

# Greenwich Hospital Redevelopment – Detailed Design (SSD-13619238) and Concept Proposal Modification (SSD- 8699-Mod-1)

Prepared for IPC Meeting

DPHI Social and Infrastructure Assessments

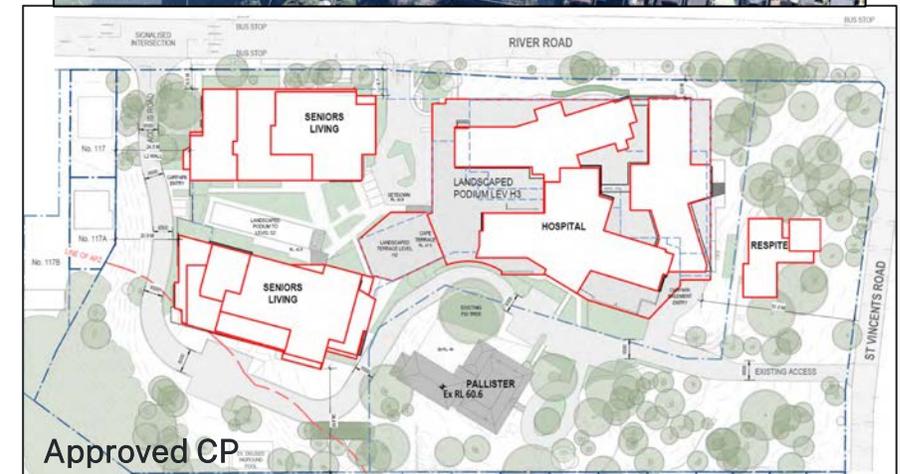
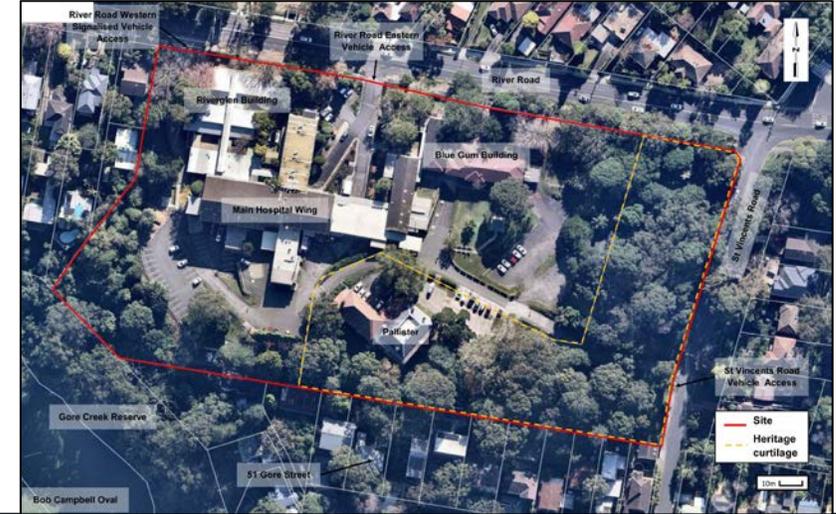
22 January 2024

# Concept proposal for the Redevelopment of Greenwich Hospital (SSD-8699)

- Site: 95-115 River Road, Greenwich.
- Applicant: Hammondcare.

## Concept proposal approval

- On 10 November 2020, the Independent Planning Commission approved the concept proposal.
- Concept proposal comprised an integrated health and residential aged care and seniors housing campus, including four building envelopes with an integrated basement. The envelopes were for a main hospital, two seniors housing and respite care buildings.
- Established that subsequent stages with CIV greater than \$30 million for hospital remains SSD.



# Design, construction and operation of the hospital and integrated healthcare campus

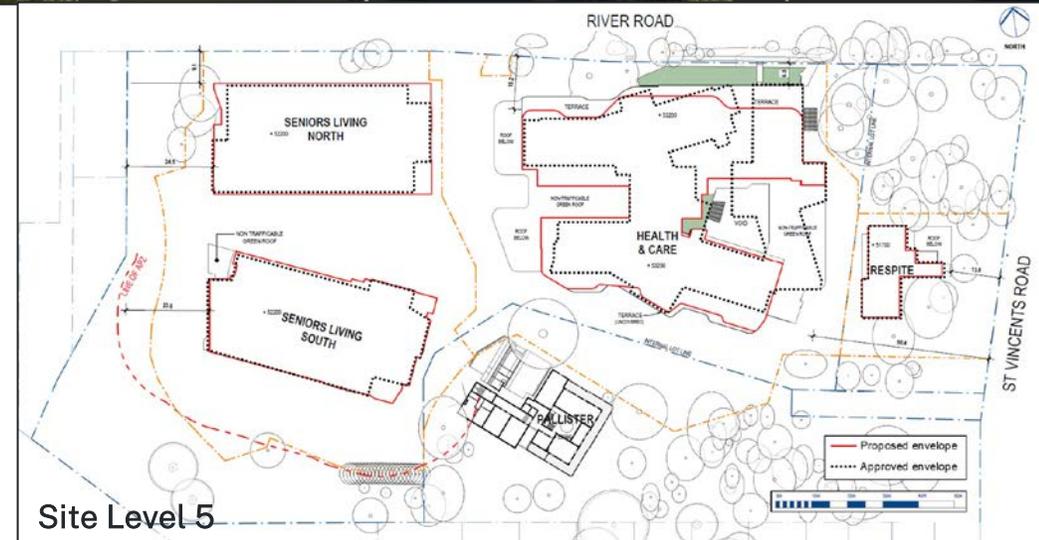
## Detailed Design Application (SSD-13619238)

- Project:
  - 11 storey replacement hospital building (including integrated basement and plant level).
  - new five and six storey serviced seniors housing buildings (with integrated basement carpark).
  - new two-three storey respite care facility.
  - adaptive re-use of 'Pallister House' for research and administrative functions.
- Submissions:
  - 9 public (6 objections, 3 comments).
  - Lane Cove Council objection.



## Modified Concept (SSD-8699-Mod-1)

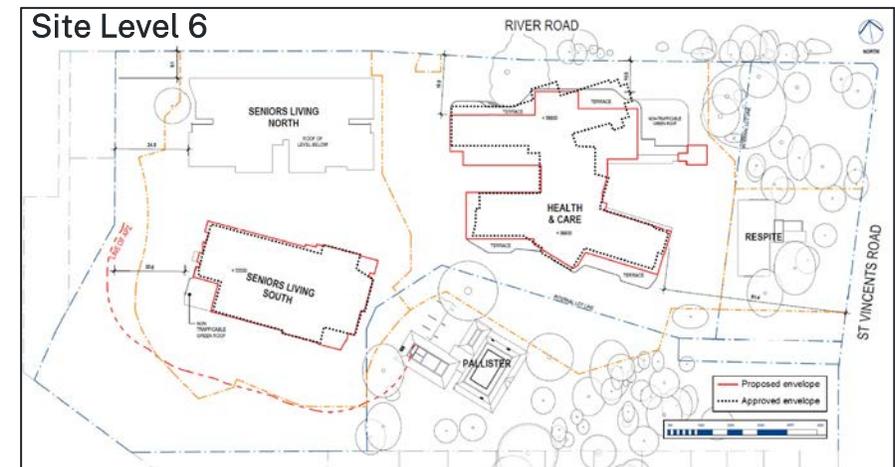
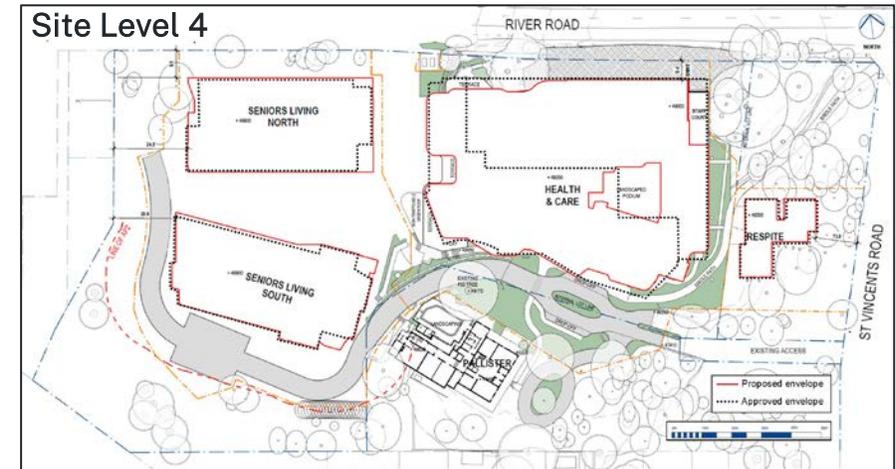
- Modification of approved concept proposal building envelopes, including:
  - an increase in GFA.
  - extent and layout of footprints.
- Submissions:
  - 11 public (9 objections, 2 comments).
  - Lane Cove Council objection.



# Built form and urban design

- Concept proposal established key parameters which are proposed to be modified.

	Approved concept proposal envelope	Proposed modified concept proposal envelope	Proposed project
<b>Main hospital</b>			
- height	RL80	RL80	RL80
- GFA	12,750sqm	13,900sqm (+9.01%)	13,859sqm
<b>Seniors housing</b>			
- height - northern	RL56.36	RL56.36	RL56.35
- height - southern	RL60.65	RL60.65	RL60.63
- total GFA	10,990sqm	12,243sqm (+11.4%)	12,147sqm
<b>Respite care</b>			
- height	RL56.9	RL56.9	RL56.9
- GFA	700sqm	700sqm	654sqm



# Built form and urban design



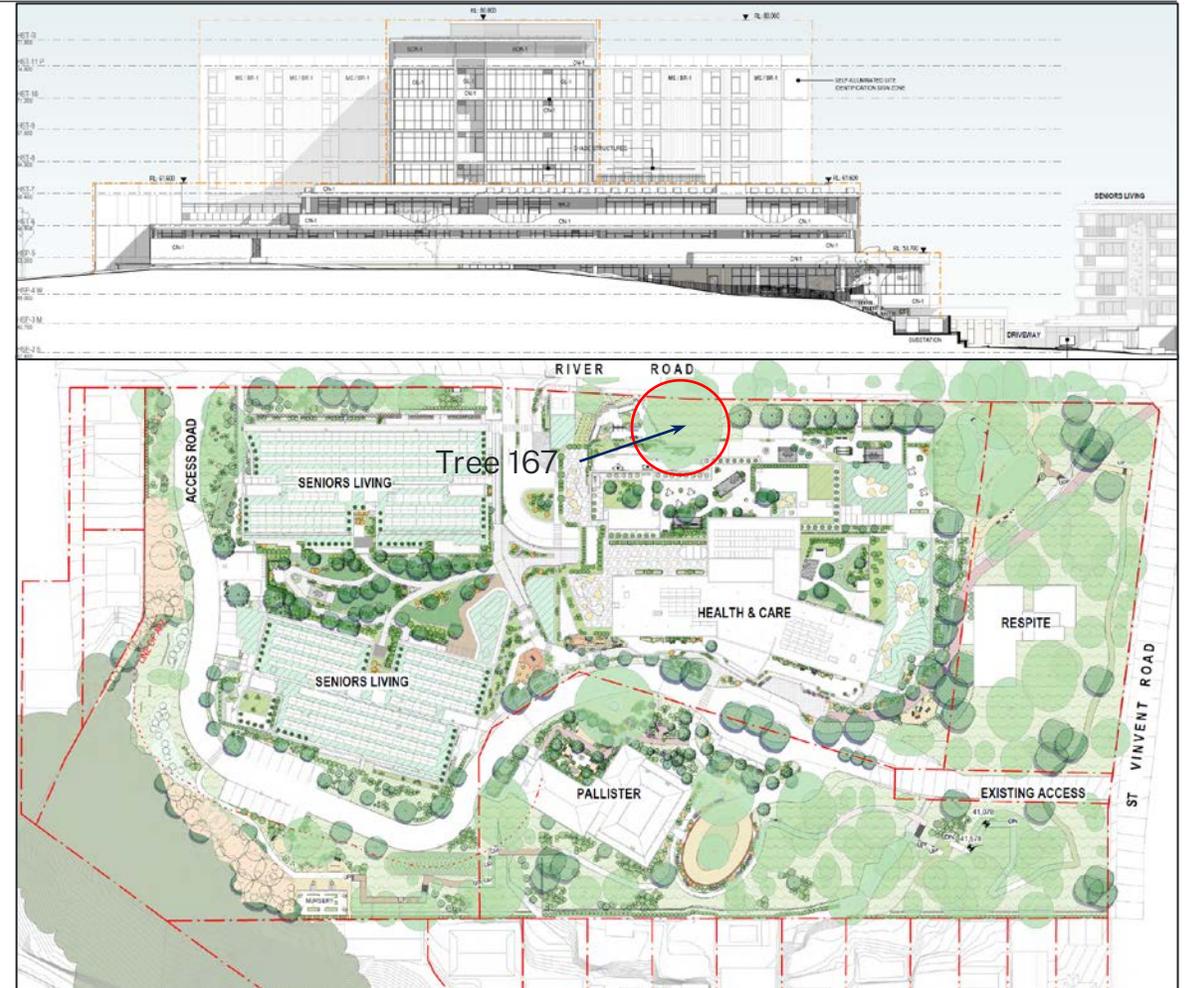
# Built form and urban design

## Landscaping and trees

- 85 trees to be removed.
- Tree 167 retained.
- 239 trees proposed, comprising:
  - 98 trees in deep soil (inclusive of 12 trees to be planted as part of bushland regeneration works).
  - approximately 141 trees on slab.
- Complies with concept proposal requirements.

## Open space and public domain

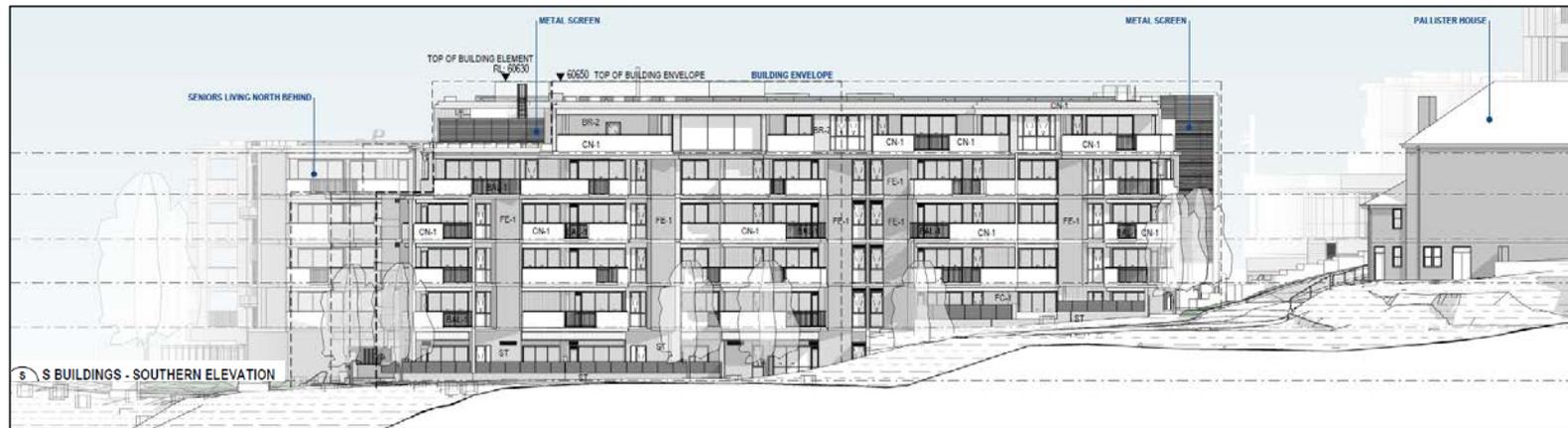
- 46.5 per cent of the site deep soil.
- 30.8% of site has tree canopy.
- New shared path – provides alternate accessible path.
- Access generally complies with clause 26 of the Seniors SEPP, subject to minor rectification works along River Road.
- Recommended conditions:
  - rectification works to public footpaths to address compliance with Seniors SEPP .
  - address safety concerns given vulnerable population using the public domain.



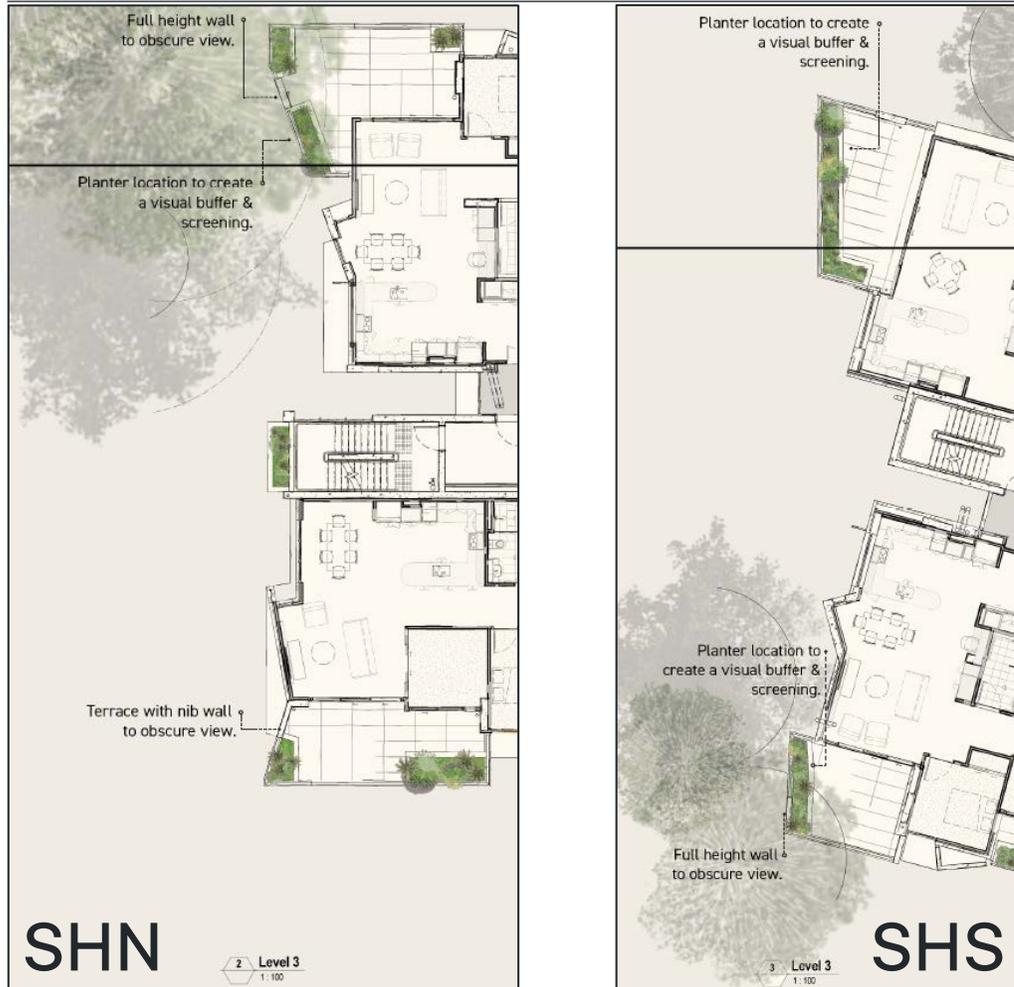
# Built form – Residential amenity

## Residential amenity

- 71.9 per cent of seniors housing units achieve solar access.
- 60.7 per cent of seniors housing units achieve cross ventilation.
- 2,727sqm of communal open space for residents equating to:
  - 29.8 per cent of Stage 3 / seniors housing area of the site.
  - 8.1 per cent of the site.
- Significant additional passive open space areas on site adjoining the seniors housing, including a nursery.
- Generally, complies with State Environmental Planning Policy 65 – Residential Apartment Development and Apartment Design Guide requirements.
- Recommended conditions:
  - verification that the project complies with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings of the Seniors Housing SEPP.
  - address accessibility requirements.



# Amenity impacts



## Impacts on residential amenity

- View impacts consistent with findings for concept proposal and negligible impacts on Lane Cover River.
- Minimum of three hours of solar access retained for all affected adjoining properties living areas and private open space.
- Privacy treatment measures provided along all west facing balconies and windows and minimum setbacks consistent with concept proposal, including:
  - hospital building setback to the north-minimum 10.5m setback at lower levels and 29.3m for the tower.
  - seniors housing buildings -minimum 20.9m to the west and 34.4 metre to the south.
- No adverse noise impacts from basement parking entrance on adjoining residents to the west.
- Recommended conditions:
  - bushland regeneration tree planting placement to be identified in consultation with adjoining residents to west and south-west.
  - offer solid fencing for adjoining neighbours to west and south-west to minimise potential amenity impacts (including vehicle lights from basement carpark entrance and use of communal nursery).
  - limiting Saturday construction to commencing at 8am.

SHN



Architectural features incorporated into western elevation to minimise overlooking of adjoining residents to the west

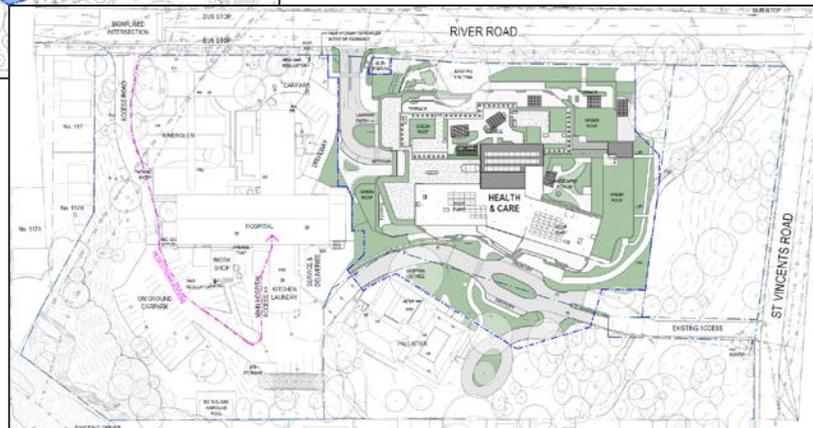
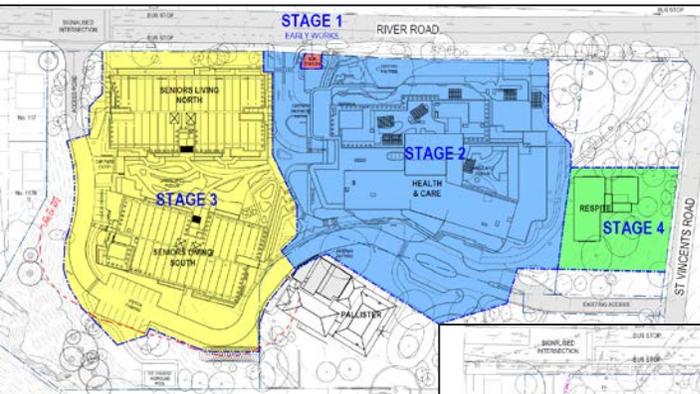
# Amenity impacts



# Transport and traffic

## Construction

- Road Safety Audit for construction to address potential safety concerns regarding St Vincents Road sightlines and steepness.



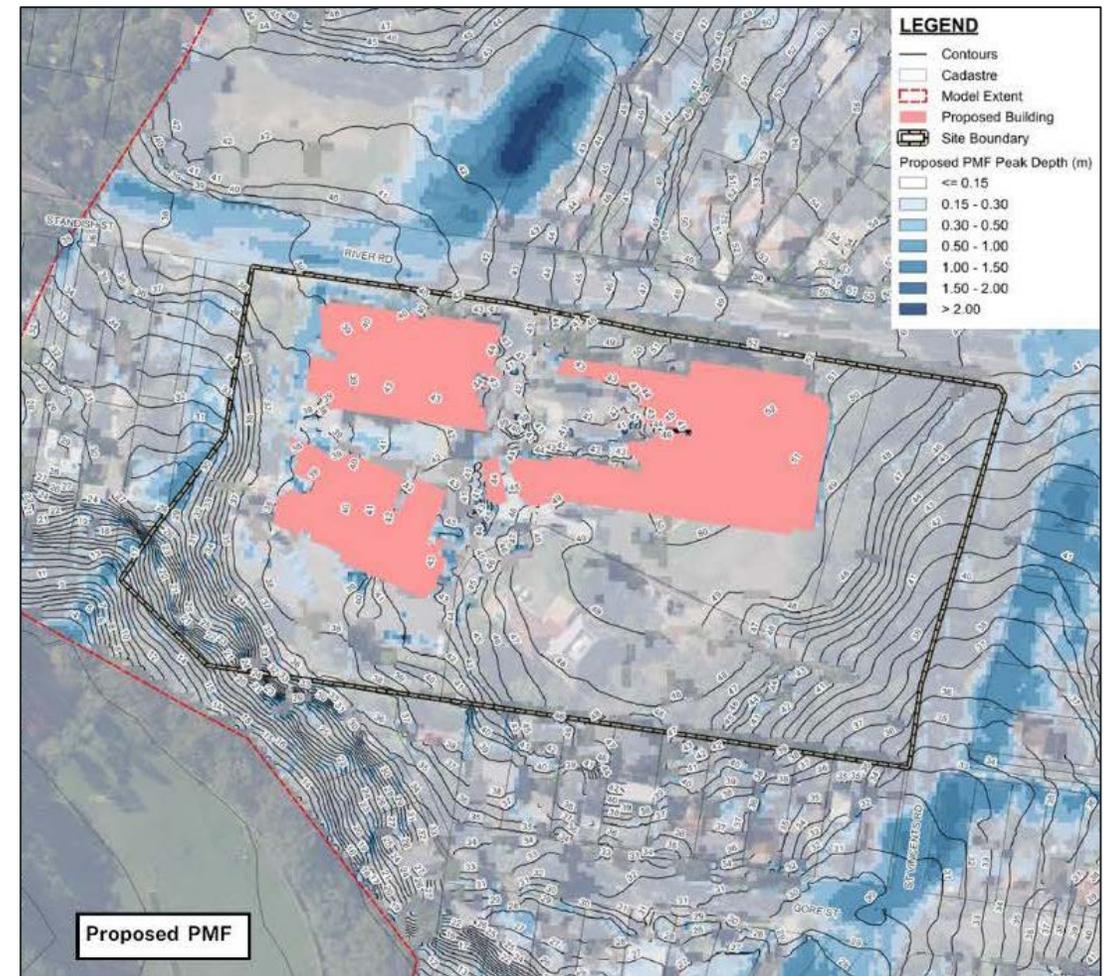
Basement entrance, including access to loading area, to be delivered in Stage 3

## Operational

- Traffic Impact Assessment estimates that the project would generate 88 and 80 additional trips in the AM and PM peak, respectively.
- Parking for 334 vehicles, comprising:
  - 110 spaces for the self-contained dwellings for seniors (21 of which are for visitors).
  - approximately 224 spaces for staff, residential aged care and hospital visitors.
- Bus services only operate Monday to Saturday.
- Access consistent with concept proposal.
- Recommended conditions:
  - loading and servicing management plan to address staging.
  - adequate parking provided for each stage.
  - bus service must be provided / available on Sundays.

# Flooding

- Impacted by overland flooding at 1% AEP and PMF.
- Not affected by mainstream flooding from Gore Creek.
- Generally low risk classification (H1) across the site except small localised areas of higher risk.
- Access roads and St Vincents driveway impacted during PMF with high risk classification (H4).
- All floor levels and entrances/exits located above PMF.
- Shelter-in-place proposed.
- Overland flow impacts improved for adjoining properties to the south.
- The development would improve the hospital's flood resilience.
  
- Recommended conditions:
  - finalisation of Flood emergency response plan in consultation with relevant agencies.



# Biodiversity



- Project vegetation impacts:
  - 0.43 ha of the Coastal enriched sandstone moist forest (PCT 1841) vegetation to be removed.
  - indirect impacts on 0.63 ha of the PCT 1841 vegetation for asset protection zones to manage bushfire risk.
  - 0.46 ha of non-native trees and shrubs to be removed.
  - Coastal sandstone gallery rainforest (PCT 1828) remnant vegetation in the southwest, which is a threatened ecological community, retained.
- Four threatened fauna species recorded but only the Southern Myotis (bat) present.
- Recommended conditions:
  - biodiversity offset required - 11 ecosystem credits and seven species credits.
  - implementation of vegetation management plan, which protects remnant vegetation in the southwest and guides bushland regeneration works.
  - external lighting plan must address lightspill impacts on adjoining bushland.

## Development contributions

- Applicant seeks full exemption from development contributions.
- Council requested contributions for seniors housing component.
- The Department recommends no development contributions for the project as:
  - Council did not seek contributions for the hospital component and the hospital would provide a significant public benefit consistent with what Council's contributions plan levies for.
  - the seniors housing component is exempt from local development contributions pursuant to Ministerial Direction dated 14 September 2007 (still in force).

## Heritage

- Pallister is a State and locally listed heritage item.
- Heritage Impact Statement concluded that the heritage impacts have been appropriately mitigated.
- Schedule of conservation works for “Pallister” provided to address conditions of concept proposal.
- Complies with conditions of the concept proposal requiring the project to minimise bulk and massing, especially at the Pallister interface.
- Recommended conditions:
  - engage a suitably experienced and qualified consultant for conservations works and completion of the works, except ongoing elements, prior to final stage of occupation.
  - preparation and implementation of Heritage Interpretation Plan.