



CONCEPT PLAN FOR \$140-MILLION HOSPITAL REDEVELOPMENT GETS GREEN LIGHT

10 November 2020

The state's Independent Planning Commission has granted consent to plans for a multimillion-dollar redevelopment of Greenwich Hospital, on Sydney's lower north shore.

HammondCare sought concept approval for a new 150-bed hospital building, respite care facility, two seniors living buildings and 329 car parking spaces on the 3.4-hectare River Road site.

Under the \$141.5-million proposal, all existing buildings would be demolished – except for the heritage-listed Pallister House.

The Department of Planning, Industry & Environment finalised its whole-of-government assessment of the state significant development application in September. It came to the Commission for determination because more than 50 'unique' public objections were received by the Department, as well as an objection from Lane Cove Council.

Commissioners Peter Duncan AM (Panel chair) and Adrian Pilton were appointed to determine the application. The Commissioners met with the Department, Applicant and Lane Cove Council to discuss the proposed redevelopment and conducted an inspection of the site and surrounding area.

They also hosted an electronic public meeting on 15 October 2020 to listen to the community's concerns.

After carefully considering all the evidence and weighing the community's views, the Commission has today granted concept approval to the hospital redevelopment, subject to conditions. The approval does not permit the carrying out of any works until further detailed consent is granted.

"The views of the community were expressed through public submissions and presentations to the Commission at the public meeting. The Commission carefully considered all these views as part of making its decision," the Commission noted in its Statement of Reasons for Decision.

"The Commission has considered the key issues relevant to the concept proposal, including site suitability, seniors living suitability, building envelopes and urban design, amenity impacts, transport, traffic and access, heritage and biodiversity impacts.

"The Commission agrees with the Department's findings ... that the proposed integrated hospital and seniors living development is strategically justified and is in the public interest, and that the identified impacts can be appropriately managed through the conditions of consent imposed, and through the subsequent detailed application.

“The Commission notes the Department’s recommended conditions of consent which identify administrative controls for the Project and future development application and impose controls on the potential impacts of the Project,” it concluded.

The conditions of consent imposed by the Commission will, amongst other things, limit maximum building heights on the site; address concerns around the bulk and scale of the redevelopment; require the replacement of 86 trees earmarked for removal; and restrict occupancy of the seniors accommodation to seniors, people with a disability, people from their household, as well as staff of the facility.

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2020/09/redevelopment-of-greenwich-hospital-ssd-8699>

Disclaimer

This media statement has been prepared by the Commission’s media unit for general information only. It does not form part of the Commission’s Statement of Reasons for Decision, and should not be read as part of, or as a substitute for, that Statement of Reasons for Decision.