



30 January 2024

[REDACTED]
Associate Director
Ethos Urban

via email: [REDACTED]

Dear Chris,

**Greenwich Hospital Stage 2 (SSD-13619238 and SSD-8699 MOD 1)
Applicant Stakeholder Meeting – Questions on Notice**

I refer to the State significant development application for the Greenwich Hospital Stage 2 project (SSD-13619238 and SSD-8699 MOD 1) (**Application**), currently before the NSW Independent Planning Commission (**Commission**) for determination.

The Commission is seeking information from the Applicant on the following matters.

1. Landscaping and Public Domain

Please provide the following:

- a. confirmation of the soil profile at the Site including the depth of sandstone bedrock and details of the proposed excavation process (e.g., blasting, cutting);
- b. further information regarding the calculation of deep soil zones including:
 - i. confirmation that the existing bushland on the Site complies with the applicable deep soil criteria to the Site; and
 - ii. a plan identifying the deep soil zones on Site;
- c. further information regarding the calculation of public domain on the Site; and
- d. provision of the referenced report for the Barangaroo Project regarding the insulation of planting and soil on the roof.

2. Sustainability

Please provide the following:

- a. clarification of energy targets being sought for each component of the Site (i.e., seniors living, hospital, respite, Pallister) including BASIX, Green Star, NABERS and Section J requirements;
- b. comment on the recommended conditions being amended to reflect the Applicant's current targets (e.g., a 5 Star Green Star target) and the proposed amendment to recommended conditions B3 and E5 to require the higher rating of either BASIX or Section J to prevail in the event of an inconsistency;
- c. a response to SSD-8699 condition B19 which requires a statement regarding how the design of the development is responsive to the CSIRO's projected impacts of climate; and
- d. details of the targeted capacity of the photovoltaic arrays.



3. Architectural Plans

Please provide the following:

- a. an architectural plan including details of proposed end of trip facilities for staff
- b. detail outlining any differences in the requirements of the Seniors SEPP and Class 9C Building Code of Australia Standards (i.e. for the potential future conversion to hospital), including clarification of the proposed minimum sizes of bedrooms/living spaces for 1, 2 and 3 bedroom apartments; and
- c. details of the proposed rainwater tank for roof runoff and identification of the tank on an architectural plan.

4. Safety and Access

Please provide further information regarding the assessment of the safety of staff travelling to and from the Site including consideration of walking/cycling routes from Wollstonecraft and St Leonards Train Stations, specifically;

- a. consideration of topography and any potential difficulties traversing the routes;
- b. safety at night time, including at staff shift change over times after the local bus route ceases to run;
- c. confirmation of travel arrangements for staff on Sundays; and
- d. confirmation of current timetable start and end times for the bus route that services River Road and the proposed staff shift times.

5. Affordable Housing

Please provide the following:

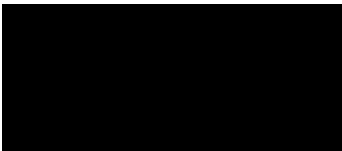
- a. confirmation of the Applicant's affordable housing targets for this project; and
- b. comment on the potential addition of a condition of consent requiring a percentage of affordable housing on the Site.

The Commission requests that the Department provide a response by **5pm on Friday 2 February 2024**.

This letter and your response will be made publicly available on the Commission's website.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Tahlia Sexton, tahlia.sexton@ipcn.nsw.gov.au or 9383 2120.

Yours sincerely,



Stephen Barry
Planning Director