

Our ref: Greenwich Hospital Redevelopment - Detailed Design (SSD-13619238)

Ms Katie Formston
Head of Design - Property and Capital Works
Hammondcare
207B Pacific Highway
St Leonards NSW 2065

14 November 2022

Subject: Greenwich Hospital Redevelopment - Detailed Design (SSD-13619238)- Response to Submissions

Dear Ms Formston

The exhibition of the development application and environmental impact statement (EIS) for the Greenwich Hospital Redevelopment - Detailed Design (SSD-13619238) ended on 26 October 2022.

We have placed all submissions on the NSW planning portal at <https://www.planningportal.nsw.gov.au/major-projects/projects/greenwich-hospital-redevelopment-detailed-design>.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report, particularly, issues raised by the Environment and Heritage Group regarding biodiversity. The Department is also still awaiting a submission from the NSW Rural Fire Service and will forward it upon receipt.

Additionally, the Department requires a response to the issues outlined below:

- address how the impacts of lightspill would be managed to minimise impacts on surrounding areas, particularly adjoining neighbours and the bushland. The communal spaces for the seniors living are proposed to be orientated towards the bushland and have the greatest potential for lightspill given the size of the space, openness and associated lighting. Further mitigation measures must be identified to minimise impacts from the use of this space.
- provide details of tree planting, including type and size of trees, in the landscape plans for bushland restoration areas.
- clarify whether a shuttle bus service will be provided for the facility as the Green Travel Plan is inconclusive on this commitment.

- provide further details regarding mitigation measures to minimise privacy impacts on adjoining residential properties from west facing balconies on the seniors housing buildings. Whilst a number of apartments do have treatments or partial treatments shown per the example in the EIS, a high proportion do not or only have partial treatment along the western aspect and the following statement in the EIS appears to be misleading:

“Where balconies of the seniors housing buildings have an aspect to the western frontage, a screen and/or vegetative planters are provided at the balcony edge to prevent residents from looking down to residential properties below.”

- provide further details regarding proposed improvements to footpaths.
- provide complete survey plans or clarify why a full survey couldn't be undertaken, noting that some technical consultants were able to survey and assess site conditions in the south-western corner.

Please lodge your submissions report via the NSW planning portal

<https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Megan Fu, on 9274 6531 or via email at megan.fu@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "David Gibson".

David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary