

Our Ref: CC140088

24 August 2017

Secretary
NSW Department of Planning & Environment
DPO Box 39
Sydney NSW 2000

Dear Sir/Madam,

RE: State Significant Development – Request for Secretary's Environmental Assessment Requirements – Greenwich Hospital, 97 – 115 River Road, Greenwich

1 Introduction

This letter requests the Secretary's Environmental Assessment Requirements (SEAR's) for a Development Application (DA) for the redevelopment of Greenwich Hospital at 97 – 115 River Road, Greenwich.

The letter has been prepared on behalf of Hammond Care.

2 Site Analysis

2.1 Site Description

The site is located at 97 – 115 River Road, Greenwich, the real property description is Lots 3 & 4 DP 584287, as shown in Figure 1 below.

The site is currently zoned SP2 Infrastructure Zone (Health Services Facility) in Lane Cove Local Environmental Plan 2009. The site has an area of approximately 3.376ha and currently contains the existing Greenwich Hospital and associated car parks.

The site has been used for a variety of uses over the years, including private residence, school, and a girls home. Greenwich Hospital has occupied the site since 1966 when the original hospital was built.

Lot 3 includes the main hospital buildings car parking and service areas. The existing buildings range between 1 and 5 storeys and are interconnected through internal corridors and external pathways. The various buildings include:

- Main hospital building – providing palliative care, cancer rehabilitation, general rehabilitation health care services;
- Blue Gum Lodge – providing pain clinic healthcare services; and
- Riverglen Unit – a 20 bed acute care facility for older people in the acute phase of a mental health disorder.

Lot 4 which includes "Pallister" House and gardens. "Pallister" House is State Heritage listed and currently houses the administration for the hospital.

The site has road frontages to River Road and St Vincents Road. Two existing vehicle crossovers provide access via River Road and one existing crossover provides access via St Vincents Road.

Car parking is provided at grade at various locations across the site.

Existing trees are located primarily around the site perimeter and within the Pallister House heritage curtilage. The area occupied by the hospital buildings and car parking is generally clear of trees and contains lawn and shrubs.

The topography rises towards the centre of the site from the south-eastern and south-western property boundaries. The south—western part of the site falls away steeply towards Gore Creek.



Figure 1: Aerial photo of site



Figure 2: Greenwich Hospital site map – extract from greenwichhospital.com.au

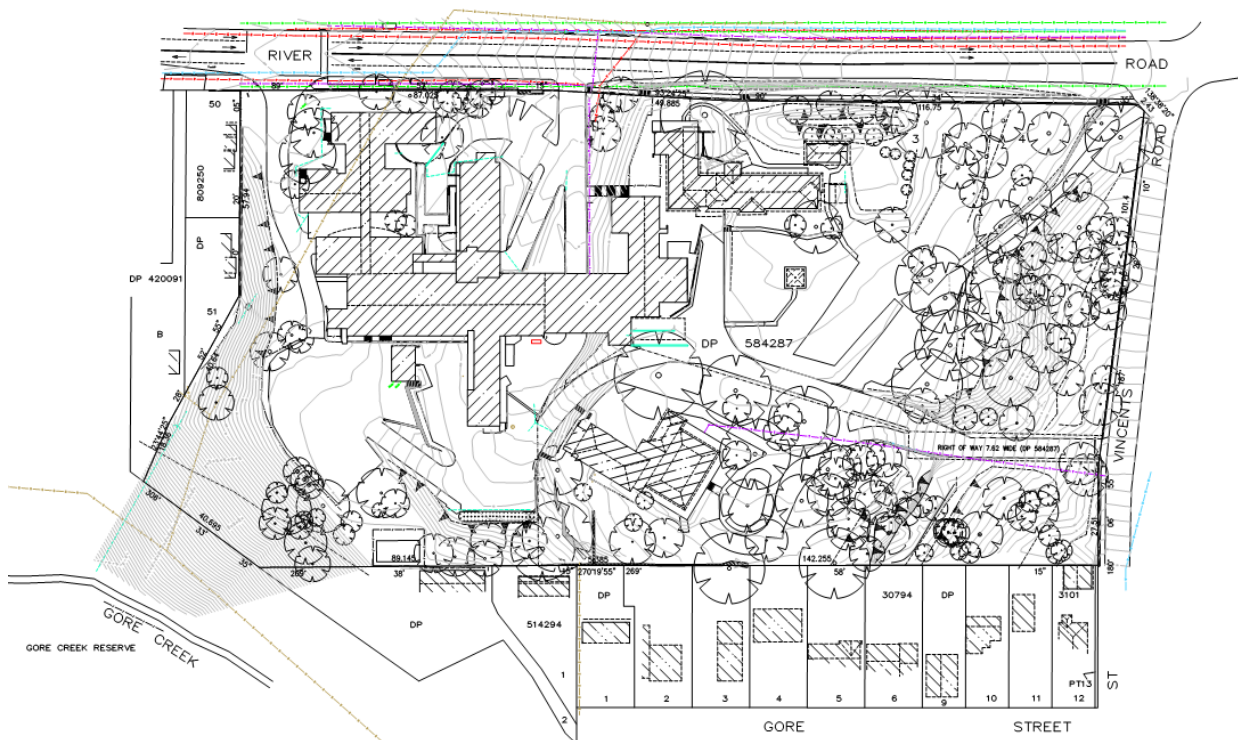


Figure 3: Detail survey extract

2.2 The Locality

The general locality is mostly residential in nature, surrounding the majority of the hospital. The main variation to this is the Greenwich Public School on the northern site of River Road to the north of the site and Gore Hill Creek and Reserve, which includes a playground and oval to the south west.

The general locality is shown on the aerial below, Figure 3.

Bus stops (service 261) are located either side of River Road at the site frontage. Service 261 provides regular connections between Lane Cove and the City.



Figure 4: Aerial photograph of the locality

3 Description of Proposed Development

3.1 Project Overview

Greenwich Hospital has operated from the site since 1966. The hospital is run by Hammond Care and provides rehabilitation, palliative and supportive care, mental health care for older people, pain management, and other vital support services.

Hammond Care proposes to redevelop Greenwich Hospital.

The proposal replaces existing hospital accommodation with a campus of:

- 72 new inpatient beds together with inpatient and outpatient support services and areas necessary to provide a modern, attractive health facility consistent with Hammond Care's high standard of care.
- 75 new residential aged care places will be provided, including a 15-place hospice.
- Up to 94 new independent living units (ILUs).
- Pallister House, the State Heritage listed building, will be retained and continue to fulfil its present functions.
- Parking to meet the needs of each component

With the assistance of specialist consultants, a preferred planning concept has been developed. The concept provides for replacement of out-dated health and hospital facilities together with a residential aged care village and new independent living units. The Greenwich redevelopment represents the evolution of Hammond Care's very successful campus development at Miranda.

Greenwich Hospital has provided essential sub-acute health services, including rehabilitation, palliative care and older persons' mental health support for many years. The hospital maintains strong connections with NSW Health through the Local Health District and Royal North Shore Hospital. While the standard of care is widely recognised as excellent, the building fabric of the hospital has now reached the end of its useful life. Refurbishment has been undertaken on several areas in the past but this is no longer suitable for best practice service delivery.

The redeveloped campus will provide a wider range of services to inpatients and outpatients. It will also bring together key elements of Hammond Care's core services on the one site with access to support close by.

It is proposed to stage the development works to ensure that ongoing hospital activities are not interrupted.

It is intended to continue the use of Pallister House for administration purposes. No demolition, alterations or additions are proposed for Pallister House.

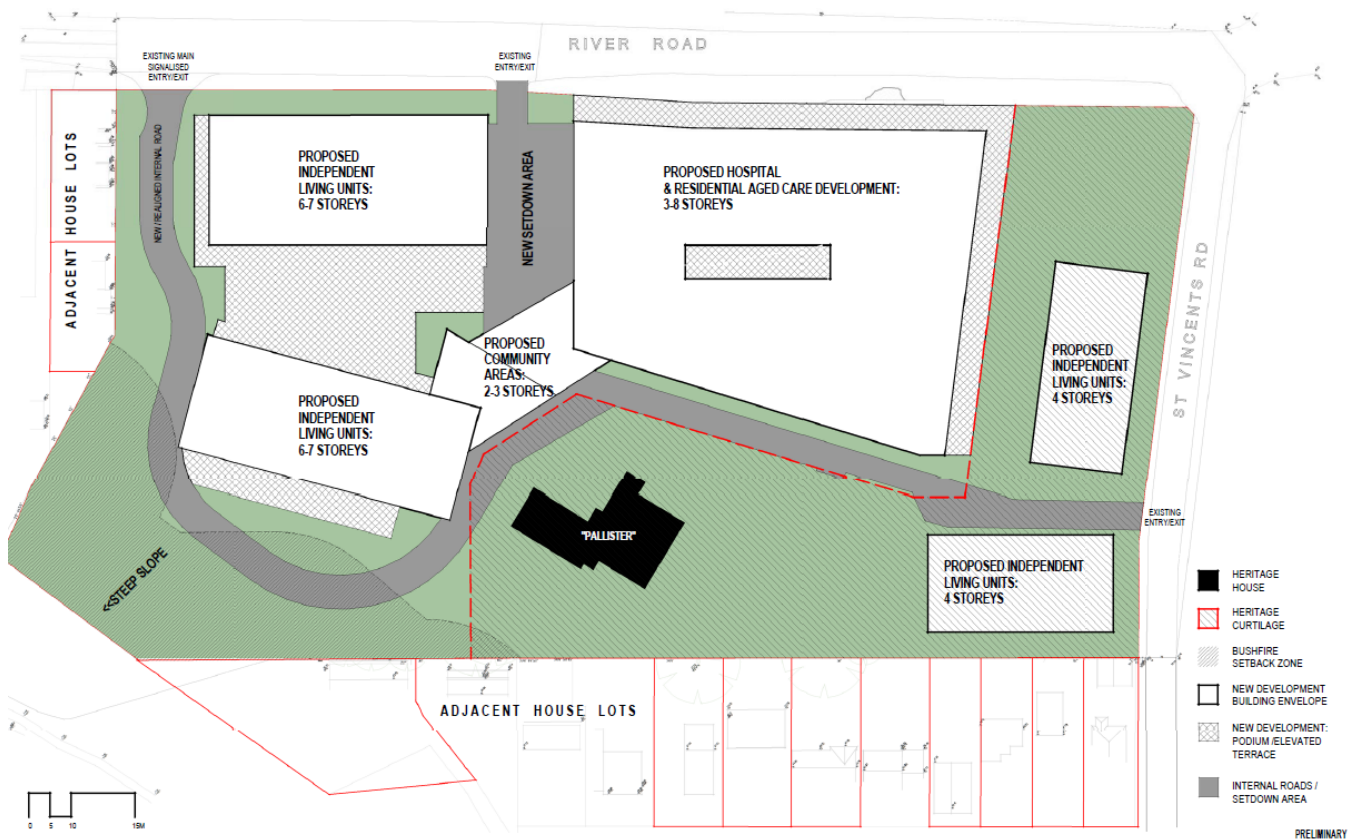


Figure 5: Concept Site Plan

Concept architectural plans are included as Appendix A.

3.2 Summary of Proposed Development

Built Form and Site Layout

The hospital, aged care and ILU's will be located within buildings ranging between 3 and 8 storeys in height.

The configuration, layout and scale of the buildings will be confirmed in the Stage 1 concept DA.

Access and Car Parking

The two existing driveways off River Road and one existing driveway off St Vincents Road will be retained for the development.

Basement car parking will be provided, as shown in the concept plans.

Emergency parking for ambulances will be provided near the main hospital entrance.

Pedestrian access will be maintained at the corner of River and St Vincent Roads generally in alignment with the historic bridle trail that runs diagonally from the corner to Pallister House. Heritage advice will be sought on the best method of conserving and interpreting the bridle trail as part of the overall development.

Pedestrian entries will also be provided adjacent to the driveways from both River Road and St Vincents Road.

Common Facilities

Common facilities available for shared use between the hospital, aged care and ILU's may include:

- Cafe;
- Pharmacy;
- Hydrotherapy pool;
- Landscaped grounds;
- Pedestrian and vehicle access points;
- Basement car parking;
- Emergency service vehicle parking;
- Waste collection;
- Goods receipt and collection areas; and
- Main reception area.

Landscaping

An objective of the proposed landscaping will be to retain and enhance significant trees around the site perimeter. Existing trees within the development footprint will be removed to facilitate the basement and podium constructions.

Deep soil planting areas will be incorporated into the design for replacement and complementary planting.

Operational Details

The facility will operate 24 hrs 7 days a week.

Hammond Care will manage the facility

Estimated employment figures at the construction and operational phases will be included in the Stage 1 EIS.

3.3 Staging of Development

It is proposed to stage the development in accordance with section 83B of the Environmental Planning and Assessment Act, 1979.

The proposed staging will include:

- Stage 1 – Concept plan
- Stage 2 – Hospital, aged care, independent living units, associated car parking and landscaping.

4 Legislative Framework

4.1 Commonwealth Legislation

4.1.1 Environment Protection and Biodiversity Act 1999

Preliminary investigations have confirmed that there are no known nationally listed threatened species that may be affected by the proposal. Therefore, referral of the proposal to the Commonwealth Minister for the Environment is not required.

4.2 New South Wales State Legislation

4.2.1 Environmental Planning and Assessment Act 1979

It is proposed to stage the development in accordance with section 83C of the Environmental Planning and Assessment Act, 1979. Section 83B states:

83B Staged development applications

- (1) For the purposes of this Act, a **staged development application** is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. The application may set out detailed proposals for the first stage of development.
- (2) A development application is not to be treated as a staged development application unless the applicant requests it to be treated as a staged development application.
- (3) If consent is granted on the determination of a staged development application, the consent does not authorise the carrying out of development on any part of the site concerned unless:
- (a) consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or
 - (b) the staged development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.
- (4) The terms of a consent granted on the determination of a staged development application are to reflect the operation of subsection (3).

4.2.2 Threatened Species Conservation Act 1995

The TSC Act aims to conserve biological diversity and promote ecologically sustainable development. This is to be achieved by preventing the extinction and promoting the recovery of threatened species, populations and ecological communities.

Vegetation management may be required along the sites western boundary to comply with bushfire APZ requirements. A flora fauna study will be included with the DA to consider ecological impacts.

4.2.3 Heritage Act 1977

Pallister House and grounds (Lot 4) is listed on:

- The State Heritage Register as item No. 00574; and
- Lane Cove LEP.

The site is not adjacent to any other heritage item.

The site contains a two-storey Victorian period mansion with an inter-war period extension at the rear for a school. The house is largely intact and in fair condition. Approximately half of the designed school extension was completed. The heritage curtilage is L-shaped, with the house in the south-west section. The remainder of the site contains a cultural landscape that includes a driveway to the house from River Road, with a turning circle and trees. The trees are a mixture of indigenous species, exotic

Australian species and other exotic species that contribute to an informal park-like landscape. The site has archaeological potential to contain remains of a domestic observatory, possible evidence of an early swimming pool cut into the sandstone south of the house, and a school building located north-west of the remaining school wing attached to the rear of the house. The site has been extensively disturbed by cut and fill for a period over a century.

A Conservation Management Plan was prepared for the house in 2004. The approval authority might seek for this to be updated to address the entire hospital site. There will need to be a consideration of what the significant views are from the house.

No works are proposed for Pallister House.

Heritage and archaeological investigations will be included with the EIS taking into consideration works in vicinity of "Pallister" and within the heritage curtilage and include the following:

- Archaeological assessments for both Aboriginal and non-Aboriginal heritage, including early indigenous values, location of entrance drive and the astronomical observatory remains;
- Conservation Management Plan (if required); and
- Heritage Impact Statement.

The State listing and associated legislation relates only to Lot 4.

4.2.4 State Environmental Planning Policy (State and Regional Development) 2011

In accordance with schedule 1 clause 14 of the State and Regional Development SEPP the proposed development is classified as State significant development because:

14 Hospitals, medical centres and health research facilities

Development that has a capital investment value of more than \$30 million for any of the following purposes:

(a) hospitals,

(b) medical centres,

(c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).

The proposed development meets the Capital Investment Value (CIV) threshold of \$30 Million for the development component defined as 'hospital' and is therefore classified as a State Significant project, under clause 14 of Schedule 1.

The CIV of the proposed development is outlined in correspondence from Slattery quantity surveyors, refer Appendix B. The breakdown of costs is summarised in the table below.

Hospital	\$ 41.8M
Aged Care	\$ 23.8M
Independent Living Units	\$ 68.5M
TOTAL	\$ 134.1M

Hammond Cares vision for the site is to provide an integrated health care facility primarily focussed on palliative care and rehabilitation. The integration of seniors living facilities with the hospital is consistent with the specialised nature of the hospital. The integration of shared spaces (i.e. access, car parking,

service areas; café; hydrotherapy; gymnasium landscaping and communal areas) will improve efficiencies across the site and allow dual use of facilities and services by patients and residents.

4.2.5 State Environmental Planning Policy (Infrastructure) 2007

SEPP Infrastructure 2007 relates to development for the provision of infrastructure services, such as hospitals and related facilities by both public and private entities.

Section 10 of SEPP Infrastructure 2007 relates to Health services facilities. This section provides definitions and other requirements for what is permissible with consent and without consent.

definition for Health Services facility is contained in Clause 56 and is similar to that included in the Lane Cove LEP. An extract is below:

health services facility means a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

- (a) day surgeries and medical centres,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) facilities for the transport of patients, including helipads and ambulance facilities,
- (e) hospitals.

Clause 57 of the SEPP Infrastructure includes details of development that is permitted on land within a prescribed zone with consent. It details in sub-clause 57(1) that *Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.* The SP2 zoning of the site is considered a prescribed zone under Clause 56 of the SEPP.

Therefore, SEPP Infrastructure, similar to the Lane Cove LEP, allows development for the purposes of a health services facility with development consent.

In accordance with clause 104 and schedule 3 of the SEPP, certain traffic generating development must be referred to the RMS. The threshold for referral is hospitals with 200 or more beds directly accessed to any road; or hospitals of 100 beds or greater with direct access or within 90m of a classified road. The hospital has less than 100 beds however the overall development (hospital and seniors combined) will have 200 beds in total. The RMS should therefore be consulted as part of the EIS process.

4.2.5 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The Seniors Housing SEPP applies to the proposed aged care and independent living units. The development will need to have regard to the provisions of the Seniors Housing SEPP and the aims:

- (1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:
 - (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
 - (b) make efficient use of existing infrastructure and services, and
 - (c) be of good design.
- (2) These aims will be achieved by:
 - (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and

- (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and*
- (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.*

4.2.6 State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7 of State Environmental Planning Policy No.55 – Remediation of Land requires the consent authority to consider whether land is contaminated during the development application process.

An environmental site assessment and preliminary asbestos and hazardous materials assessment will be included with the staged development application. Subject to the findings of those investigations, site remediation works may be required.

4.2.8 State Environmental Planning Policy – Bushland in Urban Areas

SEPP No 19 relates to the protection and preservation of bushland in urban areas. Section 9 of the SEPP includes a list of issues that Council must consider before granting approval for development adjoining land zoned or reserved for public open space. Gore Hill reserve to the south west of the site is such a reserve and therefore the following issues will need to be considered in any application.

- (c) the need to retain any bushland on the land,*
- (d) the effect of the proposed development on bushland zoned or reserved for public open space purposes and, in particular, on the erosion of soils, the siltation of streams and waterways and the spread of weeds and exotic plants within the bushland, and*
- (e) any other matters which, in the opinion of the approving or consent authority, are relevant to the protection and preservation of bushland zoned or reserved for public open space purposes.*

The provisions of the SEPP will be addressed in the staged development application.

4.2.9 Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005

SREP Sydney Harbour Catchment 2005 covers the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River and includes planning principles and controls for the catchment area.

This SREP will need to be addressed in the staged DA, however as the site is already mainly developed, the potential for impact on the catchment is low, especially with installation of relevant erosion and sediment controls during construction.

4.2.10 A Plan for Growing Sydney

The site is located within the North Subregion of 'A Plan for Growing Sydney'. The North subregion is identified in the Plan as an attractive place to live, work and visit with a thriving economy.

The proposed redevelopment is consistent with a number of priorities for the subregion including:

- supporting a competitive economy;
- improve housing supply, choice and affordability;
- protect the natural environment; and
- support health-related land uses and infrastructure around Royal North Shore Hospital.

4.2.9 Lane Cove Local Environmental Plan 2009

The site is currently zoned SP2 Infrastructure Zone (Health Services Facility) in Lane Cove Local Environmental Plan (LEP) 2009 as shown below in Figure 4.



Figure 5: Extract LEP 2009 Zoning Map

The objectives of the SP2 zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The permissible uses on the site include the purpose shown on the land zoning map, including development that is ordinarily incidental or ancillary to development for that purpose. The purpose on the land zoning map is "Health Services Facility". In the LEP a Health Services Facility is defined as:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- a medical centre,
- community health service facilities,
- health consulting rooms,
- patient transport facilities, including helipads and ambulance facilities,
- hospital.

Further details on the permissibility of health services facilities are discussed above.

There are a range of other clauses and issues that are applicable to the site including:

Clause 4.3 Height of Buildings

Clause 4.3 refers to the height of buildings map and includes provisions relating to the permissible height of buildings within Lane Cove LGA.

As shown in the extract below, Figure 5, the height of buildings map does not include specifics for this site. Therefore no maximum height is applicable.



Figure 6: Extract LEP 2009 Height of Buildings Map

Clause 4.4 Floor Space Ratio (FSR)

Clause 4.4 refers to the floor space map which includes maximum floor space ratios for sites within Lane Cove LGA. As shown in Figure 6 below, there is no maximum floor space ratio for the Greenwich Hospital site.



Figure 7: Extract LEP 2009 Floor Space Ratio Map

Clauses 5.9 & 5.9AA – Tree or Vegetation Preservation

Clauses 5.9 and 5.9AA relate to preservation of trees and vegetation. It is likely that these clauses will be applicable due to the potential for significant vegetation on the site and the proximity to Gore Hill Creek and reserve.

Clause 5.10 Heritage Conservation

Clause 5.10 relates to Heritage Map and items listed within Schedule 5 of the LEP – Environmental Heritage. "Pallister" is listed as a heritage item within Schedule 5 Environmental Heritage of Lane Cover LEP 2009 as State item I118. See map extract below, Figure 8.



Figure 8: Extract LEP 2009 Heritage Map

"Pallister" is both a local and State listed heritage item. It is a two-storey Late Victorian house with substantial additions to the western side of the building dating from 1937-38.

As outlined in section 4.2.3, heritage and archaeological investigations will be included in the EIS.

Clause 6.3 Riparian Land

Clause 6.3 relates to the Riparian Land Map, of which part of the site has been identified, in the west. Any proposed development in this area will need to consider the impact on the land and any opportunities for the rehabilitation of aquatic and riparian vegetation and habitat on that land.

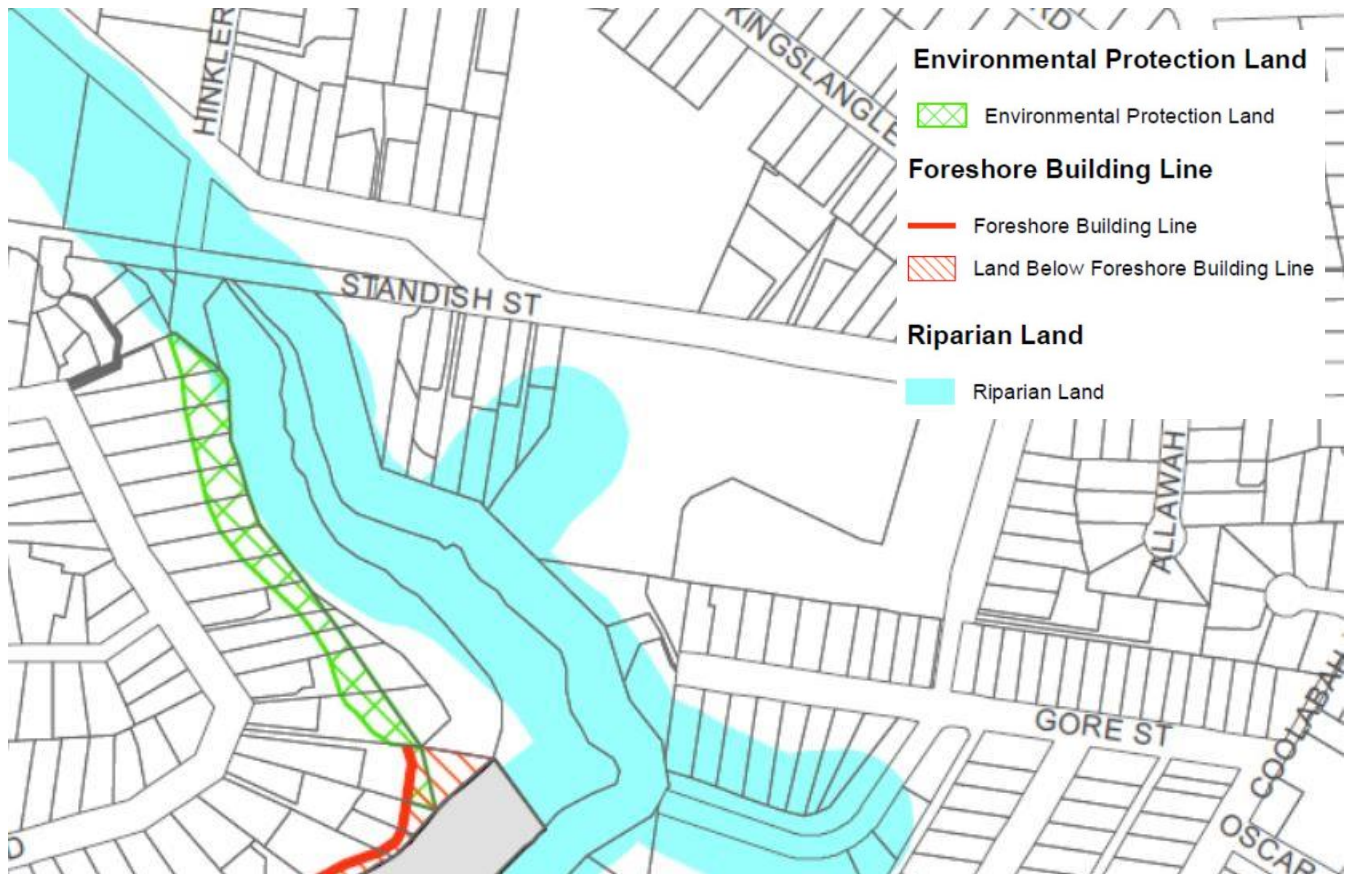


Figure 9: Extract LEP 2009 Environmental Protection Land, Foreshore Building Line and Riparian Land Map

4.2.10 Lane Cove Development Control Plan 2010

In accordance with clause 11(a) of SEPP (State and Regional Development) 2011, DCP's do not apply to State Significant Development.

Notwithstanding this, the design will have regard for relevant aspects of the Lane Cove DCP such as:

- Part B General Controls, which includes a specific part on Heritage;
- Part F Access and Mobility;
- Part H Bushland Protection, due to the location close to Gore Hill Creek and reserve (refer also to Section below on SEPP No 19 – Bushland in Urban Areas);
- Part J Landscaping;
- Part O Stormwater Management;
- Part Q Waste Management and Minimisation; and
- Part R Traffic, Transport and Parking.

There are no specific controls relating to health care facilities.

5 Preliminary Impact Identification and Assessment

5.1 Bushfire Prone Land

Part of the site has been identified as containing Category 2 Vegetation and its associated 30 metre buffer zone on the Lane Cove Bush Fire Prone Land Map.

Preliminary investigations have determined that the proposal will have a minimum setback (i.e. Asset Protection Zone) of 30 metres applicable from the unmanaged vegetation within the adjacent Gore Creek Reserve, on-site and neighbouring private residential allotments to the southwest.

It has also established that the site is of such a size and location that it can adequately accommodate the other relevant Bushfire Protection Measures (including access, water supply and construction) applicable under Planning for Bush Fire Protection 2006 with an appropriate design.

5.2 Land Stability and Geotechnical Issues

The site falls steeply at the south-western corner down to the Gore Creek Reserve. This part of the site will be landscaped and rehabilitated and has limited development potential.

Geotechnical investigations will be included with the EIS to inform the site layout and future building design.

5.3 Land Contamination Issues

As outlined above, a preliminary contamination assessment will be undertaken in accordance with SEPP 55 to determine whether the site is affected by land contamination. Subject to the findings of the preliminary investigations more detailed assessment and a Remediation Action Plan may be required.

5.4 Biodiversity

Where possible, existing trees will be retained and enhanced. A consulting arborist will provide tree assessment and tree management advice including:

- Preliminary tree assessment – existing tree hazard/risks, tree retention value and indicative Tree Protection Zones for development layout;
- Preliminary development design input – design modifications to minimise impact to trees; and
- Arboricultural Impact Assessment – comprehensive arboricultural impact assessment, determine tree protection measures.

These measures will ensure compliance with AS4970 – 2009 Protection of trees on development sites.

The consulting arborist will consult with other relevant project team members to ensure areas of overlapping concern regarding tree management are integrated into the concept plan. In particular, collaboration will focus on the following potential tree management issues:

- Heritage Management;
- Bushfire Planning;
- Ecological Planning; and
- Landscape Design.

A consulting ecologist will consider biodiversity matters. These will include the nature and dimensions of relevant riparian zones, and ecological features and functioning of the site.

This information will be used to inform bushfire hazard assessment.

Subject to the recommendations of the bushfire report, a Vegetation Management Plan may be prepared for the south western and western boundary adjacent to Gore Creek Reserve.

5.5 Built Form and Streetscape Integration

The following photographs show that the hospital buildings and Pallister are screened from St Vincents Road.

The hospital buildings are visible from River Road as they are located close to the road frontage. Where possible the perimeter planting will be retained or replaced to soften the development when viewed from River Road and St Vincents Road. However, the replacement of hospital buildings with new modern buildings will remain compatible with the established streetscape character of River Road.



Photo 1: Looking north along St Vincents Road. Driveway entry to site left of photo.



Photo 2: Driveway entry to site off St Vincents Road. Note: Pallister House is located at top of driveway and is screened from view from the street.



Photo 3: Site viewed from corner of St Vincents and River Road. Note: the internal path may follow the historic bridle trail connection to Pallister House. The bridle trail (through interpretation or restoration) will be incorporated into the site landscaping.



Photo 4: Site driveway and hospital buildings viewed from River Road. Note: Pallister House is obscured from view by the hospital building.



Photo 5: Looking west along River Road. Greenwich Public School to right of photo.



Photo 6: The western most access to the site off River Road is signalised. Hospital buildings are partly screened by existing trees.

Note: photos sourced from Google maps.

5.6 Visual Impact and Views

The undulating topography and irregular street pattern of Greenwich provides different vistas depending on building orientation, topography and landscaped setting. In some areas of Greenwich residents have views of the water and towards the Sydney CBD. In the immediate locality adjoining the site the surrounding residential properties have predominantly leafy views of the neighbourhood, with no long distance views into, or across the site.

A detailed view analysis will be included with the EIS.

5.7 Parking Traffic and Access

The existing car parking for the site does not satisfy existing parking demand which results in overflow parking on the surrounding streets. The current car parking layout is inefficient and is spread across the site as the uses of the site has changed and expanded over time. The car parking areas are non-compliant with the relevant Australian Standards, and are subject to changing grades that are unsuitable for mobility impaired patients and visitors.

The existing driveway access points to the site will be maintained and linked to basement parking. The total number of car parking spaces, layout and configuration will be designed to comply with relevant car parking rates for hospital and seniors living development and in accordance with the requirements of AS/NZS 2890.1 - Parking facilities - Off-street car parking, AS 2890.2 Parking facilities - Off-street commercial vehicle facilities and AS/NZS 2890.6 Off-street parking for people with disabilities.

A detailed traffic and parking impact assessment will be included with the EIS and will consider traffic generation, car parking, loading bay and service vehicle requirements.

5.8 Solar Access and Overshadowing

The positioning of buildings to the north and centre of the site will minimise the potential for overshadowing of neighbouring residential properties.

The hospital, aged care and ILU's will be orientated to optimise solar access for internal amenity.

Shadow diagrams will be included with the EIS.

5.9 Infrastructure and Servicing

The subject site is serviced by water, sewer, gas and telecommunication services. Detailed investigations of utility infrastructure upgrades will be undertaken and considered in the EIS.

Dedicated waste storage areas will be provided for waste and recycling connection.

Service areas will be provided for laundry collection and drop-off; and the supply of goods and materials for the ongoing operation of the facility.

A dedicated Ambulance zone will be located at the Hospital entry.

5.10 Stormwater

The topography forms a crest in the centre of the site and slopes downhill eastwards towards St Vincents Road and south-west towards Gore Creek. The stormwater from both directions drains towards Lane Cove River and Sydney Harbour.

Stormwater Management, including Water Sensitive Urban Design measures are to be undertaken in accordance with the requirements of SREP Sydney Harbour Catchment and Lane Cove DCP Part O Stormwater Management.

On-site detention and water quality treatments will be incorporated into the design to ensure post development flows do not exceed pre-development flows and to maintain downstream water quality.

Supporting information to be included with the EIS includes a Stormwater Management Report describing the approach to the stormwater management on the site, as well as the concept stormwater design plan and relevant calculations and a Plan of Management for the on-site stormwater detention and water quality facilities.

Also Soil and Water Management Plan will be prepared detailing the soil erosion and sediment control measures to be implemented during the demolition, excavation and building phases of the development.

5.11 Heritage

As outlined above, Pallister House (located on Lot 4) is listed on the State Heritage Register.

No works are proposed for Pallister House.

Heritage and archaeological investigations will be included with the EIS taking into consideration works in vicinity of "Pallister" and within the heritage curtilage.

5.12 Acoustic Impacts

An Acoustic Assessment will be included with the EIS taking into consideration potential noise generating sources during demolition, construction and ongoing operation of the facility.

Recommendations from the acoustic assessment will be incorporated into the site management and building design to mitigate adverse acoustic impacts on sensitive receptors.

5.13 Amenity

Potential amenity impacts associated with the development include traffic generation; car parking; overshadowing and acoustic impacts. As outlined, supporting specialist technical studies will be included with the EIS to consider potential impacts and recommend measures to maintain resident amenity.

6 Consultation

Engagement and consultation with stakeholders is recognised as an integral part of the application process. Key stakeholders that will be consulted in the preparation of the concept development application and Environmental Impact Statement (EIS), may include:

- The Department of Planning and Environment;
- Roads and Maritime Services;
- Lane Cove Council;
- Rural Fire Service;
- DPI Office of Water;
- Office of Environment & Heritage;
- Local Aboriginal Land Council; and
- Local residents.

7 Conclusion

The proposal represents the rational, orderly and economic use of the land.

The design and layout of the development will result in the delivery of a modern health facility that complements the local context, minimise environmental impacts and retains the historic Pallister House.

APPENDIX A

Concept Plans

APPENDIX B

Quantity Surveyor Estimate

Ref 16299-CIV

28 July, 2017

Hammond Care
Level 2, 447 Kent Street
Sydney NSW 2000.

Via email kmcphail@hammond.com.au

Attention Ken McPhail

Dear Ken,

Greenwich Hospital Redevelopment - Estimate of Capital Investment Value

We wish to advise of our current estimated Capital Investment Value (CIV) for the construction of the proposed development of Greenwich Hospital being a mixed use development including basement parking, independent living units, retirement aged care, hospital, community and associated allied health services to be \$134,100,000 excluding GST as set out below.

	TOTAL (excl GST)
Independent Living Units	\$ 68,500,000
Retirement Aged Care	\$ 23,800,000
Hospital Facilities	\$ 41,800,000
TOTAL	\$ 134,100,000

The Capital Investment Value has been calculated in accordance with the definition contained in State Environmental Planning Policy Amendment (Capital Investment Value) 2010 stated as: *"Capital Investment Value of a development or project includes costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than [a] amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6 A or Part 4 of the Environmental Planning and Assessment Act or planning agreement under that Division [b] costs relating to any part of the development or project that is the subject of a separate development consent or project approval [c] land costs (including any costs of marketing and selling and) [d] GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).*

slattery

We trust that this meets your needs. Please do not hesitate to contact us if you require additional information.

Yours faithfully,
Slattery Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'A Bailey', enclosed within a large, loopy, handwritten oval.

Alan Bailey
Director
Ab