



HammondCare

Greenwich Hospital
Redevelopment SSD-13619238

Independent Planning
Commission
Applicant Meeting

22 January 2024



Acknowledgement of Country

We would like to acknowledge the Cammeragal people, traditional custodians of the land on which the Greenwich site sits, and pay our respects to their Elders past, present and emerging.

HammondCare is committed to our reconciliation journey and acknowledges all First Nations staff, residents, clients, patients and families.



This presentation is designed using the enchanting artwork "Spring Journey", created for HammondCare by Balarinji, a Sydney based Aboriginal-owned strategy and design agency.

"Spring Journey" represents a journey through time featuring a series of trails with people resting along the way. It is an inspiring representation of our relationship-based care approach.

Welcome and Introduction

- **Katie Formston** Head of Design, Property and Capital Works (HammondCare) – Registered Architect
- **Chris Forrester** Associate Director, Planning (Ethos Urban) – Bplan, REAP
- **Yousheng Li** Urbanist (Ethos Urban) – Town Planner
- **Caitlin Masters** Associate, Sector Lead - Health, (Bickerton Masters) – Registered Architect
- **Andrew Masters** – Managing Director (Bickerton Masters) - Registered Architect
- **James Heron** – Director (TBLA) - BLArch (Hons 1) HNDip Hort, UK, PostGradCert Sustainable Built Environment
- **Iain Macfarlane** Associate Director (TSA Management) - BScience
- **Alex Lisney** Senior Project Manager (TSA Management) – BEng

Agenda

1. **Project Context**
2. **Key issues**
3. **Other issues**
4. **Conditions of Consent**

About HammondCare

We are an independent Christian charity, with a proud history of providing quality care and supporting people in need for 90 years.

Our ambition is to set the global standard of relationship-based care for people with complex needs and to increase our care for those that others won't or can't.

HammondCare is pursuing a long-term vision for the Greenwich site as an integrated health campus for seniors and others with complex health needs, in line with our mission.

This project aims to meet the growing health and aged care demand in Northern Sydney.



Context

The needs of the health system today have changed.

1. People are living longer.
2. The need for complex aged health services is increasing.
3. The provision of healthcare is changing:
 1. Preference for shorter hospital stays
 2. Preference for more treatment in the home
 3. Preference for opportunities to 'age in place' or live in communities with access to specialised health services.

With changes in the way patients are now managed, the transformation of the site will lead to a **significant increase in the number of patients given care** over time.

Northern Sydney^{KF} Local Health District

Population 853,162* (11.8% of NSW)



* from 2011 census



200%
increase in residents
over 80 by 2036



1/3
of available acute beds
occupied by patients over 70

Health care trends:

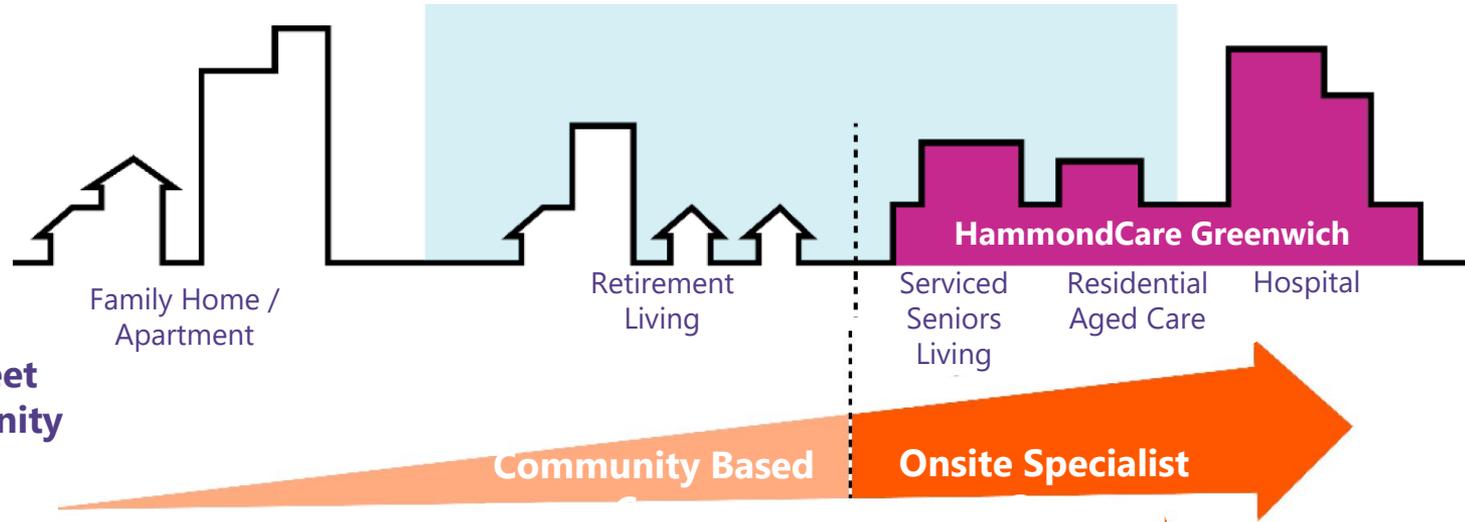
- Higher prevalence of chronic disease
- Prolonged duration of illness
- Complex co-morbidities
- More than half of people aged 76 and over have five or more chronic health conditions

Care Campus

Living at Home

Seniors Living

Health KF



The proposal will meet the growing community demand in Northern Sydney for specialist care services and seniors living.

Care services to be provided at Greenwich:

- Schedule 3 Hospital inpatient:
 - Hospice & palliative care,
 - Specialist mental health care
- Rehabilitation
- Outpatient care and clinics
- Respite
- Residential Aged Care and specialist support services
- Served Seniors Living
- HammondCare at home (in-home care for seniors)
- Research and Education
- The Dementia Centre
- The Centre for Positive Ageing

Site Context



Concept Plan Approval

Concept Plan SSD 8699 was approved by the IPC in November 2020:

- Demolition of existing hospital and remediation works
- Establishment of uses and building envelopes to accommodate an integrated health service facility, residential aged care and seniors housing campus. Comprising:
 - 2 seniors living structures of 5 and 6 storeys
 - A 2-3 storey respite care facility
 - Common basement
- Retention of Pallister House
- Landscaping

Key conditions:

- Reduction to the height of the seniors' living buildings by approximately 1 storey
- Retention of Tree 167 and the planting of 86 new trees
- Design measures to mitigate privacy impacts to neighbours



Source: Bickerton Masters, EIS Urban Design Report

Project Summary

This application seeks consent for the detailed design and construction of the development in accordance with the framework established by the Concept approval:

- Site preparation works, including demolition of the existing hospital building and associated facilities, site remediation, and tree removal;
- Construction of a new hospital facility and integrated healthcare campus comprising of hospital, residential aged care, seniors housing, and overnight respite, across:
 - A new main hospital building up to 11 storeys;
 - Two new seniors housing buildings, northern building up to 5 storeys, and southern building up to 6 storeys;
 - A new respite care building of 2-3 storeys;
- Construction of associated site facilities and services, including pedestrian and vehicular access, and basement parking;
- Site landscaping, signage and infrastructure works; and
- Preservation of Pallister House which will continue to host research and administrative functions.



*Source: Bickerton Masters, Additional Information
Appendix S_Additional Photomontages*

Planning Context

Review of design in response to:

- Conditions of Concept approval
- Community feedback
- Findings of the Royal Commission into Aged Care
- Impacts of Covid-19

Assessment to date:

- Detailed design submitted in August 2022
- Concurrent modification to the Concept for minor amendments to building envelopes
- Only 6 public submissions received to the exhibition (7 for mod) – substantially fewer than Concept
- IPC triggered due to Council objection
- Working with DPE and agencies to resolve assessment matters.

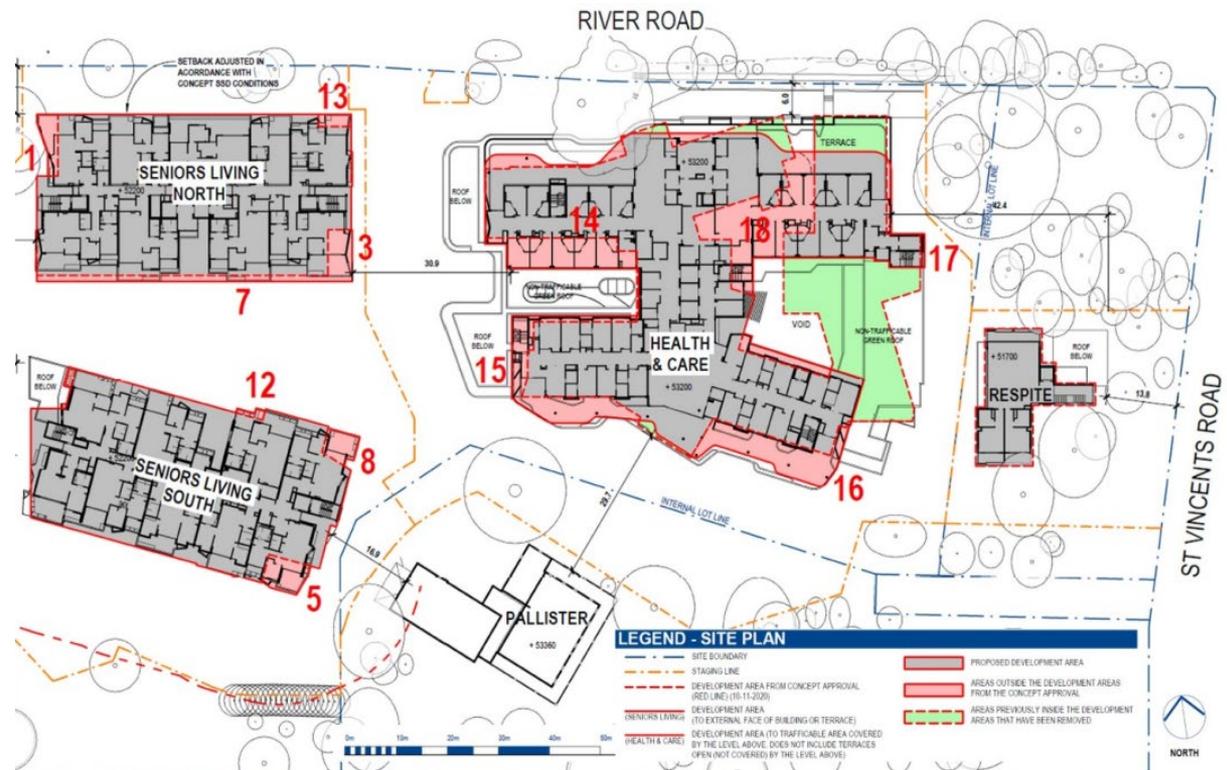


Source: Bickerton Masters, Additional Information
Appendix S_Additional Photomontages

Responses to Key Issues – Built Form and Urban Design

Submissions raised issue with the bulk and scale of the development:

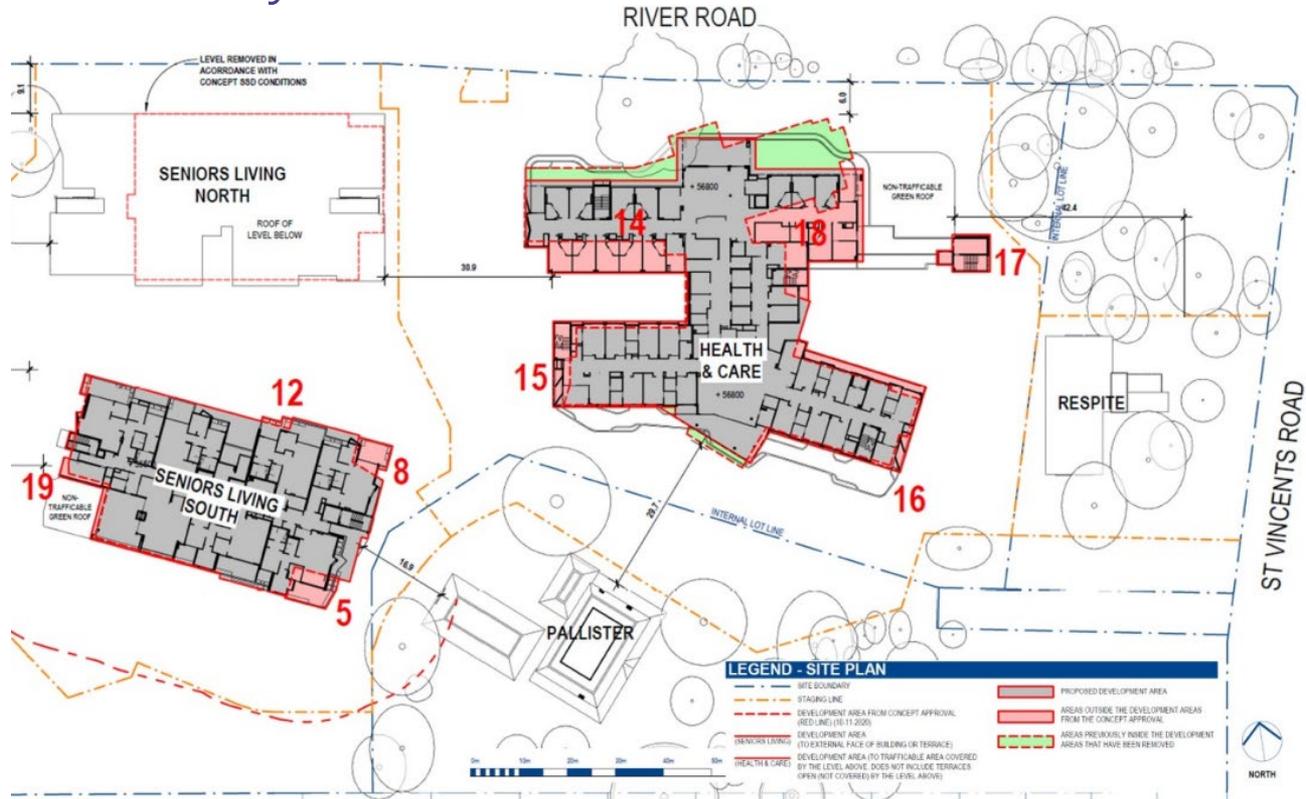
- The design is generally consistent with the overall site layout, building heights and setbacks approved as part of the determined concept proposal.
- Minor changes made as a result of designing all dwellings to Class 9c standards to promote HammondCare’s continuum of care model
- Minimum setbacks retained or enhanced
- Hospital wing rotated and largely moved back from River Road
- Retention of Tree 167



Source: Bickerton Masters



Responses to Key Issues – Built Form and Urban Design



Source: Bickerton Masters

Responses to Key Issues – Amenity Impacts

Submissions raised issues with the amenity, including:

View Impacts

- ✓ Generally consistent with approved Concept
- ✓ Additional views taken from Upper Cliff Road and Lane Cover River

Overshadowing

- ✓ Generally consistent with approved Concept
- ✓ All neighbours continue to achieve at least 3 hours solar access to habitable rooms and private open space

Privacy

- ✓ Buildings setback in line with Concept and significantly greater than ADG and existing hospital (west)
- ✓ Screening and planters used to mitigate overlooking to the west and south



Source: Bickerton Masters

Responses to Key Issues – Transport and Traffic

Key traffic issues include those during operation and construction, as well as impacts of car parking and access.

Operation

- ✓ Traffic modelling demonstrates no adverse impacts to road network.
- ✓ No issues raised by TfNSW or Council.

Construction

- ✓ Staging consolidated to minimise construction traffic impacts.
- ✓ Construction Traffic Management Plan required by condition.

Car parking

- ✓ 269 spaces required in accordance with Seniors SEPP and DCP.
- ✓ 329 spaces provided to support adaptability of uses in the future.

Access

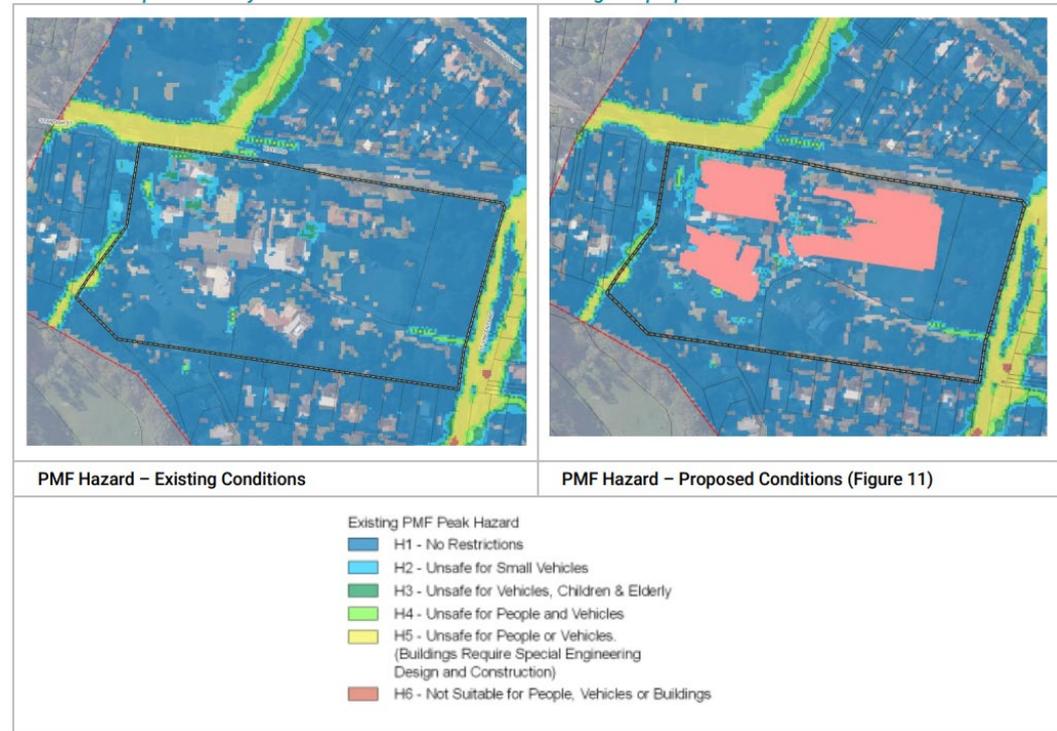
- ✓ Three existing vehicle access pathways (two from River Road and one from St Vincents Road) are retained.
- ✓ Public bus stop on River Road retained and access upgraded.
- ✓ Design amended to include a shared path through the development supporting access for public.



Source: Taylor Brammer Landscape Architect,
Additional Information Appendix T_Shared Path
Response

Responses to Key Issues - Flooding

- ✓ Limited flood risk from overland flow managed by stormwater drainage design.
- ✓ No worsening of flood conditions outside of the site
- ✓ Finished floor levels above the PMF level
- ✓ Shelter in place strategy appropriate:
 - Short duration (1h max) and all facilities on-site
 - Shallow flood waters
 - Building designed to withstand flooding
 - Services infrastructure located outside of flood areas and/or protected



Source: WMS, Response to Submissions Appendix K_Updated Flood Assessment_2023

Responses to Key Issues - Biodiversity

- 0.43ha of vegetation to be removed and 0.63ha of in-direct impacts
- 11 ecosystem and 7 species credits to be purchased
- Vegetation Management Plan and replacement planting across the site through landscape design
- Sediment and erosion controls to be implemented
- Relocation of hollows and installation of nest boxes

60%
of the site is
landscaped

40%
of the site is
deep soil

>212
trees to be
retained

98
trees to be
planted



Source: Travers Bushfire & Ecology, Additional Information Appendix E_Update BDAR

Other Issues – Developer Contributions

Hospital

- Exemption from Lane Cove S94 Contributions Plan agreed
- HammondCare is listed as an Affiliated Health Organisation under Schedule 3 of the Health Services Act 1997 (recognised as part of the public health system)

Seniors Living

- Exemption applies under the Ministerial Direction 2007 for any form of seniors housing that is provided by a social housing provider in accordance with the Seniors SEPP.
- HammondCare meets the requirements for a social housing provider under the Seniors SEPP:
 - Not-for-profit organisation
 - Direct provider of housing to tenants
- Funding for the project is provided by HammondCare – a new health service at no cost to the tax payer
- The health campus is largely self-sufficient providing its own facilities and services on the premises including medical, therapeutic, entertainment, recreational and cultural programs.
- Demographics of the residents would not result in a substantive increase in demand for public amenities and services provided by Council



Source: Bickerton Masters

Other Issues – Heritage

Pallister House

- Pallister House is a State heritage item.
- Use for research and administrative functions will help ensure its ongoing preservation and meaningful purpose.
- Conservation Management Plan prepared.
- Landscaped curtilage will be returned to former glory and reinstatement of bridle path.
- Setbacks ensure appropriate interface and no impact from basement construction.
- Concept Plan amended during assessment to open up new sight lines from River Road.



Source: Bickerton Masters, Additional Information Appendix S_Additional Photomontages

DPE recommended conditions of consent

We've acknowledged DPE's recommended condition. However, we have below comments.

Proposed Revision	Reason
<p>B14 – Public Domain Works</p> <p>Prior to the issue of construction certificate for footpath or public domain works required to address State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, as referenced in the Accessibility Design Review Report, prepared by ABE Consulting and dated 11 August 2022 and to rectify the kerb ramps at the River Road, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	<p>Further consultation with Council is considered unnecessary as the scope of works required has been defined by the Accessibility Design Review and assessed through the SSDA. The works will require a s138 certificate under the Roads Act which incorporates its own review process with Council.</p>
<p>C11 and F16 – Green Star</p> <p>Prior to the commencement of construction of Stage 2, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that Ecologically Sustainable Development (ESD) is being achieved by either:</p> <p>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process. <i>Engaging a suitably qualified consultant to verify the project aligns with the requirements of a 4-star Green Star rating, with a statement demonstrating compliance to be submitted to the Certifier</i></p>	<p>The ESD credentials of the project have been assessed through the SSD process and the submitted ESD report identifies the initiatives required to achieve the 4-star rating. It is therefore considered unnecessary for this matter to be referred to the Secretary and can be more efficiently addressed through certification by an ESD consultant.</p>

DPE recommended conditions of consent

Proposed Revision	Reason
<p>B3 and E5 – BASIX</p> <p>Prior to issue of the relevant construction certificate, all conditions of the BASIX Certificate No. 1378162M, and any updated certificate issued if amendments are made, must be clearly shown on the construction certificate plans. Where there is an inconsistency between the requirements of BASIX and Section J, the requirements of Section J prevail to the extent of any inconsistency.</p> <p>Note: This condition has been imposed to satisfy the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</p>	<p>To remove ambiguity for the Certifier.</p> <p>The proposal has been built to Class 9C standards and Section J is the most relevant sustainability benchmark for Class 9C buildings. BASIX is traditionally only applicable to Class 1, 2, and 4 buildings but was required for the project due to the wording of the Sustainability SEPP which captures seniors housing. It is noted that Section J requirements are generally more stringent than that of BASIX and therefore the proposed condition amendment would not compromise the sustainability outcomes of the site.</p>
<p>C27</p> <p>Prior to the commencement of construction (excluding demolition) for Stage 4 of the development, a suitably qualified archaeologist must be appointed as the Excavation Director and must oversee all archaeological works for the entire duration of the construction works.</p>	<p>To facilitate staging. It is understood that this change was accepted by the Department.</p>
<p>C30</p> <p>Prior to the commencement of any construction works (excluding demolition above ground) for Stage 4 of the development, which results in any ground disturbance, archaeological monitoring and salvage must be undertaken as required and in accordance with the Archaeological Research Design & Excavation Methodology.</p>	<p>To facilitate staging. It is understood that this change was accepted by the Department.</p>

DPE recommended conditions of consent

Proposed Revision	Reason
<p>E12 & 13 – Visual Privacy</p> <p>E12. Prior to the occupation of Stage 3, the Applicant must consult with the owners of the adjoining properties (117, 117A and 117B River Road and 24 and 55 Gore Street) and offer to install more solid replacement fencing to improve screening and minimise visual privacy impacts. If any adjoining property accepts the offer, the replacement fencing (of a height and screening standard as agreed to) must be installed prior to the occupation of Stage 3.</p> <p>E13. Prior to the occupation of Stage 3, evidence of the offer required by condition E12, any response and evidence of any fencing described in condition E12, must be provided to the Certifier and Planning Secretary for information.</p>	<p>It is considered that the issue of visual privacy to neighbouring properties has been adequately addressed through the assessment process. Façade treatments, landscaping and extensive setbacks will ensure an appropriate interface is provided.</p>
<p>A37 – Other Approvals</p> <p>This consent does not permit the seniors housing to be used for hospital purposes unless separate approval(s) is obtained from the relevant authority for the above use (where required).</p>	<p>The seniors housing buildings have been built to Class 9c standards, instead of Class 9a (hospital). Hospitals cannot be delivered under Class 9c standards, and therefore this condition is obsolete, and may inadvertently limit the effectiveness of the continuum of care model.</p>

Summary

- Redevelops an ageing 1960s facility into an integrated, contemporary healthcare campus
- Provides 130 hospital and residential aged care beds to respond to the area's ageing population and growing demand in the North Sydney Health District
- Provides 89 serviced seniors housing units to enable 'ageing in place' while having access to hospital-quality care
- Is the result of extensive community consultation during both Concept Plan and Detailed Design stages
- Delivers increased vegetative planting at the site
- Is consistent with the strategic framework and statutory requirements

Questions

Background Data for Reference



