

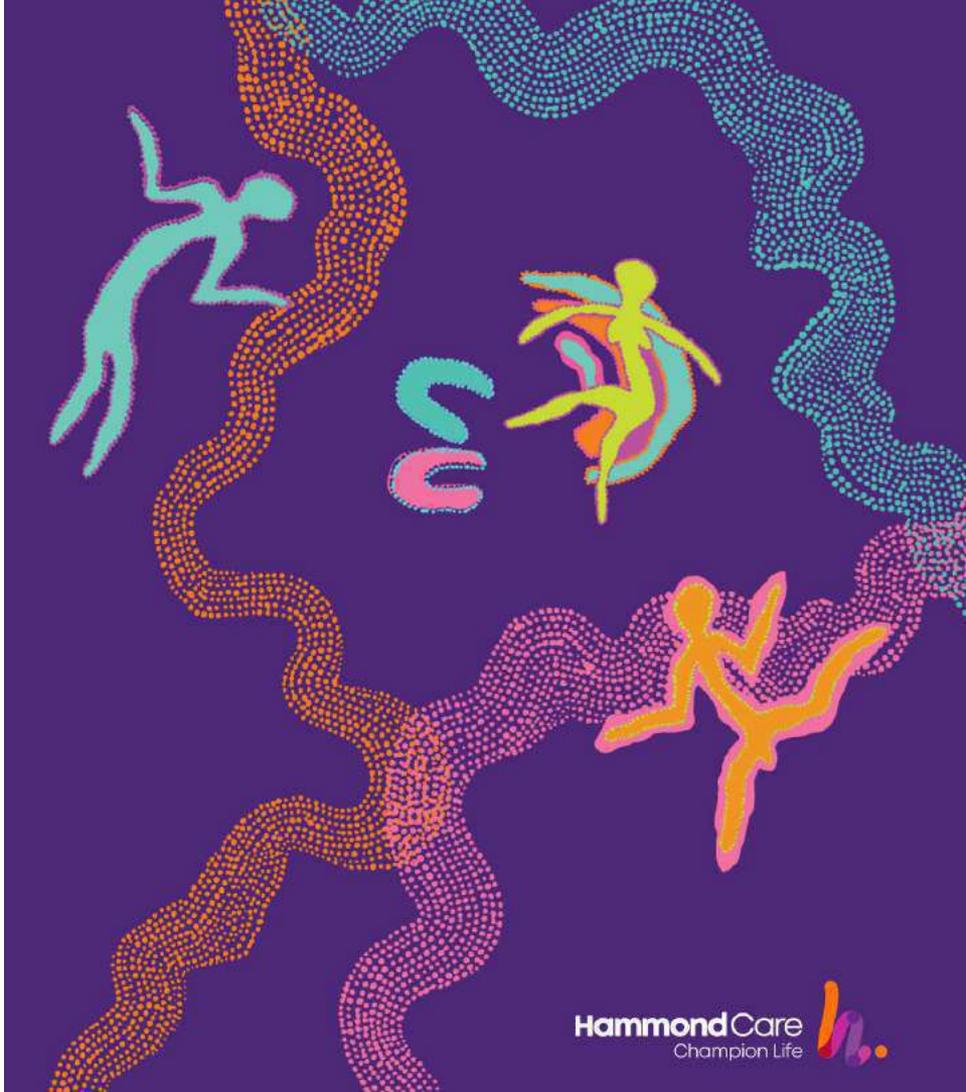
Greenwich Health Campus

Community forums
March 2022



Acknowledgement of Country

Although today we are meeting virtually, we would like to acknowledge the Cammeraygal people, Traditional Custodians of the land on which the Greenwich site sits, and pay our respects to their Elders past, present and emerging.



Agenda

An architectural rendering of a modern building with a lush garden. The building has a white facade and a prominent vertical glass section. In the foreground, there is a large, mature tree with dense green foliage. To the right, a smaller building with a red roof is visible. The sky is blue with some birds flying. The overall scene is bright and sunny.

1. Housekeeping
2. Introductions
3. Session format
4. Project timeline – what has been completed and next steps
5. About HammondCare and Project Vision
6. Services to be provided at Greenwich Health Campus
7. Project benefits
8. Proposed Detailed Design features
9. Construction timeframe
10. Questions
11. Next steps

Welcome and Introductions

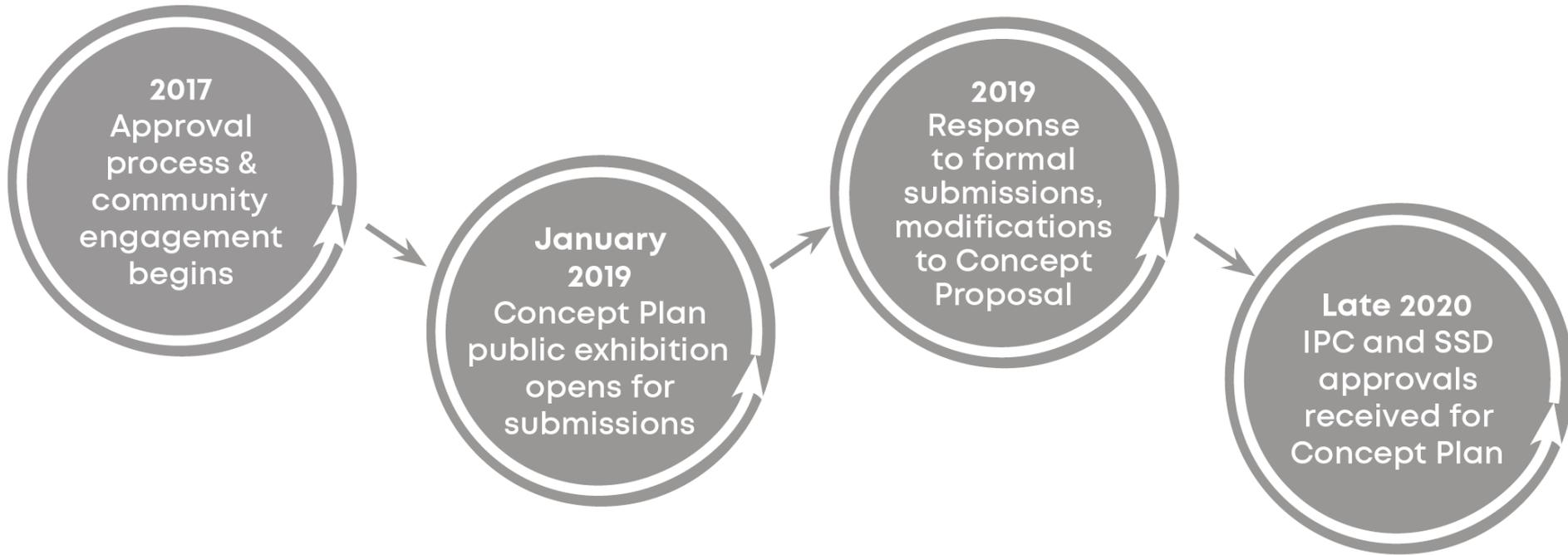
Dr Andrew Montague General Manager, Health and Palliative Care, HammondCare

Katie Formston Head of Design, Property and Capital Works, HammondCare

Chris Forrester Associate Director, Planning, Ethos Urban

Peter Whelan TSA Management (Chair)

Timeline – what has been completed?

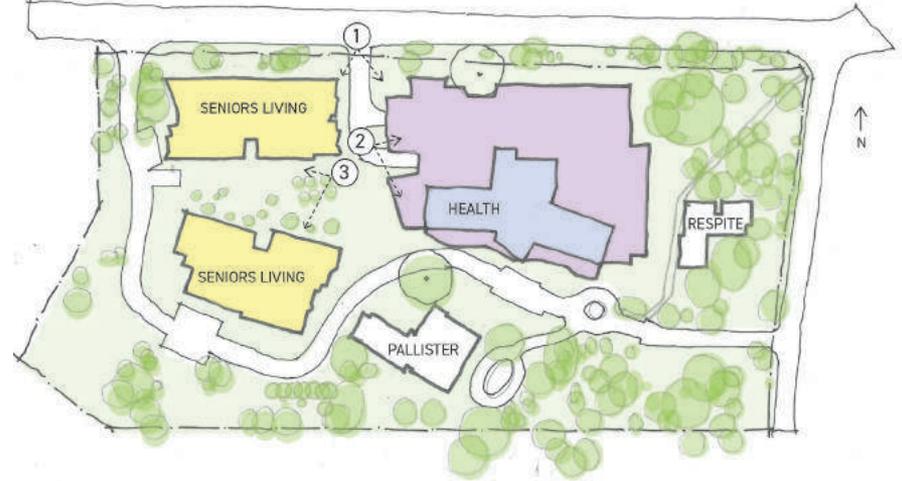


Timeline – next steps



What has already been approved?

- The Concept State Significant Development (SSD) approval received was for the envelope which the project could be built within.
- HammondCare will shortly be seeking approval for the building within these parameters.
- The proposed Health and Serviced Seniors Living buildings which we are sharing today have been redesigned to be substantially within the approved envelope.



About HammondCare

We are an independent Christian charity, with a proud history of providing quality care and supporting people in need for almost 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 Greenwich Health Campus as an integrated facility for seniors and others with complex health needs in line with our mission.



Our Vision

To transform Greenwich Hospital from a dated, 1960's facility into an integrated, contemporary health campus providing specialised care services

Care services to be provided:

- ✓ palliative care,
- ✓ older persons mental health
- ✓ rehabilitation
- ✓ residential aged care
- ✓ serviced seniors living
- ✓ GP & outpatient Clinics
- ✓ 24/7 onsite care

There is no comparable integrated health campus in Northern Sydney.



Increasing community needs

People are living longer and the need for complex aged health services is increasing.

The provision of healthcare is also changing:

- Preferences for shorter hospital stays
- More treatments in the home
- Opportunities to 'age in place' or live in communities with access to specialised health services.

Northern Sydney Local Health District

Population 853,162* (11.8% of NSW)



200%
increase in residents
over 80 by 2036



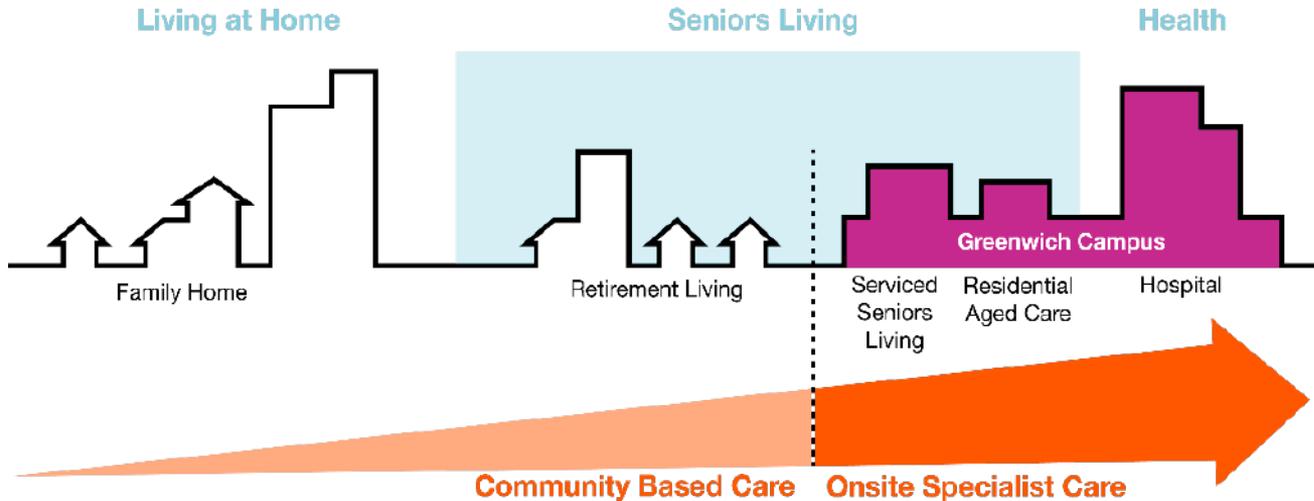
1/3
of available acute beds
occupied by patients over 70

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

Serviced Seniors Living

- Accommodation with access to 24/7 personal care & health care
- Provided on a licensed basis
- Stays may be short or long term with flexibility and pathways to Residential care



Key points:

- ✓ Title remains with HammondCare
- ✓ Residents likely to be 75+ with chronic health needs
- ✓ Provides integrated model of preventative and restorative care
- ✓ Aligned with Royal Commission into Aged Care Preliminary report and calls for seniors to have improved access to health services

Benefits of the Greenwich Health Campus

✓	Public health benefit	Upgraded Sch 3 Public Hospital at no cost to NSW Government. Reduces burden on existing Public Hospital acute system by quality preventative and restorative care
✓	Additional specialised care	Creates a sustainable continuum of care by the provision of additional integrated health services
✓	A sustainable campus	Campus will be aligned with contemporary care delivery and become operationally sustainable
✓	Meeting the growing demand	Delivers growth to service current and future need of northern Sydney's aging population. Options to keep seniors in their neighbourhood.
✓	Physical and operational integration	Integrated specialist health care not provided elsewhere in the lower north shore
✓	Landscape & Heritage enhancement	Views to Pallister reinstated, Pallister House's curtilage restored, and quality landscaped grounds created
✓	Employment	174 FTE Operational jobs

What does the project involve?

- Demolition of the existing hospital building and associated facilities
- Construction of a new hospital facility and integrated healthcare uses and services including:
 - A new main hospital building up to 7-storeys above ground level
 - Two new Serviced Seniors Living buildings
 - A respite care building over 3-storeys
 - Construction of associated site facilities and services such as pedestrian and vehicular access and basement car parking
 - Site landscaping and infrastructure works
 - Preservation of the heritage-listed Pallister House which will continue to provide research and administrative functions

Proposed Detailed Design

The detailed design for Greenwich Health Campus addresses a number of key themes including:

Right: Artist's impression of the new Greenwich Hospital Campus from River Road

Improved building articulation
widespread greenery and plantings

Enhancing views of the heritage-listed Pallister House

Reduced building height

Incorporating the site's important history including Indigenous and European Heritage

Undergrounding of non-care elements such as loading provisions and carparking

Improved accessibility including connection to ground-level



Detailed Design features

A number of improvements have been made from the Concept SSD:

- A reduction of the overall building height
- A continued focus on the integration of community through the inclusion of additional community spaces within the new buildings.
- Enhanced landscape design, to accommodate all patients, regardless of ability, with walking paths with interactive points of interest and rehab equipment.
- Minimising visual impacts on neighbours and the heritage-protected Pallister House by reducing the bulk and scale of Serviced Seniors Living buildings.
- Protecting the tree canopy through greater retention, and commitment to revegetation.
- Maximising green space by undergrounding non-care elements such as car parking (where possible) and loading provisions.



60%
of the site is
landscaped



40%
of the site is
deep soil

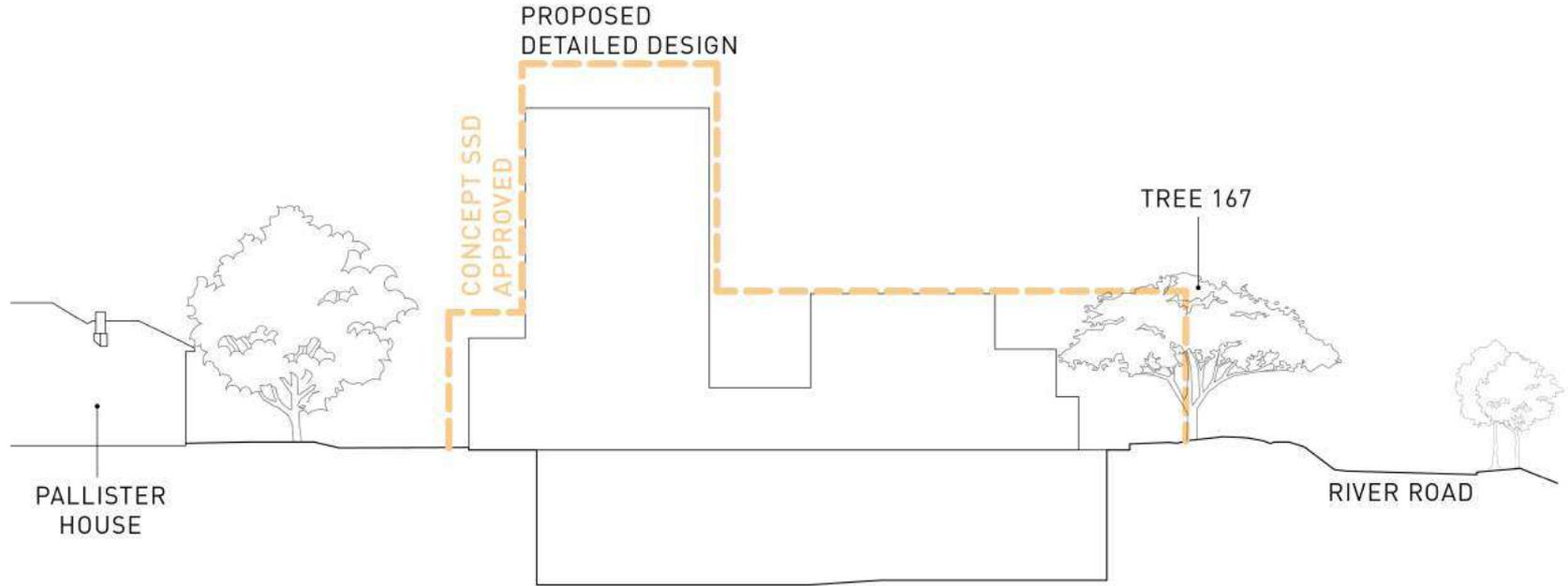


> 212
trees to be
retained



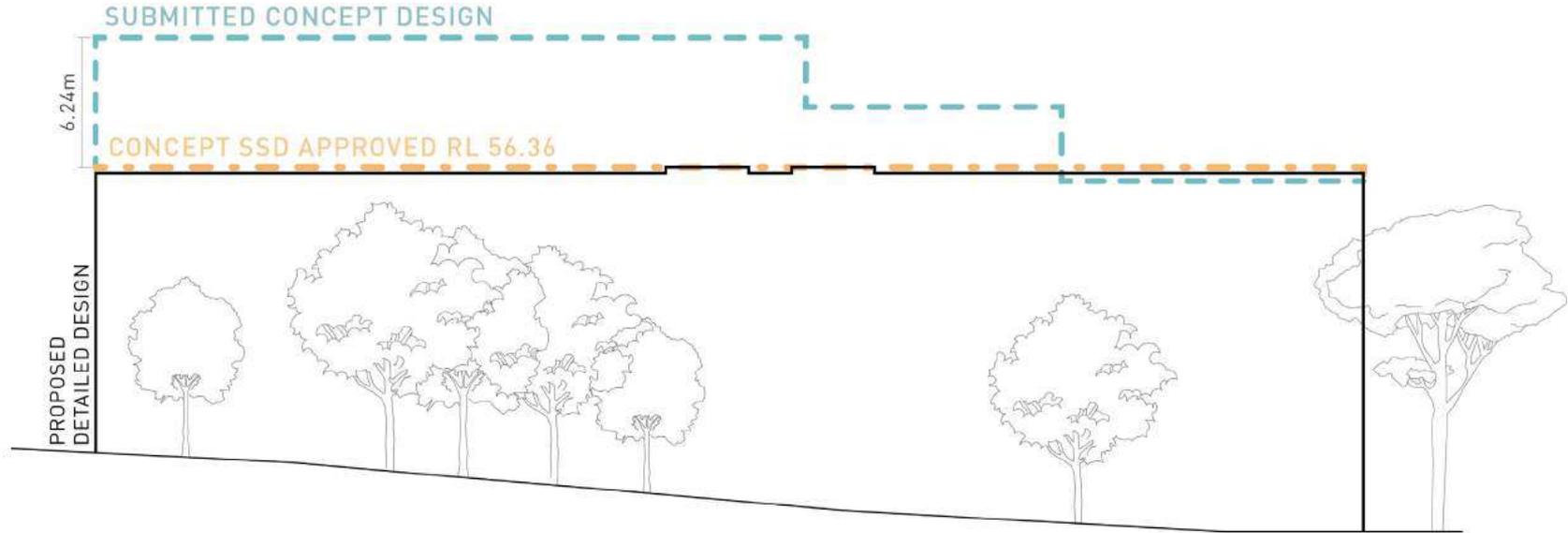
86
trees to be
planted

Proposed Detailed Design



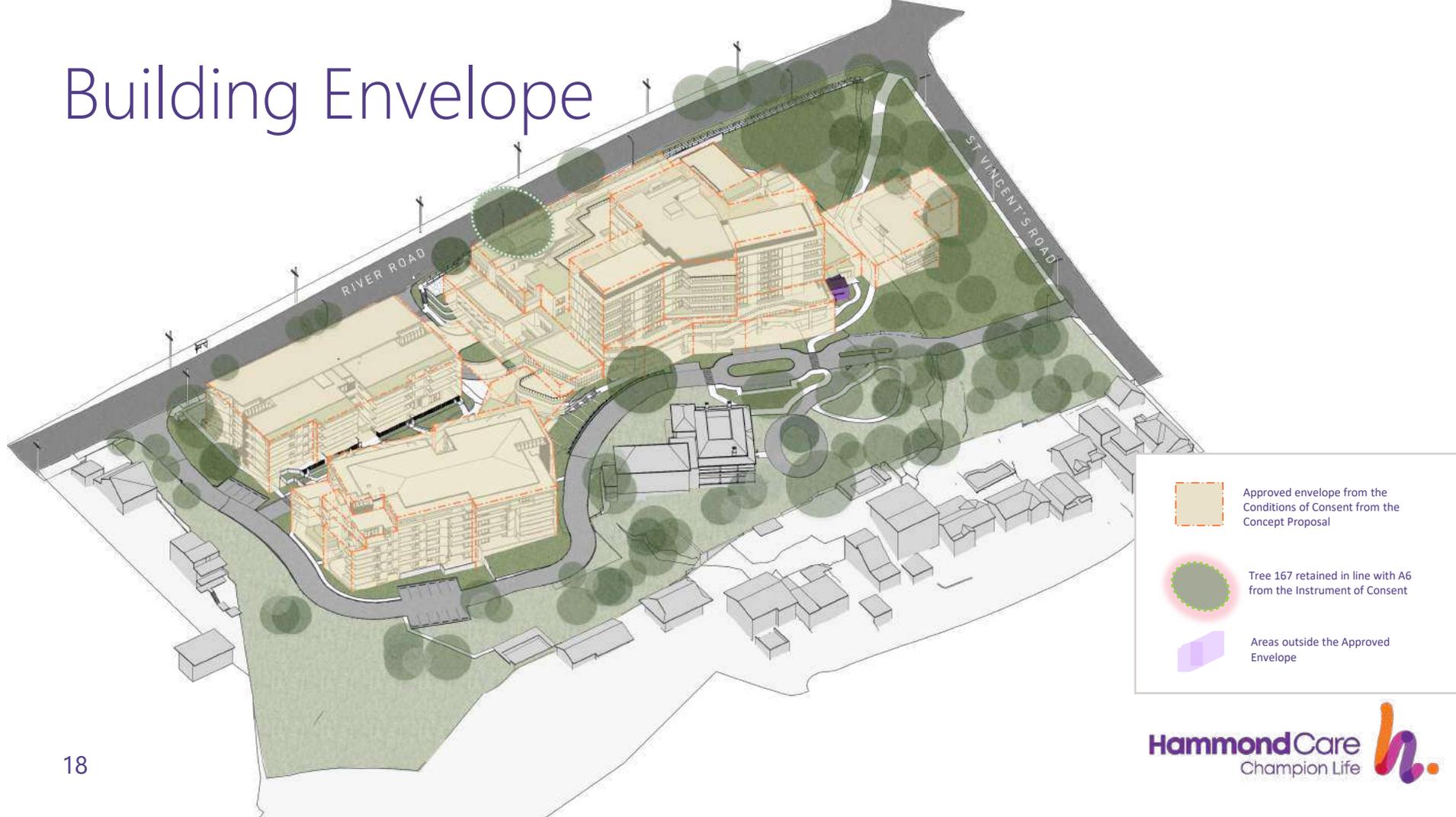
HEALTH BUILDING
(CROSS SECTION)

Proposed Detailed Design



SERVICED SENIORS LIVING BUILDING NORTH
(VIEWED FROM RIVER ROAD)

Building Envelope



Landscape Response



Artist impressions



Artist's impression of the new Greenwich Hospital Campus from River Road Ceremonial Entrance

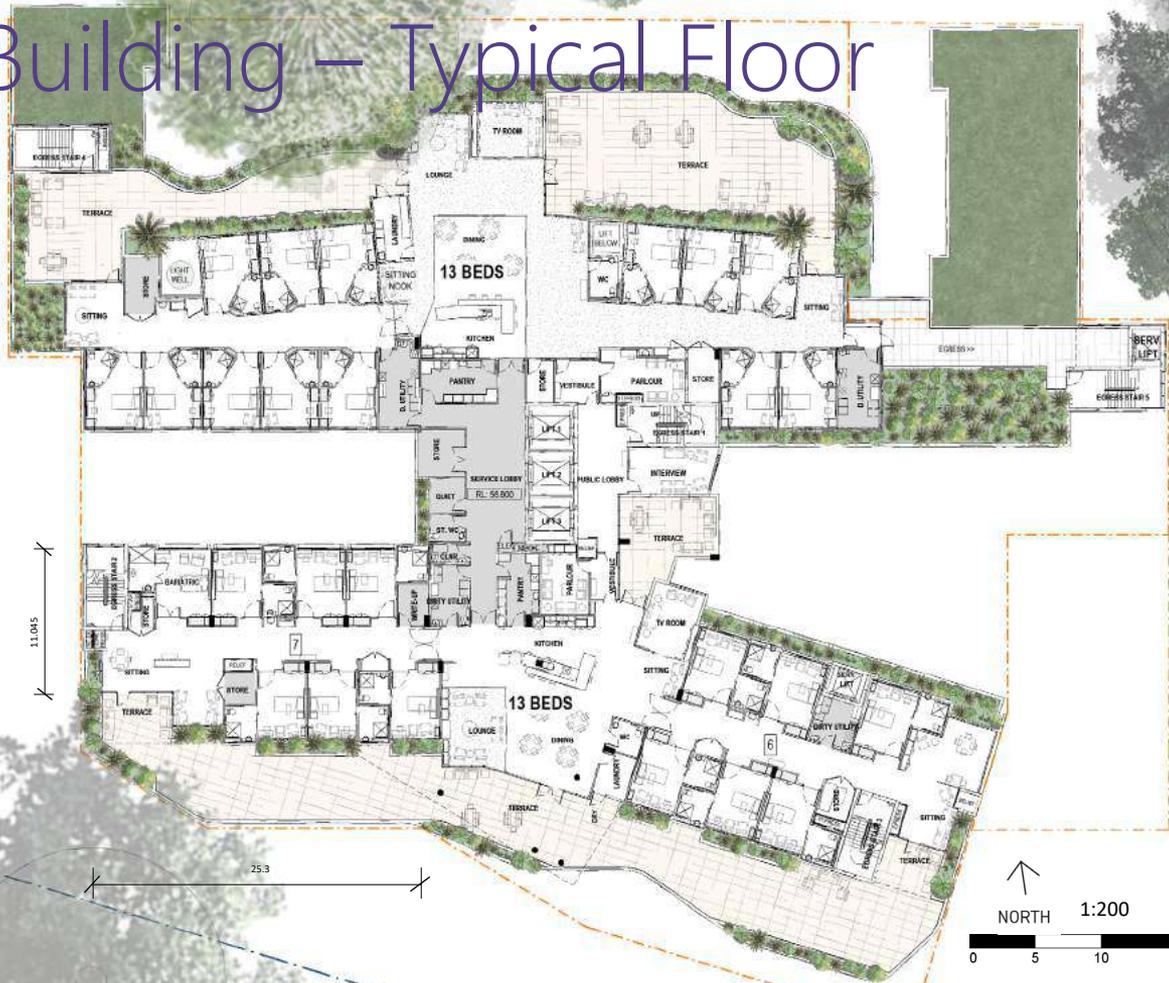


Artist's impression of the new Greenwich Hospital Campus looking to the Health Building entrance

Health Building – Typical Floor

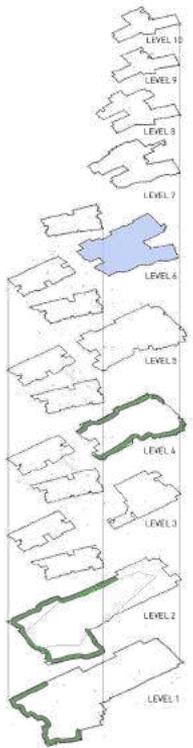
Level 6

SENIORS LIVING
NORTH BUILDING



11.05

25.3



SENIORS LIVING
SOUTH BUILDING

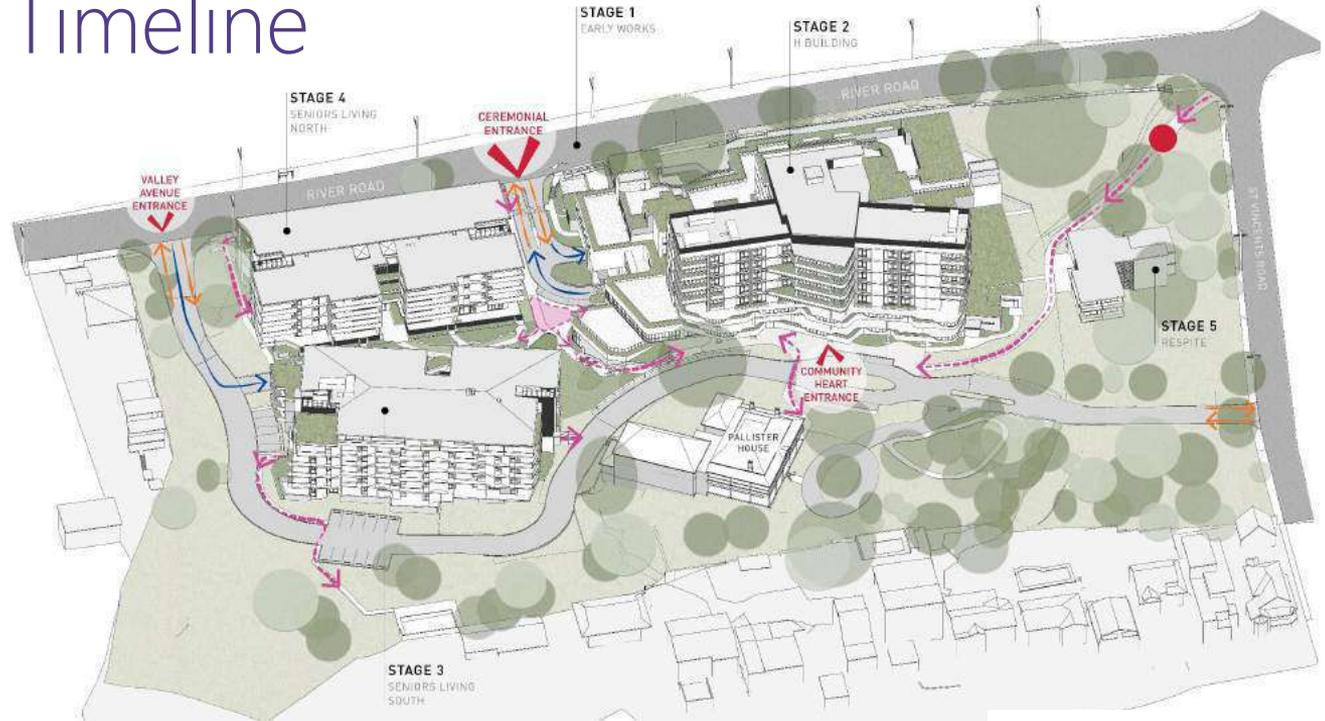
NORTH 1:200



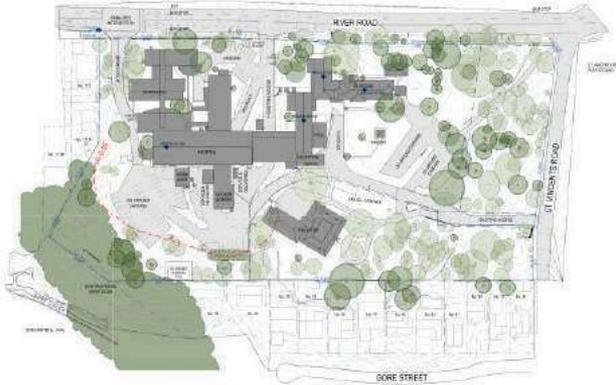
Construction Timeline

LEGEND:

- MAIN VEHICLE ACCESS
- BASEMENT ENTRY
- - - MAIN PEDESTRIAN ENTRY/PUBLIC INTERFACE
- ACCESS THROUGH CURTLAGE



Staging



EXISTING HOSPITAL



STAGE 1



STAGE 2



23

STAGE 3



STAGE 4



STAGE 5

Questions?



Next steps

- Online engagement sessions and stakeholder briefings
- Continued detailed design – HammondCare will consider community feedback in finalising documentation
- Lodge detailed design for approval
- Community invited to provide feedback to the Department of Planning and Environment

If you have any queries or would like to speak with a member of the team, please contact us:

Phone **1300 426 666**

Email **AskGreenwich@hammond.com.au**



Thank you.

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. The pathways are all different colours, representing many unique songlines, but they are all on the same path reflecting belonging and community engagement.

Spring Journey is an inspiring representation of our relationship-based care approach, where we support the people we care for, walking alongside them on their journey every step of the way.

**Register for project updates via the
HammondCare website at:
www.hammond.com.au/greenwich**

