

PRESENTATION TO THE INDEPENDENT PLANNING COMMISSION RE GREENWICH HOSPITAL RE DEVELOPMENT, SSD - 8699

Susan Ingham

15 October, 2020.

I am speaking as a representative of the Lane Cove Bushland & Conservation Society which has been advocating for the environment for nearly 50 years. We work to preserve the natural bush and wetlands in the Lane Cove LGA and across the State, and to advance ecologically sustainable development in relation to development proposals being made. We are a respected community group with representatives on Council advisory committees including the Bushland Management Advisory Committee.

We appreciate the changes and improvements made to the proposed development of the Greenwich Hospital but we retain reservations. In our opinion, Eco Urban's response on behalf of HammondCare to the concerns previously expressed in submissions are intentions when they should rather be conditions for approval.

A) To begin with, we share the objections that have been raised by other organisations. These include:

Point 1:



Photomontage View of Proposal.

The height and size of the development. A significant high-rise development of medical facilities is rarely found in an area of single suburban dwellings such as in Greenwich and we share the concern of residents about the visual and physical impact.

Point 2:

Despite HammondCare maintaining that their Senior Living Accommodation will be different, it is now the fourth facility of a similar nature being proposed for development along a short distance of River Road. There are development applications for aged care facilities at 266 Longueville Road, 4 Northwood Road and 33 Greenwich Road - these are individual addresses for what is collectively known as River Road.

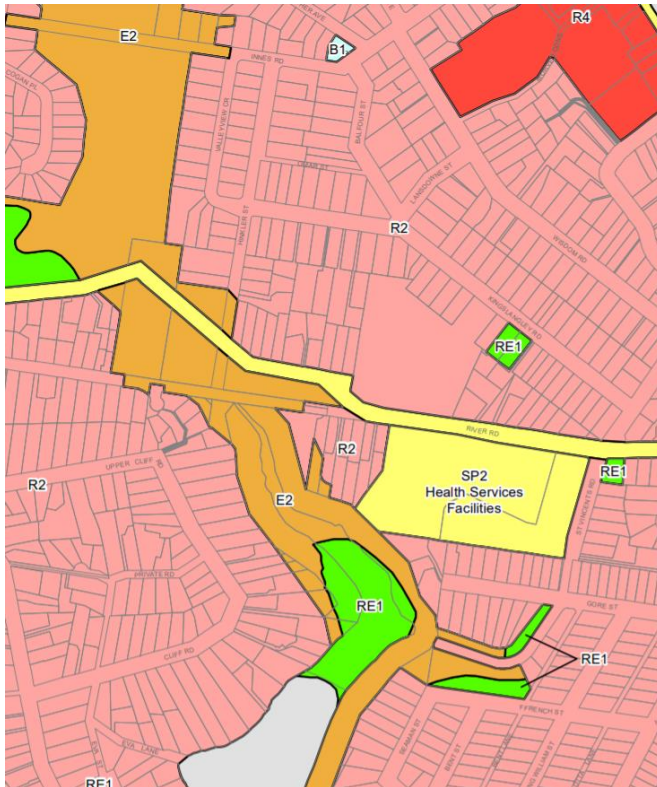
The approval of HammondCare's application should be subject to the condition that the Seniors Living units would not be strata subdivided for individual sale in the future if their

leasing operation is not viable. Re zoning for such a subdivision would prevent the land being used for expansion of the hospital.

B) Our particular concerns are for the environmental impact and the landscaping:

Our first point is that:

Although HammondCare states that ‘no adverse environmental impacts are envisaged for the Gore Creek Reserve as a result of the proposed development’, evaluation of this should be a condition of approval. The Biodiversity Development Report, which presently is just for the site, should be extended to provide a separate Ecological Impact Assessment that includes native vegetation on the western side of the site as well as the Reserve. The down slope bushland at the Greenwich Hospital site is similar to that of 266 Longueville road where an Ecological Impact Assessment was required.



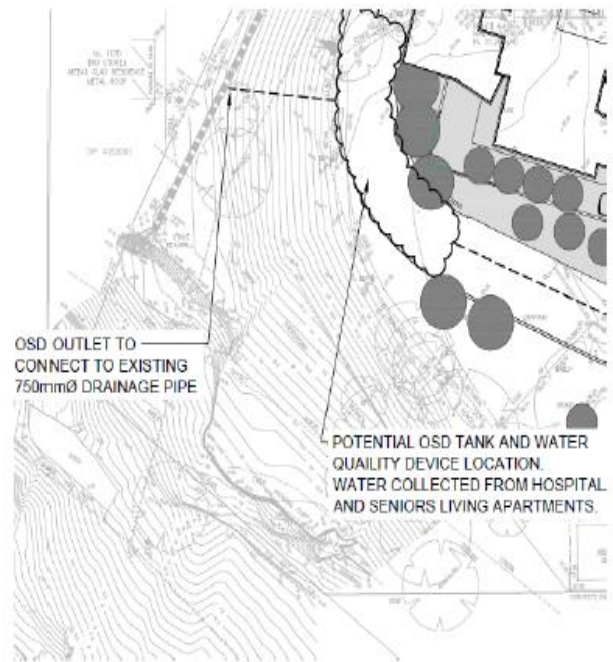
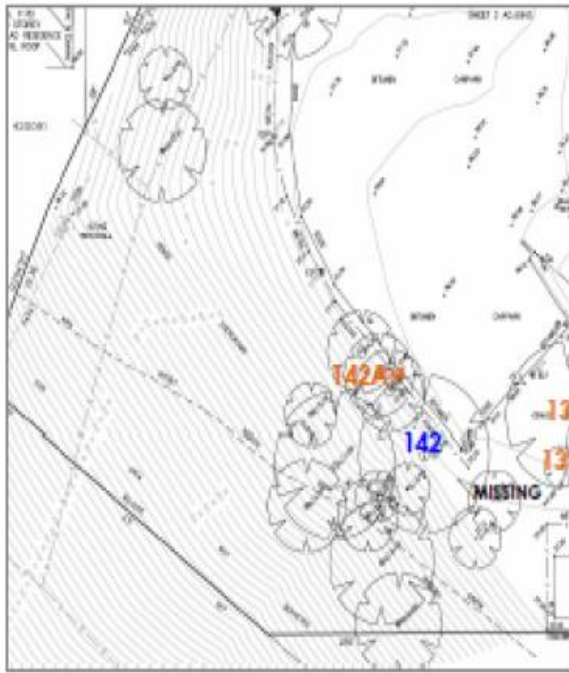
The Gore Creek Reserve is part of the contiguous vegetation of the Lane Cove Bushland Park and, like it, is zoned E2. Clause 9 of the State Environment Planning Policy No 19 applies to land which adjoins zoned bushland and therefore development cannot be undertaken until detailed measures, such as the protection of off-site vegetation and the prevention of soil erosion, the siltation of streams and disruption of a wildlife corridor, is eliminated.

Point 2:

It is likely that the impact of construction on the bush, both on-site and in the Gore Creek Reserve, will be considerable. The demolition of existing structures and subsequent building of a raised road and podium for the Seniors Living Units is above the Reserve.

This has not been sufficiently surveyed according to diagrams provided. There are discrepancies in the depictions of the same area of the site: inaccuracies in the contours and bushland and trees in the South West corner have been overlooked. (Note P58 of the Arborist’s report, the EIS and the Landscape Plan and the differences in topography and vegetation between them.)

Point 2: Discrepancies in the depictions of the same area of the site and inaccuracies in the contours:



L: Extract p58 of the Arborist Report shows ‘interpolated’ contours, “Area Not Surveyed”, an absence of detail and ignores most existing trees.
 R: The Civil Engineering Plan accurately shows the details of contours.



L: South & S-West Boundaries, site Bushland;
 R: Omission by Arborist, Surveyor, Landscaper of a large number of trees and the landforms.

Point 3:

In order to minimise the impact of the hospital tower, it is essential that the setback from River Road is sufficient for deep soil planting for trees and the maintenance of existing mature trees. A setback of 7.5metres is in line with adjacent residential setbacks and in accordance with the requirements of the Lane Cove DCP, but 10 metres would be more appropriate for such a high tower and especially for the protection of the existing trees.

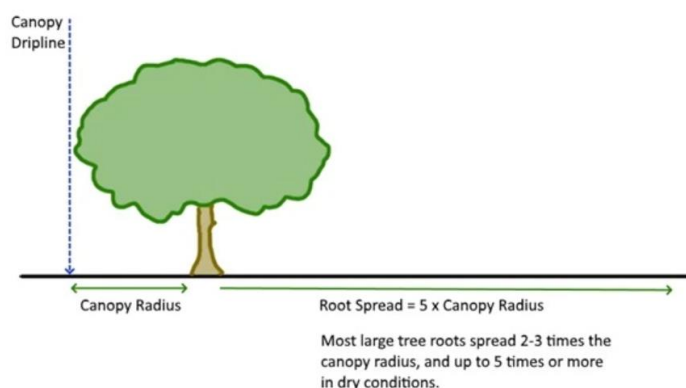


Point 4:

The approved design needs to demonstrate that basement and sub-soil structures will not impact the root zones and endanger existing trees, particularly heritage trees near Pallister House. This requires that the basement construction proposed near the heritage building should be at least two times the radius from the drip line, or more for large trees.

The design should also demonstrate that parking, both above and below ground, will not have a detrimental effect on sub-soil water movement now sustaining trees and vegetation. Disruption to the percolation of water downhill into the bush could produce drought conditions for the vegetation.

Calculating Distance of Root Spread for Trees



Point 5:

There is a 'Landscape Package' (Appendix L) which outlines the major landscaping zones and their key design principles but is 'broad brush' in nature. It does not describe, recommend or mandate indigenous planting, nor make any reference to Lane Cove Council's DCP Part J for Landscaping.

Broad Brush' landscape design of S W Corner, (Landscape Concept proposal 13 Sept 2019)



The Respite facility will significantly impact the area north of the access road. The area will be divided, trees will be removed and the wildlife corridor to the nearby bushland identified in the ecological report (Appendix N1), will be disrupted.



Sydney Blue Gum

Of the significant local trees to be removed in the new proposal, the loss of the Blackbutt and Bluegum are the most regrettable as these species have been damaged by urban development generally. It is important that the landscaping requirements, except for the Pallister House heritage garden, are for advanced Lane Cove indigenous tree specimens with adequate care regimes in place from an early stage.

There is an opportunity to make a distinctive feature of the landscape design by replacing the degraded or exotic species with Lane Cove indigenous plants that create a habitat and a wildlife corridor from the St Vincent's Road corner across the site to the Gore Creek Reserve.

If I could end on a plea, it would be not to decorate the site with standard landscaping but make indigenous species a feature and return to an environment of plants and trees that make a habitat for native birds and animals.

I close by repeating that although some of these issues may have been mentioned in the responses from HammondCare as best intentions, they should be mandatory for final approval.

Thankyou for this opportunity to address the Independent Planning Panel.