jenny Schneller  
Northwood NSW 2066  
jenny.schneller@gmail.com

Dear Ms Schneller

We thank you for your helpful comments regarding the Greenwich Master Plan following the information session held on November 2.

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We are pleased that 57 neighbours and other members of the local community attended our information evening. We are very grateful that you invested your time in learning about our proposed plans and engaged in constructive conversations around your ideas and concerns.

We are currently at the master-planning stage of the proposed development. This is a State Significant Development and as such we aim to be submitting an Environmental Impact Statement (EIS) by the end of the year as the first part of the process, which takes into account the feedback we have received. There will be an opportunity for the community to comment further on the Master Plan in the first half of next year as part of the public exhibition by the Department of Planning and Environment. Following this, a more detailed plan will be submitted later next year, which will again involve public response and feedback.

We are delighted that the majority of the attendees & respondents are both supportive of the concept of the proposed integrated campus and the rationale driving the need for these services within Greenwich. We are pleased that the logic of combining a new hospital alongside a hospice, aged care facilities and seniors housing seems to be well understood and generally supported.

Some constructive ideas that have been suggested for our further consideration include:

- Improving upon the current traffic, access and parking conditions within the hospital site and around nearby streets, particularly St Vincent's Road.
- Incorporating features within the campus to create a community hub and benefit the local community.
- Making the most of the parkland setting of the campus.

**Greenwich Hospital**

Palliative and Supportive Care • Rehabilitation • Community and Aged Services  
Specialist Mental Health Services for Older People • Pain Management

97-115 River Road, Greenwich NSW 2065 • PO Box 5084, Greenwich NSW 2065  
P 02 9903 8333 • F 02 9903 8269 • [www.greenwichhospital.com.au](http://www.greenwichhospital.com.au)

HammondCare Health and Hospitals Ltd ABN 72 071 351 028

We are grateful for these suggestions and will consider these as the concepts are further refined.

The majority of concerns raised to date fall into just two main categories as summarised below:-

**Traffic** – both during construction and following completion of the new campus. Related concerns have also been expressed around parking capacity on the site, parking on nearby streets, the use of the hospital site as a rat-run for some motorists, the school drop-off arrangements for Greenwich Public School, and use of the private road access off St Vincent's Road.

We take these concerns seriously and will be considering these as we plan the vehicular access, parking and traffic management, with safety being of paramount importance. We will be developing our plans in full consultation with Roads & Maritime Services.

**Environmental Impact** – Expressed concerns related to this include the height, visual intrusion and lighting of the new buildings, the privacy of adjacent neighbours, any shadowing effect, potential noise and loss of trees and landscape coverage, both during and after construction.

We will be working closely with the NSW Department of Planning and Environment to ensure the design of the campus is in accordance with relevant environmental standards and is sympathetic to the local environment. We wish to preserve and make the most of the parkland feel of our site and, unlike most private developers, we are not intending to maximise the density or commercial return from the area of the site, but rather to achieve an optimal balance of appropriate services for the community within an attractive and peaceful landscape.

Thank you again for your interest and comments so far.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stewart James', with a stylized flourish at the end.

**Stewart James**  
General Manager Health & Hospitals, HammondCare  
E: [sjames@hammond.com.au](mailto:sjames@hammond.com.au) | P: +61 2 9903 8200 | M: 0437 868 058  
97-115 River Road, Greenwich NSW 2065

o screening responses;

- o height and massing of the building envelopes; and
- o open spaces, landscaping and tree planting.

- Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment.

#### **4. Amenity**

Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts.

#### **5. Staging**

Provide details regarding the staging of the proposed development.

#### **6. Transport and Accessibility**

Prepare a transport and accessibility impact assessment including, but not limited to the following:

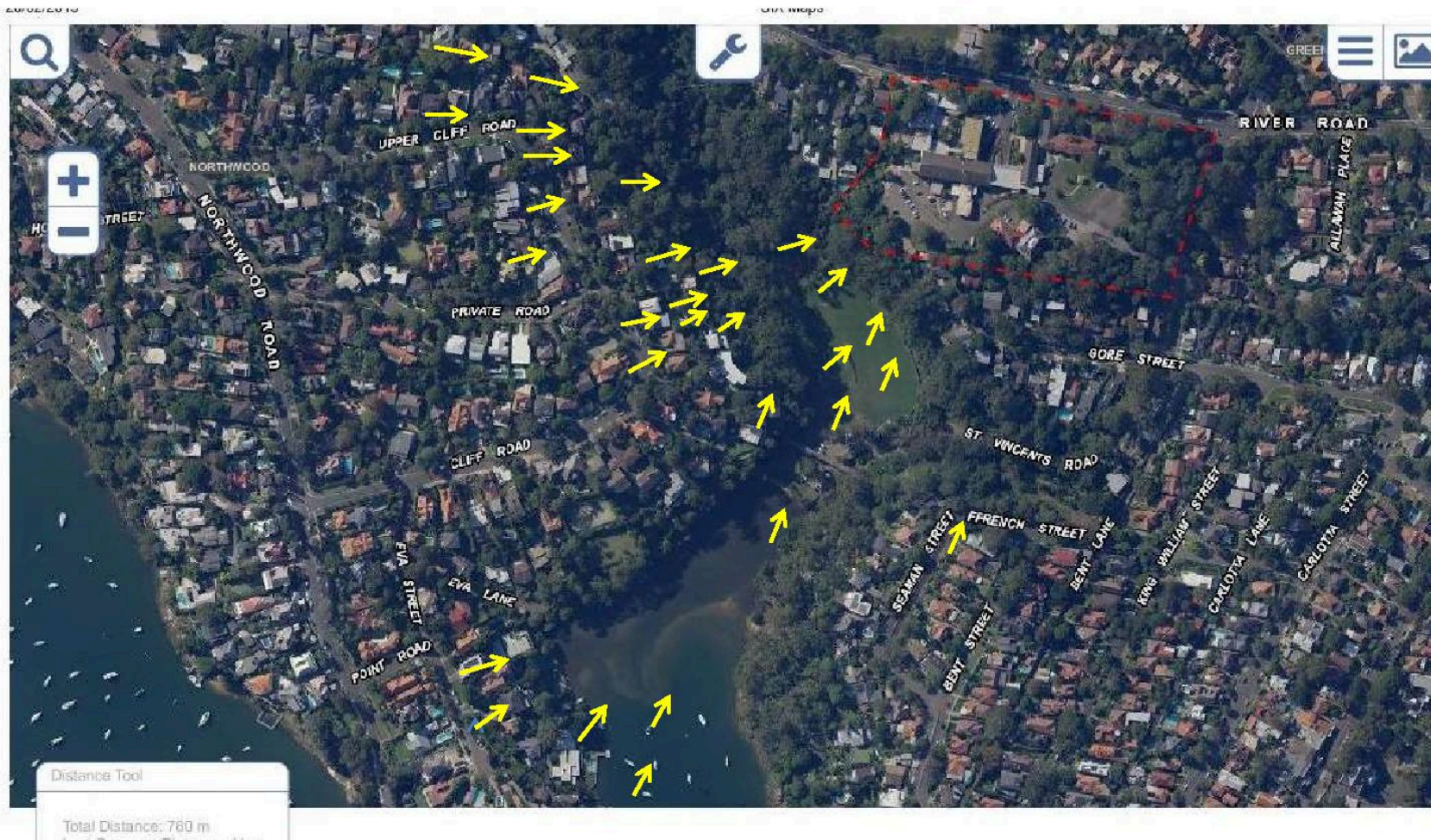


Any interpretation, including the preparation of an interpretation strategy for the study area, should be **inclusive of all aspects of the study area's cultural heritage**. It would be **beneficial for interpretation to be considered and implemented early in the design process for the site**, to provide an integrated approach to design and finishes across the site.



**Figure 6.1** Map of the study area identifying areas of impact arising from the proposal development (blue outline) against areas of Aboriginal and historical archaeological potential. (Source: SIX Maps with GML additions 2017)



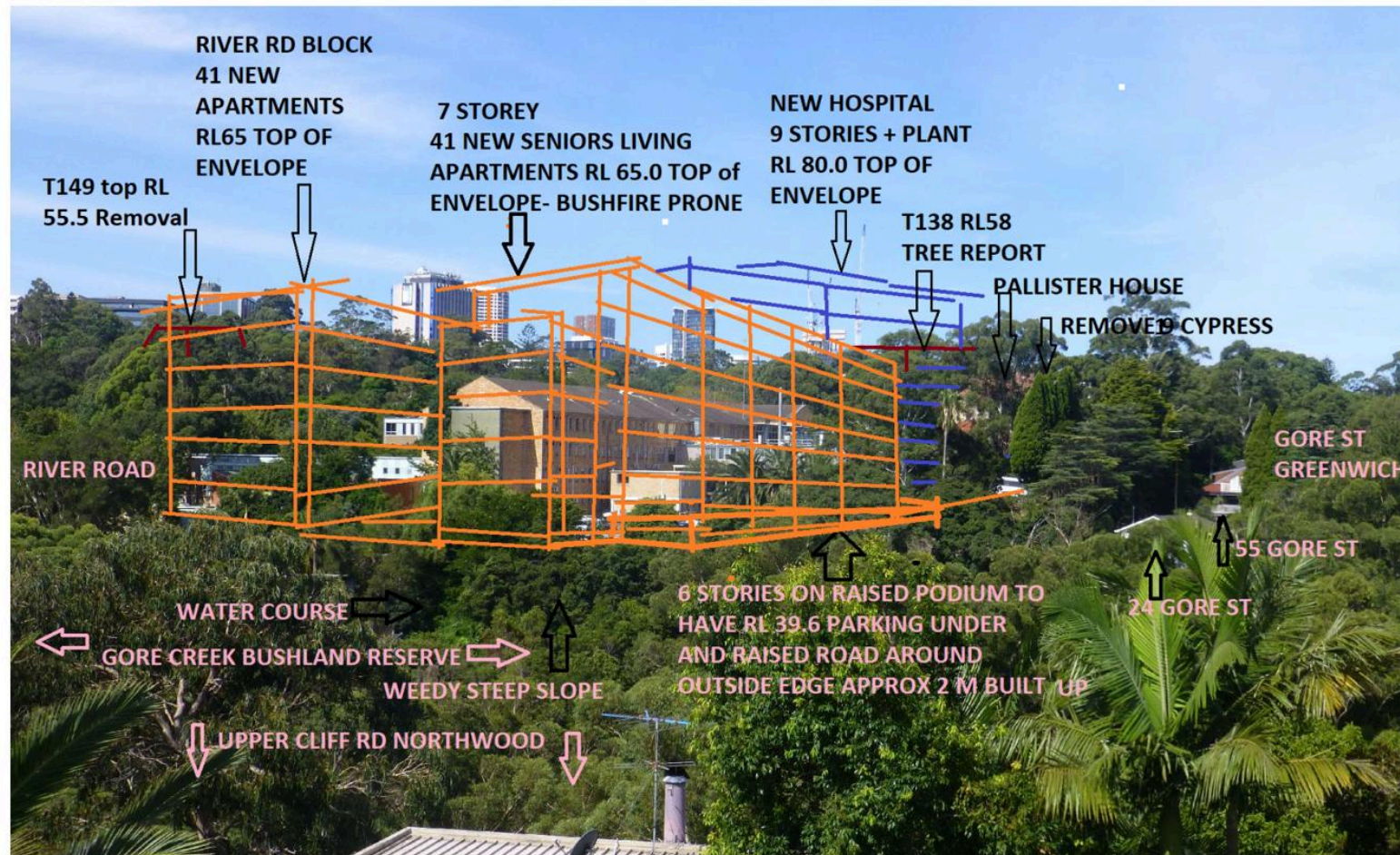


**APPENDIX 1. View Locations markup on Aerial View of Locality** – Yellow arrows indicate some view ‘line of sight’ locations from where the Proposal will be seen. Site = red dashed line. Specific locations will increase because buildings will be higher, bigger, closer, more in number, bulk, mass. Vegetation plays little screening role. Specific view Locations are currently more numerous than shown. Following Hammondcare re-construction, specific view locations of large, high buildings will further increase due to its density, height of finished proposal being great relative to RLs of locality, and its siting above a steep valley wall with stepped sub-vertical sandstone bedrock cliffs. Vegetation plays little role to interrupt specific views now, and will do less so following redevelopment. Due to topography falling steeply towards valley, environmental impacts affecting tree health and regeneration, and Landscape proposal which removes most trees on river-view side, for SLU views.



## APPENDIX 2

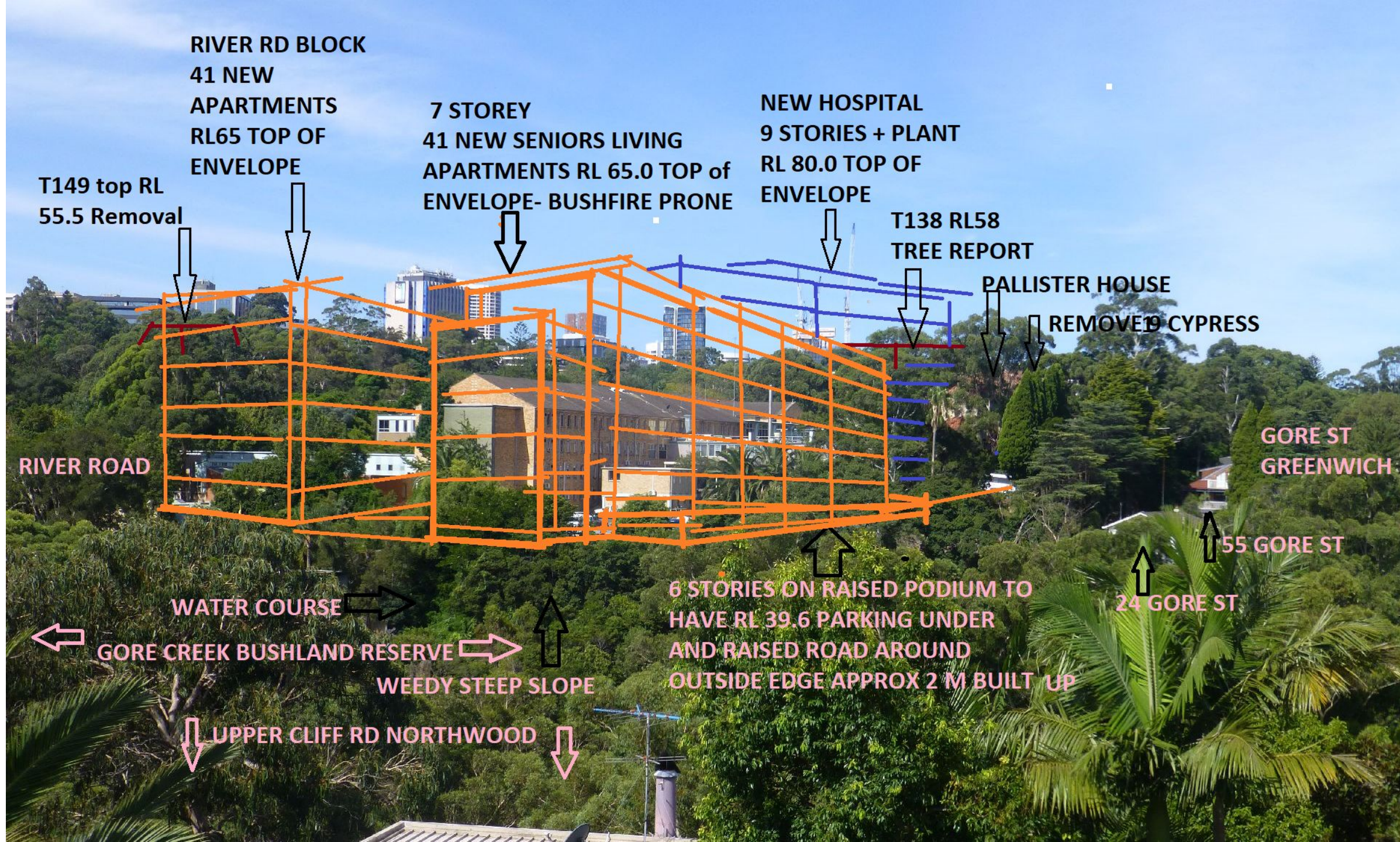
PREPARED BY A MEMBER OF PUBLIC, DUE TO LACK OF MEANINGFUL VISUAL IMPACT ASSESSMENT INFORMATION FROM WEST



### Artists Impression of Greenwich Hospital Redevelopment viewed from Northwood

Viewer point is approx RL40. Focal Length in 35mm Film =44mm (slightly wide than standard lens) so distant objects eg 1 Marshal appear smaller than would appear to the human eye which is closer to standard lens focal length. Scaled aerial plans and-scaled proposal were used, with 'cone of vision' sight lines





RIVER RD BLOCK

41 NEW  
APARTMENTS  
RL65 TOP OF  
ENVELOPE

7 STOREY  
41 NEW SENIORS LIVING  
APARTMENTS RL 65.0 TOP OF  
ENVELOPE- BUSHFIRE PRONE

NEW HOSPITAL  
9 STORIES + PLANT  
RL 80.0 TOP OF  
ENVELOPE

T149 top RL  
55.5 Removal

T138 RL58  
TREE REPORT

PALLISTER HOUSE

REMOVED CYPRESS

RIVER ROAD

GORE ST  
GREENWICH

55 GORE ST

24 GORE ST

WATER COURSE

6 STORIES ON RAISED PODIUM TO  
HAVE RL 39.6 PARKING UNDER  
AND RAISED ROAD AROUND  
OUTSIDE EDGE APPROX 2 M BUILT UP

GORE CREEK BUSHLAND RESERVE

WEEDY STEEP SLOPE

UPPER CLIFF RD NORTHWOOD





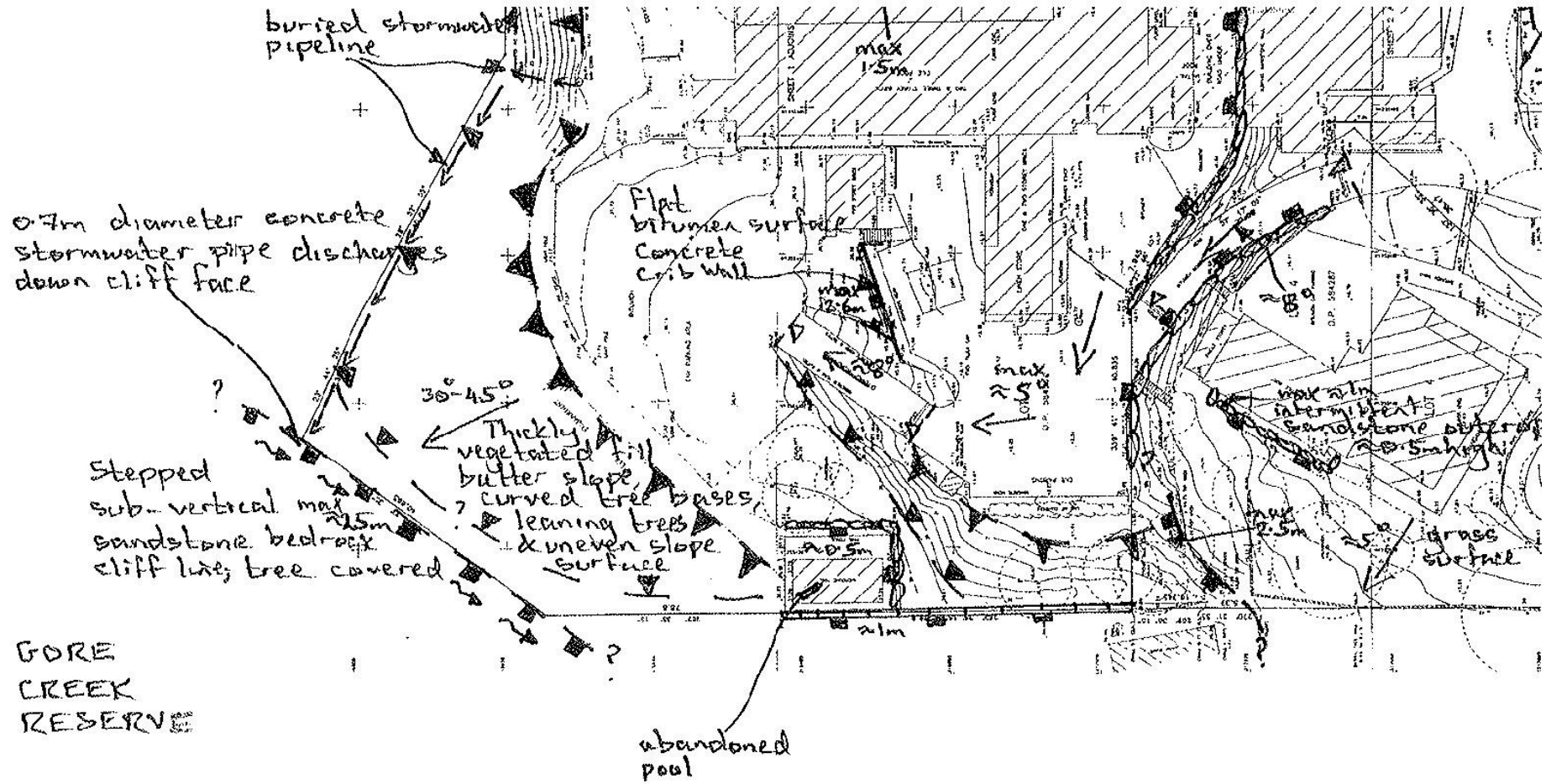




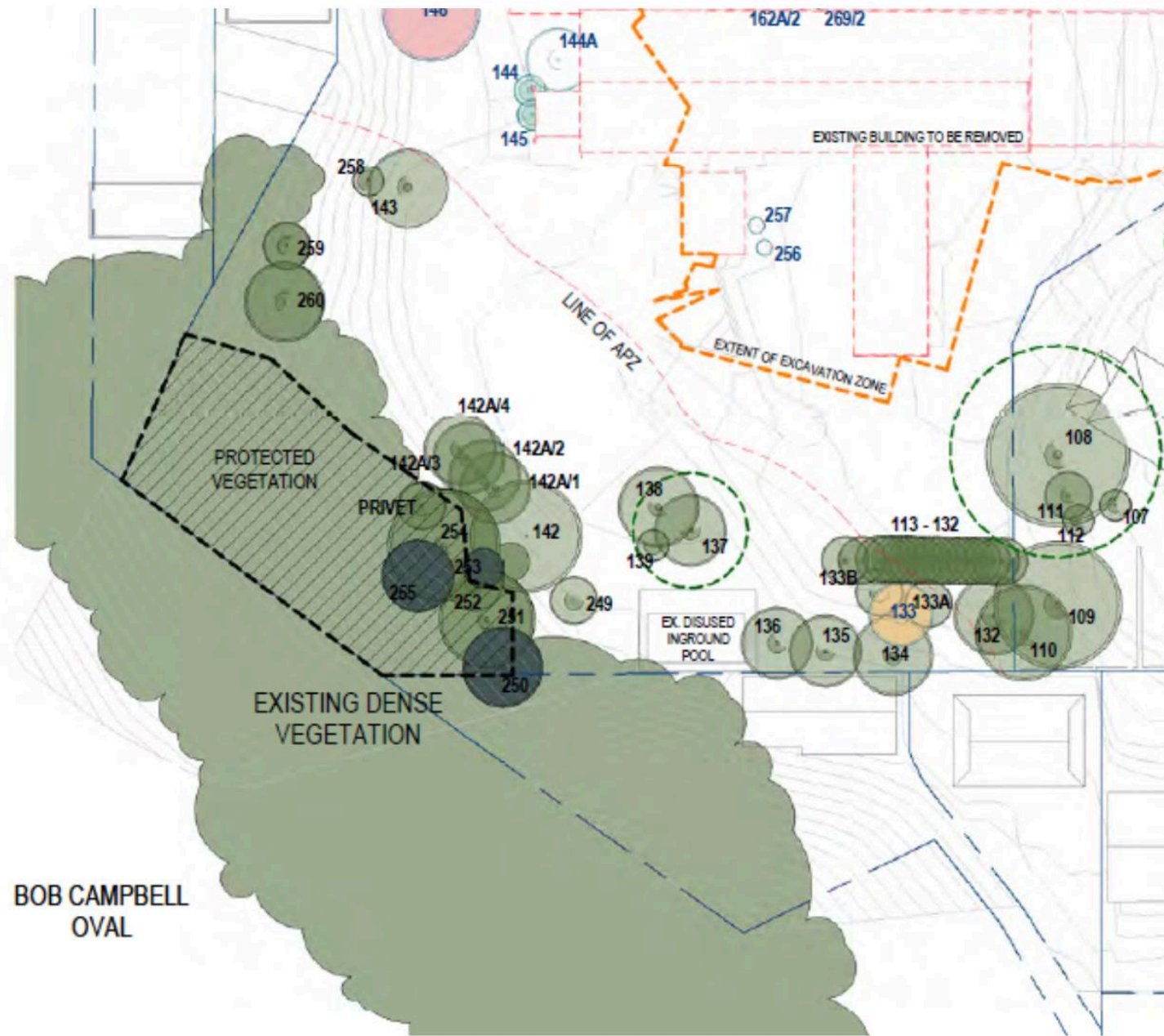
1:1,128  
0 15 30m



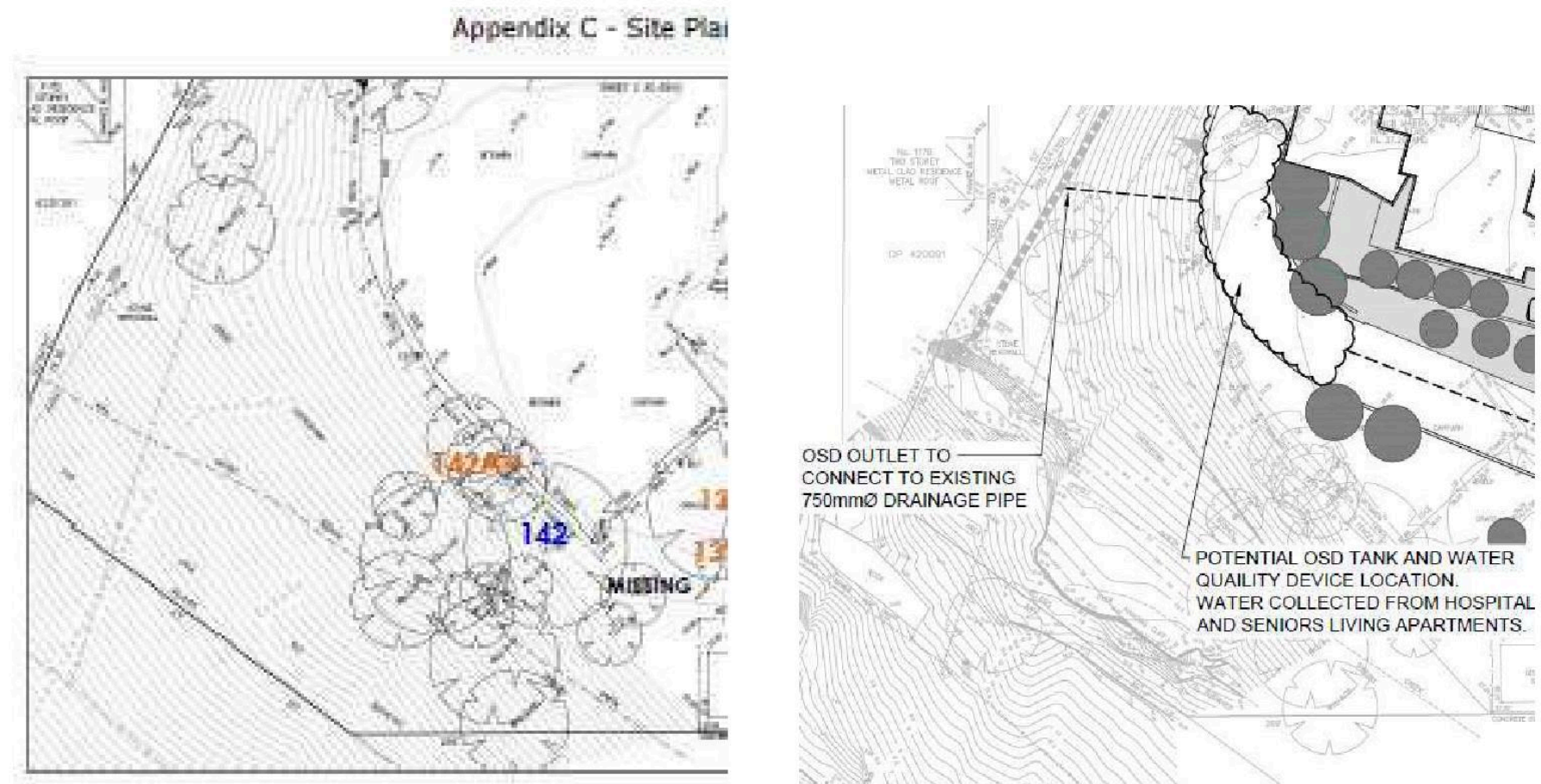








**Extracts/ Comparisons of discrepancies in depiction of same site area:- South, & S-West Boundaries, site Bushland, extg Carpark/New Access road; NB omission by Arborist, Surveyor, Landscaper, of large number of tree, landforms.**



***Above- L: Extract p58 of Arborist Report shows ‘interpolated’ contours, “Area Not Surveyed”, absence of detail and ignores most existing trees; R : Civil Engineering Plan shows detail contours which accord with reality.***



DP 420091

STONE HEADWALL

OSD OUTLET TO  
CONNECT TO EXISTING  
750mmØ DRAINAGE PIPE



POTENTIAL OSD TANK AND WATER  
QUALITY DEVICE LOCATION.  
WATER COLLECTED FROM HOSPITAL  
AND SENIORS LIVING APARTMENTS.

PC  
TA

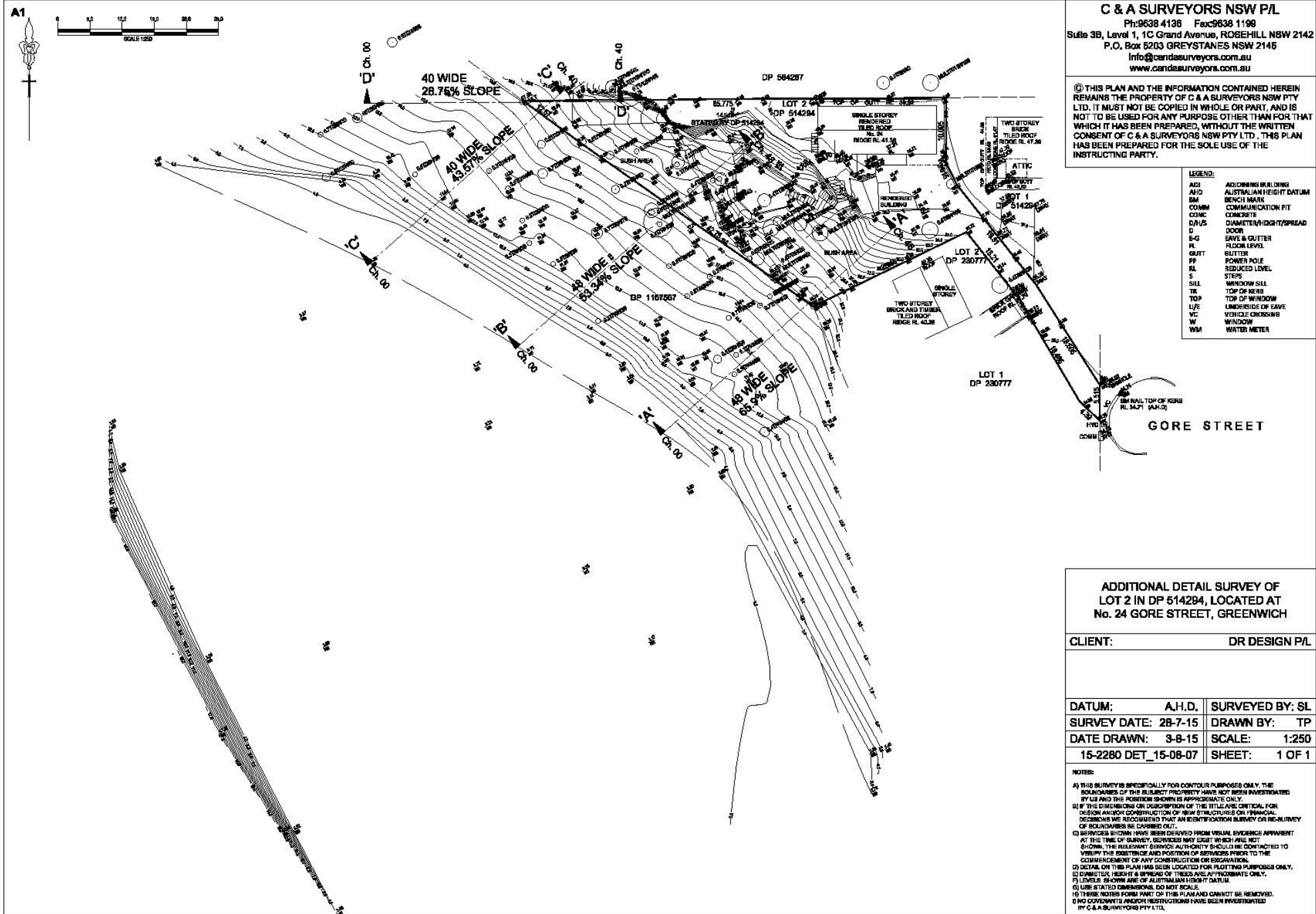
**NOTE:**

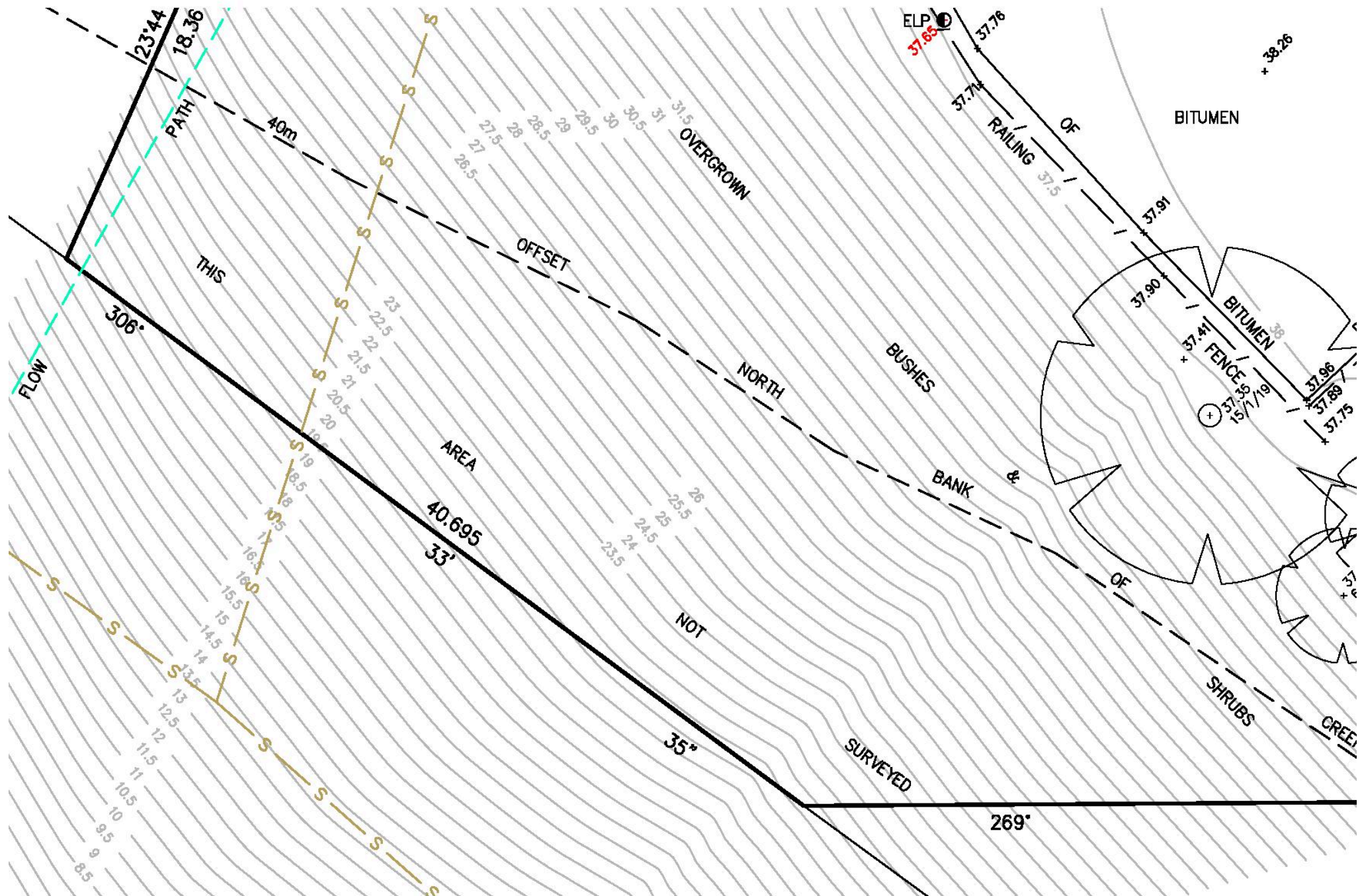
ALL SOTRMWATER MANAGEMENT DETAILS  
AND LOCATIONS ARE APPROXIMATE AND



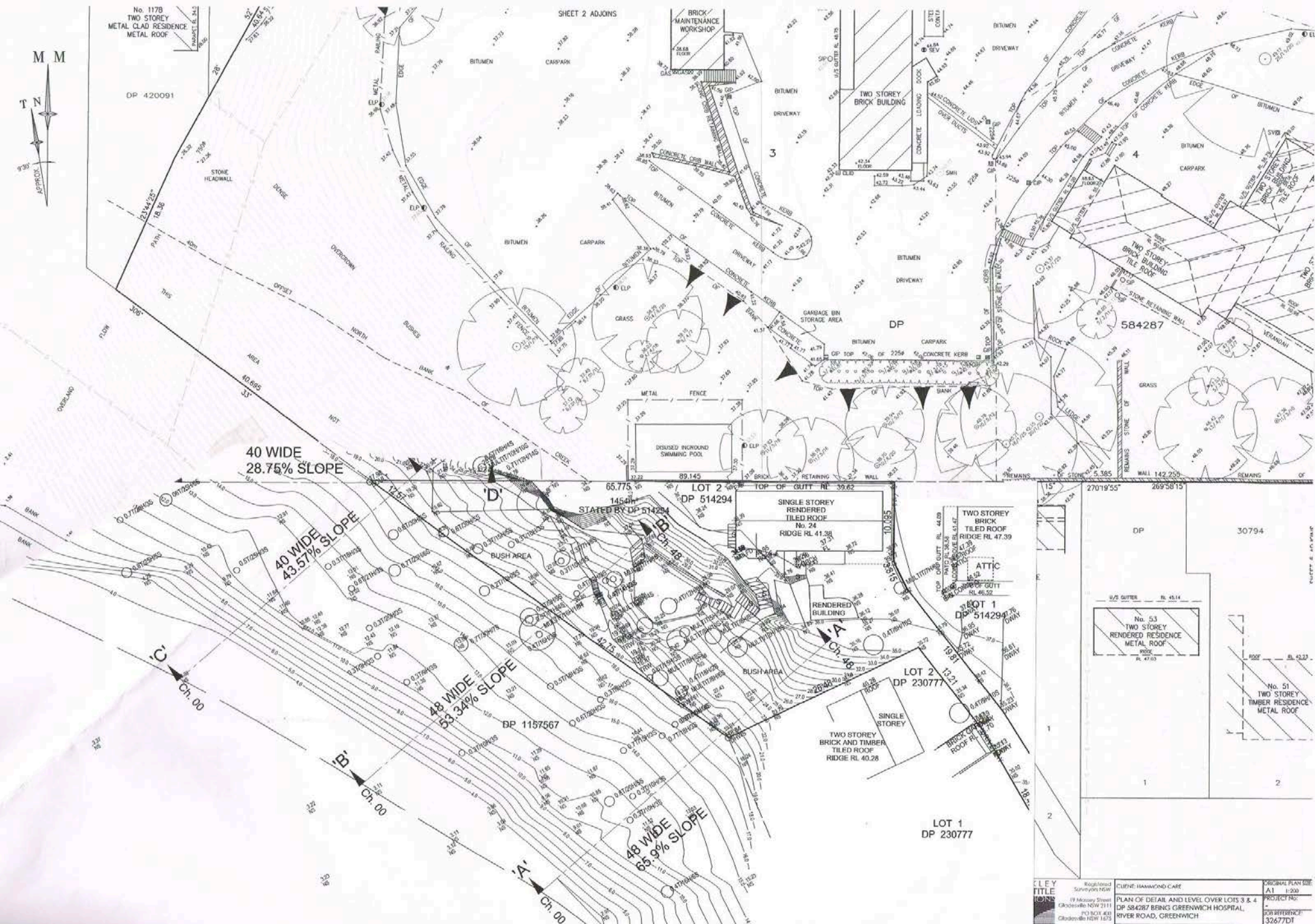












|                        |                                      |  |                                 |
|------------------------|--------------------------------------|--|---------------------------------|
| FILE<br>TITLE<br>NOTES | Registered<br>Surveyors NSW          | CLIENT: HAMMOND CARE   | ORIGINAL PLAN SIZE:<br>A1 1:200 |
|                        | 19 Mooney Street<br>Glenelg NSW 2111 | PLAN OF DETAIL AND LEVEL OVER LOTS 3 & 4<br>DP 584287 BEING GREENWICH HOSPITAL,<br>RIVER ROAD, GREENWICH | PROJECT NO:<br>-                |
|                        | PO BOX 400<br>Glenelg NSW 1675       |  | SURVEILLANCE<br>33677DT         |
|                        |                                      |  |                                 |
|                        |                                      |  |                                 |



OSD OUTLET TO  
CONNECT TO EXISTING  
750mmØ DRAINAGE PIPE

POTENTIAL OSD TANK AND WATER  
QUALITY DEVICE LOCATION.  
WATER COLLECTED FROM HOSPITAL  
AND SENIORS LIVING APARTMENTS.

PC  
TA

40 WIDE  
28.75% SLOPE

40 WIDE  
43.57% SLOPE

48 WIDE  
53.34% SLOPE

48 WIDE  
65.9% SLOPE

C'  
Ch. 00

B'  
Ch. 00

A'  
Ch. 00

STATED BY DP 514294

LOT 2  
DP 514294

SINGLE STOREY  
RENDERED  
TILED ROOF  
No. 24  
RIDGE RL 41.38

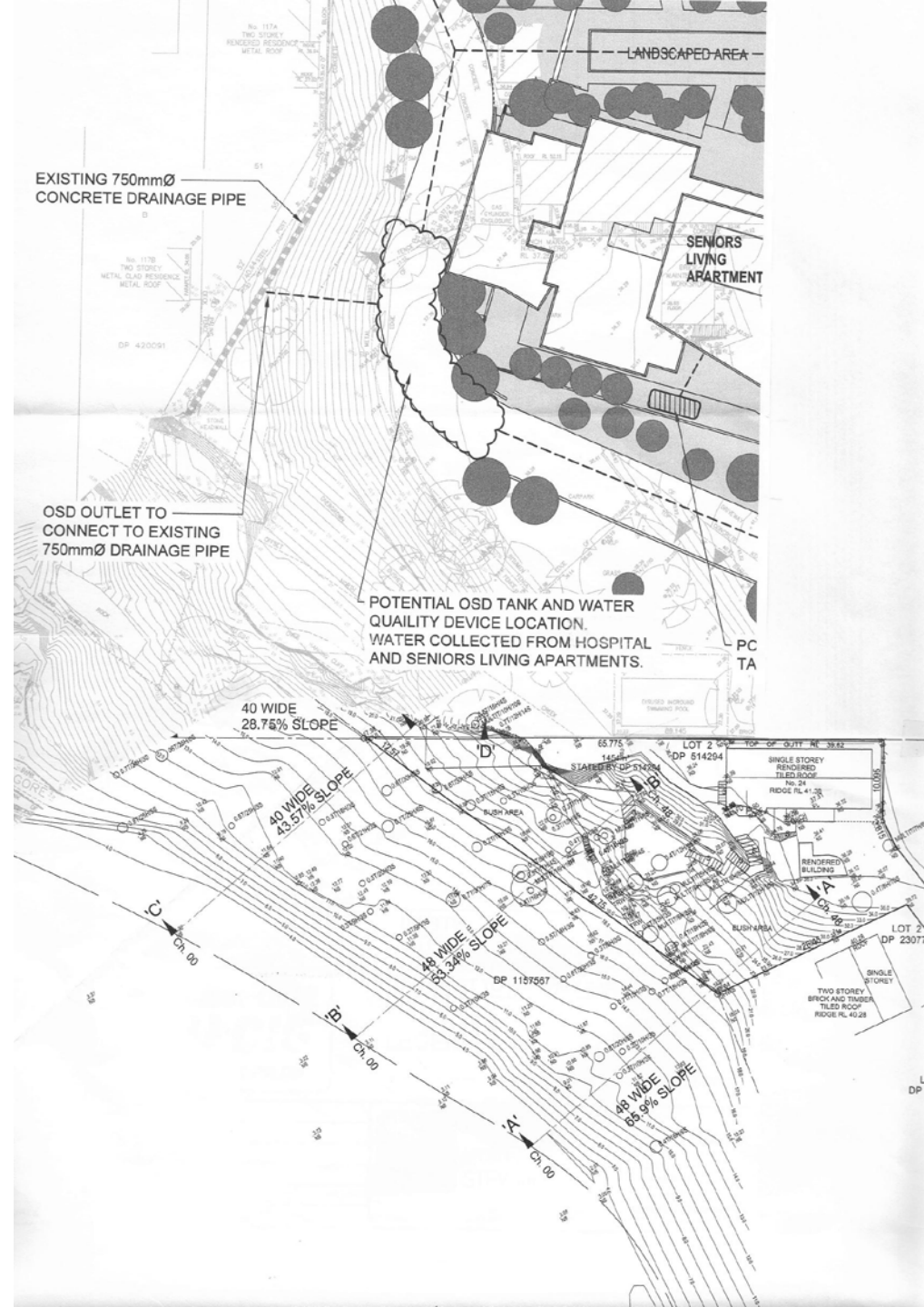
TWO STOREY  
BRICK  
TILED ROOF  
RIDGE RL 47.39

LOT 1  
DP 514294

LOT 2  
DP 230777

SINGLE STOREY  
TWO STOREY  
BRICK AND TIMBER  
TILED ROOF  
RIDGE RL 40.28

LOT 1  
DP 230777





Further clarification was requested regarding the discrepancies between the contours shown on the site plans and the civil engineering drawings.

It is noted that both the architectural plans and civil engineering drawings are based off the same Site Survey that was submitted with the application (**Attachment I**).

However, the engineering drawing provides some additional information in relation to civil infrastructure (such as detail around the headwall associated with the outlet of the 750mm stormwater pipe).

As detailed in the Response to Public Submissions Report, the southwestern extremity of the site was not surveyed and the contours were estimated by interpolation (due to the excessively steep terrain of the area which inhibited access) which was clearly identified on the Survey Plan. Whilst this does not affect the environmental assessment of the Concept Plan, HammondCare would be prepared to undertake a detailed survey of this part of the site as part of the subsequent detailed design application.

**APPENDIX 3: Artists Impression of Greenwich Hospital Redevelopment viewed from Bob Campbell Oval- prepared by a member of the public**

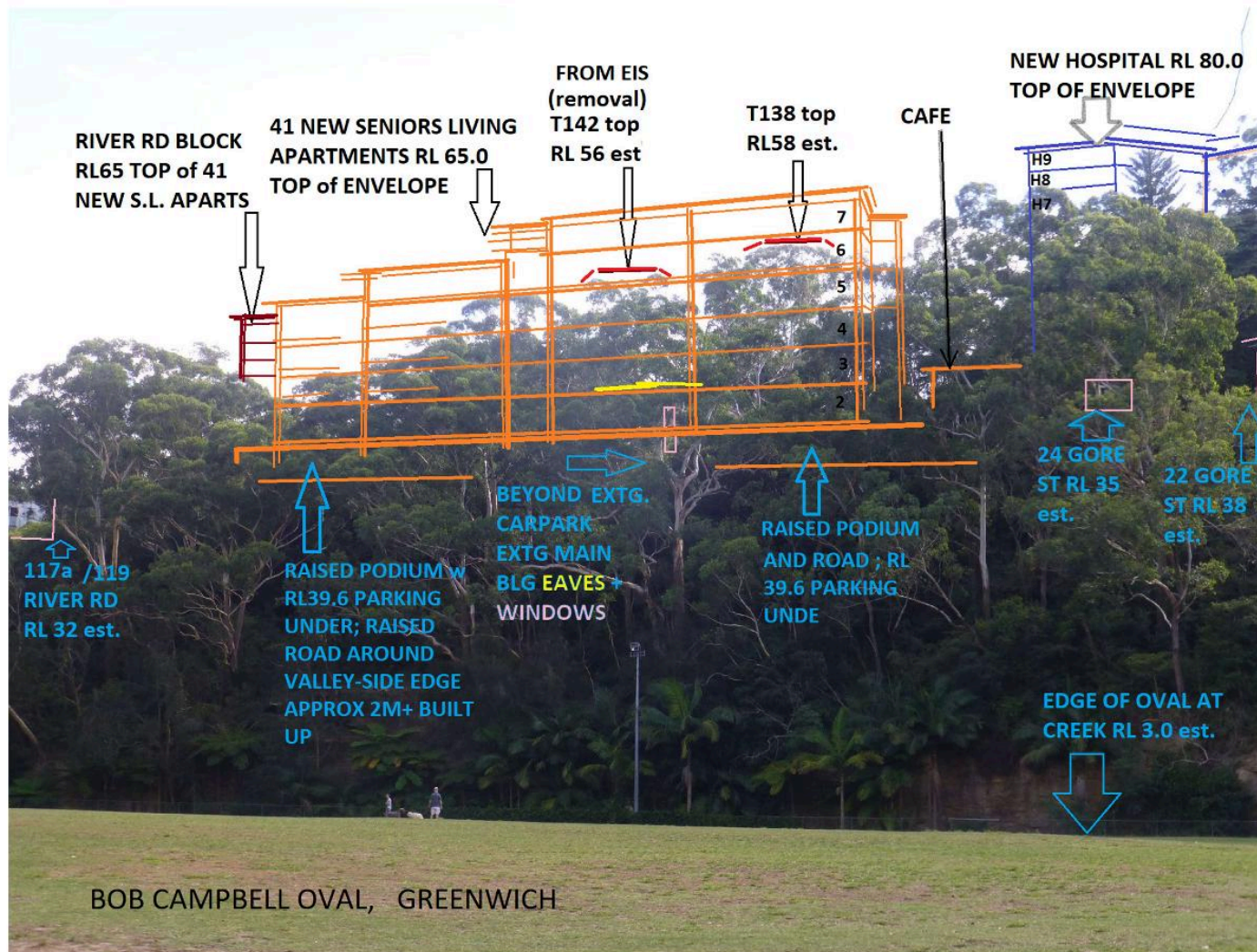


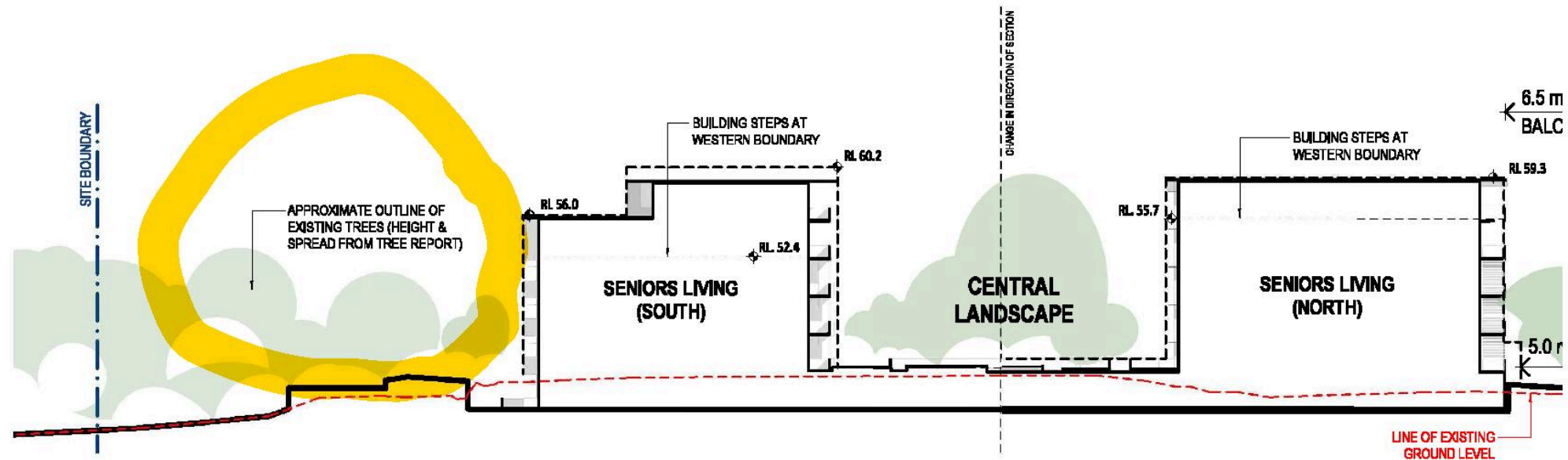
Image location 33.829331S, 151.182075W; Focal length equiv.51mm (sim to human eye);

Indicative perspective preparation used approx.57 degree cone of vision (similar to human central vision area)

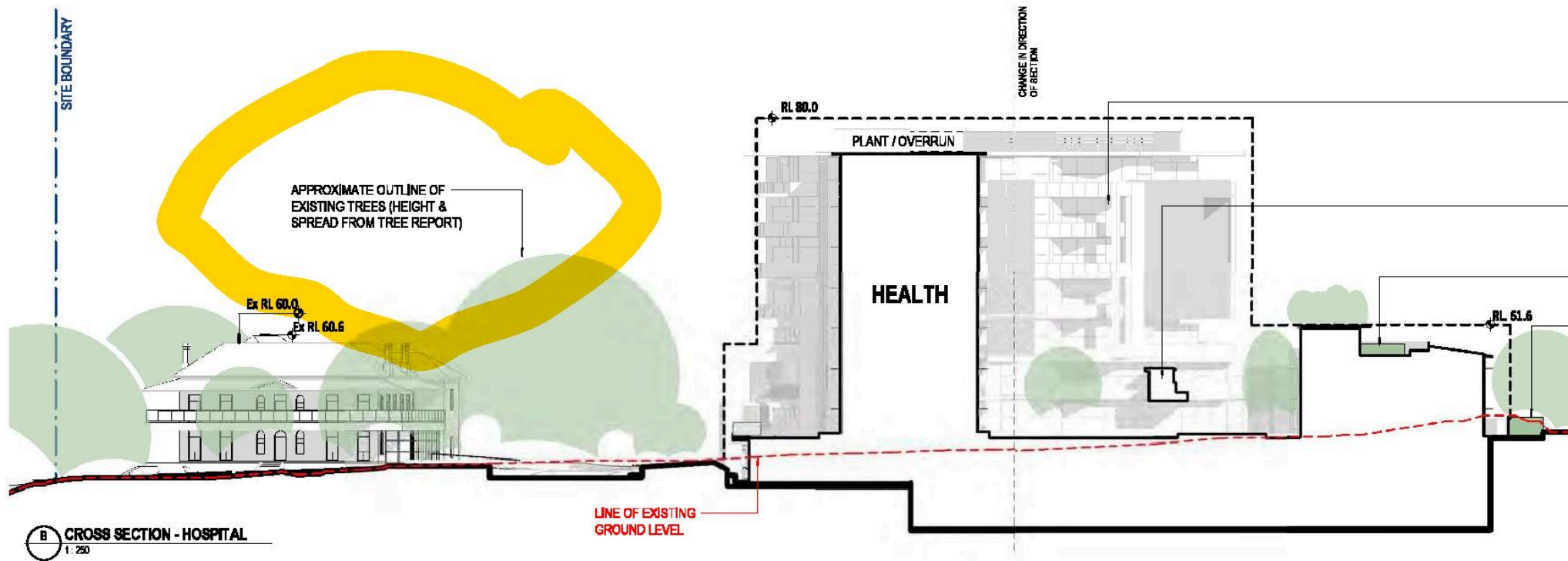






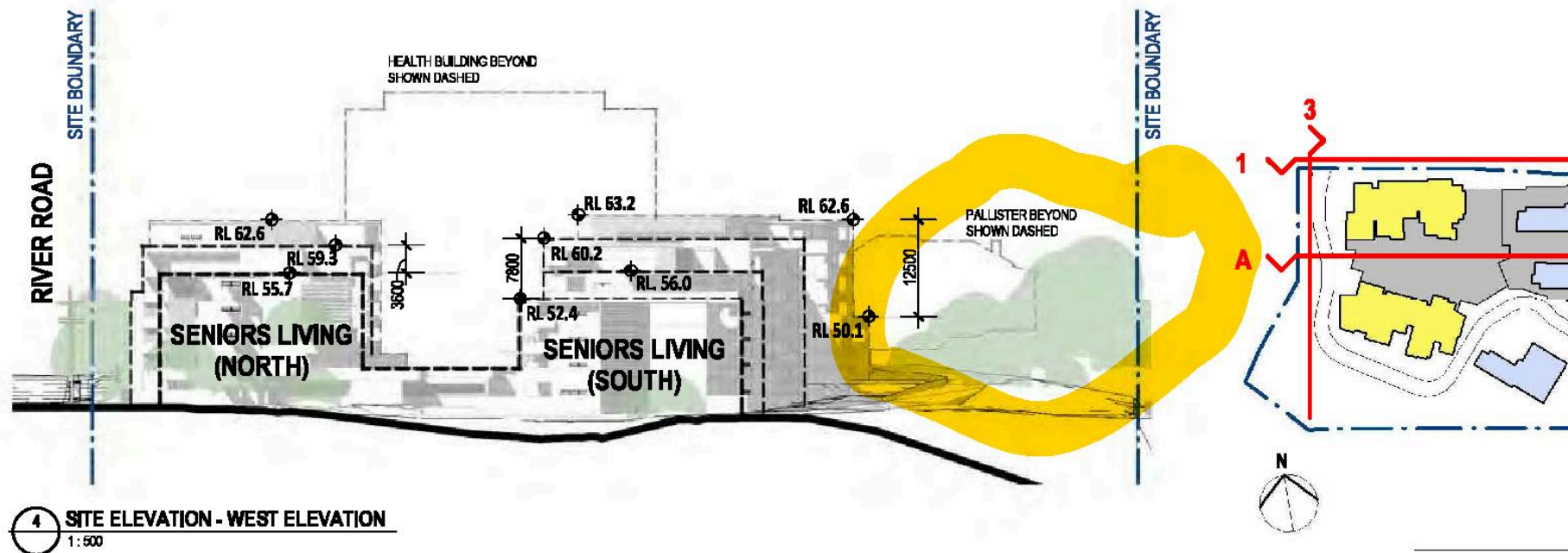


**C CROSS SECTION - SENIORS LIVING APARTMENTS**  
1:250

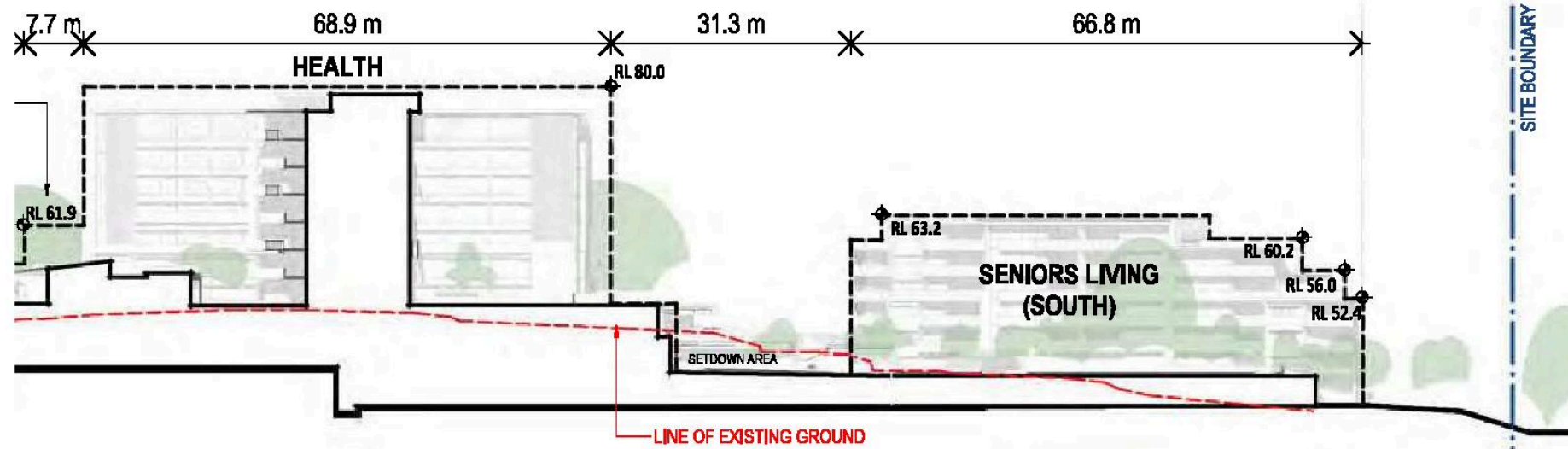


SECTION A-B





**FOR APPR**



we understand that the relevant documents will be on Public Exhibition from 24 October, with submissions invited till the 21st of November. The Communication from the Department of Planning is attached to this letter.

During the Council Meeting of September 2019, NAG was represented by the undersigned and we made a request to you to ensure that HammondCare has a formal Community Consultation Process on its response to the previous submissions made by the Community. We indicated that the drop-in event organised by them on August 28th was informal, did not have the responses to all the queries raised by the Planning Department and also that not every resident was aware of that session.

NAG had also written to Mr David Martin of HammondCare requesting for a formal Community briefing and consultation process. Our letter was copied to all of you and is also attached to this letter as a reference. Though our letter was acknowledged by HammondCare, we received no further response from them on the matter.

**We are writing to you to seek your support to ensure that HammondCare has a formal Community briefing session prior to closing of submissions on their amended Plans.**

We had intended to request this of the Council during the Council Meeting on 21 October, but could not do so as we learnt of this matter just prior to the Council meeting (and after the 5PM cut off)



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HammondGrove Miranda offers a truly unique independent living community and high-quality retirement living situated in the heart of Sydney's Sutherland Shire

### Built for independence and familiarity

At HammondGrove Miranda you have access to a number of tailored support and care packages ranging from occasional in-home care to full nursing home level support. At HammondGrove Miranda each, villa and unit has been installed with a 24-hour emergency call system. Our vision is a community that supports and cares for its residents today and into the future.


### Retirement living with a welcoming, friendly community

The Village Centre is your place for health and wellbeing. It features an indoor wellness centre with swimming pool, gym, and hair and beauty salon. Spend time with friends over a game of lawn bowls at the village green or catch up over a coffee and lunch at the café. Enjoy the skyline views from The Sky Lounge which features indoor and outdoor entertaining areas which includes another barbeque facility.

If you feel like relaxation is in order, have some time to yourself in the library, lounge and chapel or admire the beautifully landscaped gardens. Pop outside and you'll find an outdoor entertaining area, barbecue facilities, and a fantastic playground for the grandkids.

And on top of this, there are plenty of opportunities to be involved with the many resident groups.

These include drama, singing, art, craft, chess, board games, or get your hands dirty at the Men's Shed. Stage 3, Gilbert, our final stage is due for completion, March 2019. This building will feature a movie theatre, lounge and bar area and another rooftop entertaining area.







### Further stages coming

HammondGrove Miranda consists of stage one which was opened and occupied last year and features 38 apartments over four stories with a village Centre, rooftop terrace and village green. Next came 10 villas completed in August with resident already moving into nine, and stage two which includes 38 apartments and four penthouses due for handover in December.

Mr Cooney said that due to the success of HammondGrove and demand for retirement living in the area, HammondCare had started planning for a third stage on the north of the site located off Bellingara Road. A development application is expected to be lodged with Sutherland Shire Council before the end of the year.

The HammondGrove website provides details about the villages in Miranda and Hammondville as well as virtual tours of apartments and will soon provide news about future stages - or call [1800 786 477](tel:1800786477).

### Free Resources

See our range of resources for carers and families of people living with dementia to health care professionals.

[Find out more](#)

[Read our 2017 research report](#)