

16 October 2025

2250655

Kiersten Fishburn
Planning Secretary
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy St
Parramatta NSW 2150

Social Impact Statement – 95-115 River Road, Greenwich Section 4.55(1A) Modification Application – SSD 13619238

This Social Impact Statement letter has been prepared by Colliers Urban Planning on behalf of HammondCare (the Proponent) to support a Section 4.55(1A) Modification Application to modify Development Consent SSD 13619238 relating to the redevelopment of Greenwich Hospital at 95-115 River Road, Greenwich (the site).

The Modification Application consent for the following:

- Amendments to project staging, with the new hospital building and seniors housing buildings to now be constructed concurrently;
- Amendments to the shared basement and lower hospital building, including changes to car parking layout and driveway entrance, level 2 wellness area, level 3 imaging shell space and public lobby, and building plant; and
- Amendments to the seniors housing buildings, involving changes to balcony planter layout for most independent living units.

This letter builds on and should be read in conjunction with the approved Social Impact Assessment prepared by Ethos Urban (now Colliers Urban Planning) dated 10 May 2022 for SSD 13619238.

1.0 Consent Proposed to be Modified – SSD 13619238

SSD 13619238 is described in its consent as follows:

Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus, including:

- *hospital and aged care building (with integrated basement carpark);*
- *two serviced seniors housing buildings (with integrated basement carpark);*
- *respite care facility;*
- *use of ‘Pallister House’ for research and administrative functions;*
- *demolition works and remediation’*
- *site facilities, services and infrastructure works;*
- *pedestrian and vehicle access and circulation;*
- *landscaping, including bushland regeneration; and*
- *signage.*

2.0 Summary of Proposed Amendments

This Modification Application seeks consent for the following:

- Amendments to project staging, with the new hospital building and seniors housing buildings to now be constructed concurrently;
- Amendments to the shared basement and lower hospital building, including changes to car parking layout and driveway entrance, level 2 wellness area, level 3 imaging shell space and public lobby, and building plant; and
- Amendments to the seniors housing buildings, involving changes to balcony planter layout for most independent living units.

With particular relevance to the experience of social impacts, it is proposed to amend the project staging so that the new hospital building and seniors housing buildings to now be constructed concurrently.

As discussed in the SSD 13619238 EIS, under the currently approved staging strategy, it was intended for Greenwich hospital to remain operational throughout the entirety of the site's redevelopment. To enable this to occur, the eastern part of the existing hospital was to be demolished first whilst the western portion continued to operate, and the western portion demolished later after the new hospital building has already entered operation.

However, as the detailed design of the project has progressed following the original approval, challenges have been found with delivering this strategy, including:

- Complexities involved in delivering the new shared carpark (shared across the new hospital and seniors housing buildings) when the buildings above them are to be constructed separately.
- Difficulties involved in ensuring the highest levels of care continue to be delivered to hospital patients onsite whilst the other half of the site is an active construction zone.

To resolve these challenges, HammondCare is now committing to constructing the new hospital and both new housing buildings concurrently. (The respite care building, which is structurally separate, will continue to be delivered later under its own stage.) Under the revised strategy, the hospital is to be shut down during construction works, with existing on-site patients to be moved to other facilities during construction, with arrangements for this now well underway. Patients are to be moved to the following facilities until the new hospital building is operational:

- Older persons' mental health will move to The Manning Unit at Macquarie Hospital (with support obtained from the North Sydney Local Health District)
- Ambulatory Care will move to 38 Pacific Hwy (lease signing pending); and
- Palliative Care will move to Neringah Hospital.

The amended project staging will reduce the anticipated construction timeframe by up to 4 years (with construction works for the buildings now anticipated to finish in 2029, as opposed to 2033, excepting the respite care building).

For further information, refer to Section 3 of the Modification Report prepared by Colliers Urban Planning to which this letter is attached.

3.0 Social Impact Comment

As a suitably qualified professional as per the NSW SIA Guideline, I have prepared this letter to provide commentary on the change to the degree of social impact expected to eventuate the Section 4.55(1A) Modification Application. **Table 1** below provides a summary of how the changes proposed will affect different stakeholders originally identified in the SIA dated 10 May 2022 for SSD 13619238 as most likely to be impacted by the project.

The amendments as described at **Section 2.0** above are considered to generally have an overall positive impact to the social impact profile of this project. The proposed changes in the nature of the social impacts on specified stakeholders are described in **Table 1** below.

Table 1 *Change in experience of social impact by stakeholder group*

Stakeholders	Change in nature of impact
Patients	The proposed amendments will generally have a positive impact on the existing patients on-site in terms of their way of life and health and wellbeing, when contrasted with the original assessment prepared in 2022. As discussed above, patients are to be moved to the following facilities until the new hospital building is operational: • Older persons' mental health will move to The Manning Unit at Macquarie Hospital (with support obtained from the North Sydney Local Health District) • Ambulatory Care will move to 38 Pacific Hwy (lease signing pending); and • Palliative Care will move to Neringah Hospital. Although there would be some short-term negative impacts associated with needing to relocate, the amendments would mean they would no longer be subject to ongoing disruption or the stress associated with being a patient in a facility adjacent an active construction zone during the site's redevelopment and is hence considered a net positive.
Staff and Visitors	The amendments proposed will have an overall slightly positive social impact, with some elements of the amendments creating positive impacts to way of life and health and wellbeing, and some elements creating temporary negative impacts to accessibility, when contrasted with the original assessment prepared in 2022. Staff and patient visitors will need to travel to alternative locations to visit and care for patients in the construction period now that the Hospital will not continue to operate in its current location during construction, which could add to their commuting time day-to-day. However, the proposed modifications will mean they will not be impacted by construction works (with benefits to way of life and health and wellbeing) and will experience a construction timeframe that is shortened by four years. This would thereby be an overall net positive for staff and visitors.
Surrounding Residents	The proposed modifications will result in positive social impacts to the Greenwich Hospital site's surrounding residents in terms of their way of life, health and wellbeing and accessibility, when contrasted with the original assessment prepared in 2022. Although it is acknowledged that there may be temporary additional negative impacts due to a more intensive construction program due to concurrent construction of the new hospital and seniors housing buildings, the significant shortening of the construction timeline by 4 years (with construction works for the buildings now anticipated to finish in 2029, as opposed to 2033, excepting the respite care building) is nevertheless a significant improvement with regards to cumulative construction impacts and the overall potential impacts to way of life, health and wellbeing and accessibility.

It is noted that some recommended mitigations within the SIA dated 10 May 2022 will no longer be relevant due to the proposed amendments – specifically those related to managing the concurrent hospital operation and construction program.

Otherwise, social impact matters not discussed above remain consistent with the approved Social Impact Assessment prepared by Ethos Urban (now Colliers Urban Planning) dated 10 May 2022 for SSD 13619238.

Should you wish to discuss this matter further, please reach out to me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "M Beart", with a stylized flourish at the end.

Madeleine Beart

Associate Director, Social Strategy and Stakeholder
Engagement
Colliers Urban Planning
madeleine.beart@colliers.com