

**From:** [Megan Fu](#)  
**To:** [Tahlia Sexton](#)  
**Subject:** RE: Greenwich Hospital Redevelopment - Request for Clarification and Proposed Condition Changes  
**Date:** Wednesday, 27 March 2024 5:00:11 PM  
**Attachments:** [image001.png](#)  
[image005.png](#)  
[image007.png](#)  
[image008.png](#)  
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[image011.png](#)  
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[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)

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Hi Tahlia

Sorry, it is shown in red below.

Regards  
Megan

**Megan Fu**

Principal Planner, Social and Infrastructure Assessments  
Infrastructure Assessments  
**Department of Planning, Housing and Infrastructure**  
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I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

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**From:** Tahlia Sexton <[tahlia.sexton@ipcn.nsw.gov.au](mailto:tahlia.sexton@ipcn.nsw.gov.au)>  
**Sent:** Wednesday, 27 March 2024 4:53 PM  
**To:** Megan Fu <[Megan.Fu@planning.nsw.gov.au](mailto:Megan.Fu@planning.nsw.gov.au)>  
**Cc:** Karen Harragon <[Karen.Harragon@planning.nsw.gov.au](mailto:Karen.Harragon@planning.nsw.gov.au)>; Kylie Dorsett <[kylie.dorsett@ipcn.nsw.gov.au](mailto:kylie.dorsett@ipcn.nsw.gov.au)>; Steve Barry <[Stephen.Barry@ipcn.nsw.gov.au](mailto:Stephen.Barry@ipcn.nsw.gov.au)>; David Gibson <[David.Gibson@planning.nsw.gov.au](mailto:David.Gibson@planning.nsw.gov.au)>  
**Subject:** RE: Greenwich Hospital Redevelopment - Request for Clarification and Proposed Condition Changes

Hi Megan,

Thank you for your response, this will be passed on to the Panel for their consideration.

Can you please confirm the recommended amendment you indicated was shown in red?

Kind regards,

**Tahlia Sexton | A/ Principal Case Manager**

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**From:** Megan Fu <[Megan.Fu@planning.nsw.gov.au](mailto:Megan.Fu@planning.nsw.gov.au)>

**Sent:** Wednesday, 27 March 2024 4:48 PM

**To:** Tahlia Sexton <[tahlia.sexton@ipcn.nsw.gov.au](mailto:tahlia.sexton@ipcn.nsw.gov.au)>

**Cc:** Karen Harragon <[Karen.Harragon@planning.nsw.gov.au](mailto:Karen.Harragon@planning.nsw.gov.au)>; Kylie Dorsett <[kylie.dorsett@ipcn.nsw.gov.au](mailto:kylie.dorsett@ipcn.nsw.gov.au)>; Steve Barry <[Stephen.Barry@ipcn.nsw.gov.au](mailto:Stephen.Barry@ipcn.nsw.gov.au)>; David Gibson <[David.Gibson@planning.nsw.gov.au](mailto:David.Gibson@planning.nsw.gov.au)>

**Subject:** RE: Greenwich Hospital Redevelopment - Request for Clarification and Proposed Condition Changes

Hi Tahlia

It dropped off. Sorry for the oversight and the delay in getting this response to you.

Please insert the following condition after E44 in the instrument for SSD-13619238:

**Vegetation Management Plan**

E45. The Applicant must prepare a Vegetation Management Plan (VMP) that incorporates planting details, APZ measures and vegetation protocols for the remainder of the site, excluding bushland regeneration areas covered by condition D12 and retained bushland areas. The VMP must incorporate management measures for non-APZ areas identified in *Hammondcare SSD Application - Greenwich Hospital* letter, prepared by Travers bushfire & ecology, dated 7 March 2024.

Please also update condition F7 in the instrument for SSD-13619238 as follows with additions **bold and underlined**:

F7. The Applicant must implement all relevant measures in the *Vegetation Management Plan*,

prepared by Travers bushfire & ecology and dated 17 May 2022 **and the VMP required by condition E45.**

The recommended additional and amendment to conditions are supported with one minor recommended change shown in red below.

Sorry for the delay again.

Megan

**Megan Fu**

Principal Planner, Social and Infrastructure Assessments  
Infrastructure Assessments  
**Department of Planning, Housing and Infrastructure**

T 02 9274 6531 E [megan.fu@planning.nsw.gov.au](mailto:megan.fu@planning.nsw.gov.au)

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**From:** Tahlia Sexton <[tahlia.sexton@ipcn.nsw.gov.au](mailto:tahlia.sexton@ipcn.nsw.gov.au)>

**Sent:** Tuesday, 26 March 2024 6:00 PM

**To:** Megan Fu <[Megan.Fu@planning.nsw.gov.au](mailto:Megan.Fu@planning.nsw.gov.au)>

**Cc:** Karen Harragon <[Karen.Harragon@planning.nsw.gov.au](mailto:Karen.Harragon@planning.nsw.gov.au)>; Kylie Dorsett <[kylie.dorsett@ipcn.nsw.gov.au](mailto:kylie.dorsett@ipcn.nsw.gov.au)>; Steve Barry <[Stephen.Barry@ipcn.nsw.gov.au](mailto:Stephen.Barry@ipcn.nsw.gov.au)>; Madeline Thomas <[madeline.thomas@dpie.nsw.gov.au](mailto:madeline.thomas@dpie.nsw.gov.au)>

**Subject:** Greenwich Hospital Redevelopment - Request for Clarification and Proposed Condition Changes

Dear Megan,

The Commission has received your response to the request for advice on the draft conditions for the Greenwich Hospital Redevelopment project and provided it to the Panel for consideration.

After review of the response, the Commission is seeking clarification on one matter. In the response on Page 8 you note *“an additional condition has been included to update the VMP with planting details, APZ measures and vegetation protocols for the remainder of the site”*.

The Commission is unable to locate this additional comment in the mark up of the recommended conditions provided as Attachment B of your response. **Can the Department please advise where this condition is located, or if unintentionally missed in the response, provide the recommended wording of the condition.**

In addition, the Commission is considering the imposition of the following additional condition, and the following slightly amended conditions, should it determine to approve the Application. The Commission seeks the Department's advice on the workability, enforceability and any potential unintended consequences of the proposed conditions.

*Additional Condition:*

**Water Management Plan**

**E47. Prior to the issue of any Occupation Certificate, the Applicant must submit to the satisfaction of the Certifier, a Water Management Plan that:**

- (a) **provides mechanisms to facilitate communication, regarding stormwater and overland flow impacts, between the Applicant, Council and adjoining affected landowners during the operation of the development; and**
- (b) **includes, without unavoidable delay, the implementation of permanent on site measures if overland flow or stormwater runoff into adjoining properties is identified above;**

*Amendments to Conditions:*

B12. The updated landscape plans required by condition B11 must be prepared in consultation with adjoining property owners to the west and south-west (117, 117A and 117B River Road and 24 Gore Street) where the bushland regeneration and other works on the site are to be undertaken, to ensure that tree planting will optimise visual privacy **to the greatest extent possible, with regard to APZ requirements.**

E18 (c): **detail measures to reduce private vehicle usage, including** the provision of a free shuttle bus to local retail centres and public transport nodes, **in particular, the Plan should consider the need to address the lack of public transport to the Site on Sundays;**

The Commission requests the Department's response by **12pm tomorrow, Wednesday 27 March 2024**, to ensure the timely progression of the case.

Kind regards,

**Tahlia Sexton | A/ Principal Case Manager**

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