



27 February 2024

Yousheng Li
Senior Urbanist – Planning
Ethos Urban

via email: [REDACTED]

Dear Yousheng,

**Greenwich Hospital Redevelopment (SSD-13619238 and SSD-8699 MOD 1)
Request for Information**

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

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

1. Landscaping and Vegetation –
 - a. clarification as to whether any of the trees marked for retention along the western boundary, specifically in proximity to 117A and 117B River Road, Greenwich, have been previously removed;
 - b. clarification of proposed quantity, species, height at time of planting and height at maturity of vegetation proposed to be used for screening at the western boundary; and
 - c. clarification of what vegetation will be removed in order to meet the APZ requirements along the western boundary and within the bushland regeneration area.
2. Construction Methodology –
 - a. clarification of the methodology proposed for excavation, noting that at the Site Inspection for the Project, the Applicant outlined that rock breaking would not occur, instead that sawing would be undertaken, however the submitted Construction Management Plan identifies the use of rock breakers; and
 - b. details on how the Applicant intends on ensuring the stability of the western embankment is maintained and monitored throughout construction.
3. Stormwater and Sewerage –
 - a. address the concerns raised by the public submissions regarding the existing stormwater and sewerage issues on adjoining properties including:
 - i. how the proposed stormwater management system will improve/eliminate existing stormwater and sewerage impacts on adjoining properties;
 - ii. whether any stormwater is proposed to be diverted or will run through adjoining properties, including 117A or 117B River Road, Greenwich; and



- iii. the need to provide permanent on site measures to prevent flood water from overflowing into neighbouring properties on the western boundary.

The Commission requests that the Applicant provide a response by **5pm on Monday 4 March 2024**.

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, 02 9383 2120.

Yours sincerely,



Stephen Barry
Planning Director