

# Greenwich Hospital

## QUESTIONS & ANSWERS

March 2021

### What does the Independent Planning Commission (IPC) approval for the Greenwich Health Campus mean?

The IPC granted consent to the Redevelopment of Greenwich Hospital (Concept) on November 10, 2020, subject to conditions. The approval is for the concept, or general building envelope, and does not permit the carrying out of any works on site until approval is granted for a more detailed Development Application.

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 conditions imposed with the approval include limiting the building heights on the site to address bulk and scale concerns and the planting of 86 trees to enhance the existing canopy. The conditions also restrict occupancy of the serviced seniors living accommodation to seniors, people with a disability and people from their households.

The Department of Planning, Industry and Environment (DPIE) finalised its whole-of-government assessment of the State Significant Development application in September, before it moved to the IPC for final determination.

In releasing its decision, the IPC stated: “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.

### Why is development proposed for the site?

Greenwich Hospital has been operating since 1966 and currently provides more than 34,000 outpatient

and in-home occasions of care, as well as almost 28,000 inpatient bed days annually.

HammondCare’s long-term aim is to create a modern and integrated hospital campus at Greenwich. We want to cater for the growing health care demand and deliver additional services to meet the community’s needs in the coming decades. The number of people aged 65 or older in Northern Sydney is expected to increase to 18% by 2031.

The vision for Greenwich Health Campus is for an integrated and accessible model of care, welcoming patients, residents, visitors and the wider community to access specialist services including: inpatient and outpatient palliative care, rehabilitation, older persons’ mental health, dementia care, restorative care, supporting seniors’ living and emergency and short-term respite.

These integrated services will be provided flexibly to meet people’s needs through a mix of day clinic services and short, medium- and long-term options. The vision will transform the hospital facility suitable for the 1960s into a health campus able to meet the needs of the ageing population into the 2060s.

More details on HammondCare’s long-term vision for the site is outlined in the document *Greenwich Health Campus Vision*.

### What is HammondCare proposing for the site?

The Concept Proposal submitted to the Department of Planning in January 2019 proposed redevelopment that will effectively double the number of hospital beds (from 78 to 150).

That proposal, and the revised Concept submitted in August 2021, mean the future Greenwich Health Campus will provide services such as:

- palliative and supportive care;
- rehabilitation and mental health care for older people;
- Older persons' mental health;
- Supported seniors' living, including 89 new units with support services to provide "aging in place" opportunities for older people;
- Respite care
- Community aged care through Hammond At Home – home care service for both on and offsite seniors living residents.

## What changes to the Concept Proposal did HammondCare announce in August 2019?

Following exhibition of the Concept and consideration of the resulting submissions and stakeholder consultation, HammondCare announced key modifications

to the Concept Proposal that include:

- Protection of the tree canopy through the adjustment of the building footprint, saving 48 more existing trees, and a commitment to plant more than 60 new trees.
- A reduction in the bulk and scale of the Serviced Seniors Living buildings by up to two floors at the western end to minimise visual impact on neighbours and Pallister House.
- Deletion of Seniors Living Villas along St Vincents Road to enhance the Pallister House heritage curtilage, with a new respite care facility added.
- A new sightline to Pallister House from River Road.
- Removal of proposed driveway widening to retain the tree canopy and minimise civil works.
- Changes to the hospital basement to increase the setback from Pallister House.
- A new construction staging program to prioritise health services.

## Why is HammondCare including serviced seniors living units in the development?

The inclusion of 'self-care' seniors living is an integral part of the development and a contemporary approach to the way we provide a continuum of care for older people. It allows people to downsize as they age, remain living in their local area and also receive health and aged care services they may need over time. These units, intended for resident aged 75 and above with chronic health needs, is included as a financially responsible use of the site.

Seniors living provides an opportunity for couples to remain living together after one of them requires inpatient or residential aged care services. It also offers an opportunity for single older people to live independently without family support while still having convenient access to hospital and outpatient support services.

## Why is HammondCare proposing much taller buildings than what is currently on the site?

The proposal for the new hospital, along with the inclusion of seniors living, has been prepared following detailed investigation of the community's projected needs over the long-term.

The proposal provides a framework for the holistic future of the site for the coming decades, rather than having a piecemeal approach to future development. At the same time, HammondCare is mindful of the need to reduce the impact on our neighbours from development and overshadowing, and ensure the site and precinct retains a leafy feel.

Larger buildings will be set back from sensitive areas in local streets, and significant trees and bush corridors will be protected.

The revised Concept Proposal, submitted to the Department of Planning in August, reduced the bulk and scale of the serviced seniors living buildings by up to two floors at the western end to minimise visual impact on neighbours and Pallister House.

## What impact will the proposed development and tree removal have on the nearby bushland, biodiversity and wildlife?

Following the public exhibition process, the revised Concept Proposal submitted to DPIE in August 2019 ensures the tree canopy will be protected.

Through an adjustment of the building footprint, 48 more existing trees will be saved and there will be a

commitment to plant more than 60 new trees. Some of the trees designated to be removed with the Concept Proposal are dead or pest/noxious weed species.

Significant and large trees to the perimeter of the site will be retained to maintain the leafy outlook and create a visual buffer that improves the amenity of the streetscape. The south western corner of the site contains a densely vegetated area extending down a steep slope towards Gore Creek. This part of the site will remain largely intact and a management plan implemented.

## How much parking will be provided and what will be the impact of more traffic in the surrounding area?

The proposal includes approximately 329 parking spaces with the majority underground. The main site access will remain off River Road.

A detailed traffic study was commissioned as part of the proposal and concluded that the traffic generated from the proposed redevelopment would only have a minimal impact. This is because the type of vehicle trips generated from a hospital and facilities like seniors living, do not generally contribute to regular commuter traffic, or have peak periods like school pick-up and drop-off times.

## What stage is the proposal at and who will assess the proposal?

The proposed redevelopment of Greenwich Hospital Campus has a capital investment value of \$141.5 million and is classified as a State Significant Development (SSD), which requires assessment through the Department of Planning, Industry Environment (DPIE).

Planning is still in the early stages and will be assessed in two parts.

- The current stage is just the first part of the planning and assessment process and involves the preparation of a Concept Plan and Environmental Impact Statement (EIS). This involves detailed technical studies to fulfil the requirements set out by DPIE, along with details of size, location and layout of buildings on the site.
- The next stage, following determination by the Independent Planning Commission, includes preparation of detailed building plans and a development application along with community consultation, and a construction management plan that requires further assessment, before any work can commence on site.

## Why isn't the proposal for seniors living being assessed by Lane Cove Council?

As an important stakeholder, HammondCare is committed to working closely with Lane Cove Council at every step of the process. However, as a SSD project assessment is required by DPIE as the consent authority. This provides a more holistic approach to future development on the site, rather than parts of the proposal being assessed by separate consent authorities.

## Who will utilise the facilities?

The number of people aged 65 or older in Northern Sydney is expected to increase to 18% by 2031, and we estimate that more than 45% recipients of HammondCare's services are low income or disadvantaged older people. This will be reflected through the mix of services at Greenwich. As a sub-acute hospital, we are one of a few in the region offering palliative care and chronic pain services.

## What will happen to Pallister House?

There are no changes proposed for Pallister House. Pallister House (also known as Standish) was built in 1892 as a residence for John St Vincent Welch and his family, and is listed on the State Heritage register.

Today it is home to HammondCare's world-leading specialised Dementia Centre. Funded through a partnership with the Australian Government, it provides quality specialised dementia support nationally to people living with dementia and their carers.

HammondCare has a strong record of protecting this important heritage asset. In the past five years we have spent more than \$2 million restoring Pallister House. The revised Concept Proposal, submitted to the DPIE in August, deleted seniors living villas along St Vincents Road to enhance the Pallister House heritage curtilage, with a new respite care facility added.

## What's the time frame for future development and will any services need to close?

Realising HammondCare's vision for Greenwich Hospital will take many years to complete. The preparation of a Concept Masterplan is just one step in a long planning process. Subject to approval, future development will be undertaken in stages to minimise disruption. HammondCare will maintain current services throughout future redevelopment.

## How can I find out more information?

HammondCare is committed to working closely with the community and other stakeholders throughout the planning process.

**More information and updates will be available on our website [hammond.com.au/Greenwich](http://hammond.com.au/Greenwich) and we also welcome your comments and questions, via email and phone**



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