



## Site Inspection Notes

This site visit forms part of the determination process

|                         |   |
|-------------------------|---|
| <b>Project</b>          | Greenwich Hospital Redevelopment (SSD 8699)   |
| <b>Meeting location</b> | Greenwich Hospital, 97-115 River Rd, Greenwich NSW 2065<br>(map of site visit locations included as <b>Attachment 1</b> ) |
| <b>Date</b>             | 24 September 2020   |
| <b>Time</b>             | 9.00am – 10.10am  |

## ATTENDANCE

|  |  |   |
|--|--|---|
| <b>Commission members</b>                    | Peter Duncan AM<br>Adrian Pilton                                   | Panel Chair   |
| <b>Office of the IPC</b>                     | Lindsey Blecher  | Senior Planning Officer                                   |
| <b>Applicant</b>                             | Katie Formston<br>Michael Cooney<br>Kelvin Bissett<br>Michael Rowe | HammondCare<br>HammondCare<br>HammondCare<br>Ethos Urban  |
| <b>Community representatives</b>             | Merri Southwood<br>Jennifer Schneller                              | Greenwich Community Association<br>Northwood Action Group |
| <b>Invited, but not available on the day</b> | Greenwich St Leonards Action Group                                 |   |

## LOCATIONS AND KEY OBSERVATIONS

A site map is provided as **Attachment 1** showing the locations visited during the site visit and listed below. Photographs taken during the site visit are provided at **Attachment 2**.

The site visit included open areas of site only and did not include building interiors.

A summary of key observations and discussions from the site visit is provided below.

### 1. Pergola between hospital reception and top car park

- Site check-in, temperature check, and Covid-19 screening questions
- Welcome to Country provided by Peter Duncan AM (9.05am)
- Opening statement provided by Peter Duncan AM
- Introductions

- Briefing from Applicant on site background and intent of proposal
- Observed topography, existing site buildings and vegetation, and neighbouring properties
- Discussed footprint of proposed buildings, reduction in above-ground carparking, retention of bridleway as pedestrian access

## **2. St Vincent's Road**

- Observed setting of proposed respite building fronting St Vincent's Road, topography, vegetation, and neighbouring properties
- Applicant responded to question from Community Representative to confirm that the existing vehicle access from St Vincent's Road would be retained
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## **3. Pallister House**

- Observed Pallister House (exterior only), it's surrounds, and neighbouring properties
- Discussed heights of proposed buildings and existing use of Pallister House

## **4. Service and delivery area, southern side of main hospital building**

- Observed existing buildings, topography, setting of Pallister House
- Discussed building levels, layout, location of services

## **5. South-western car park**

- Observed vegetation, topography, existing buildings
- Discussed boundary location, Bob Campbell Oval and Gore Creek Reserve, proposed landscaping, proposed lift access arrangements, and heights, orientation and setbacks of proposed buildings

## **6. Access road at western boundary**

- Observed existing buildings and vegetation, and neighbouring properties
- Discussed existing and proposed setbacks, and trees to be retained

## **7. River Road**

- Observed Greenwich Public School campus, existing bus stops, neighbouring properties, and River Road vehicle access
- Discussed use of footpath by students, existing bus stops, proposed access arrangements, and retention of River Road vehicle access

## **8. River Road vehicle access**

- Observed existing access and buildings
- Peter Duncan AM invited further questions
- Commission answered questions from Community Representatives regarding Commission's processes
- Site Visit officially ended by Peter Duncan AM (10.10am)

## **Note – locations 9 and 10 visited by Commission and Office of the IPC only**

## **9. Gore Creek Reserve**

- Observed long distance views of site

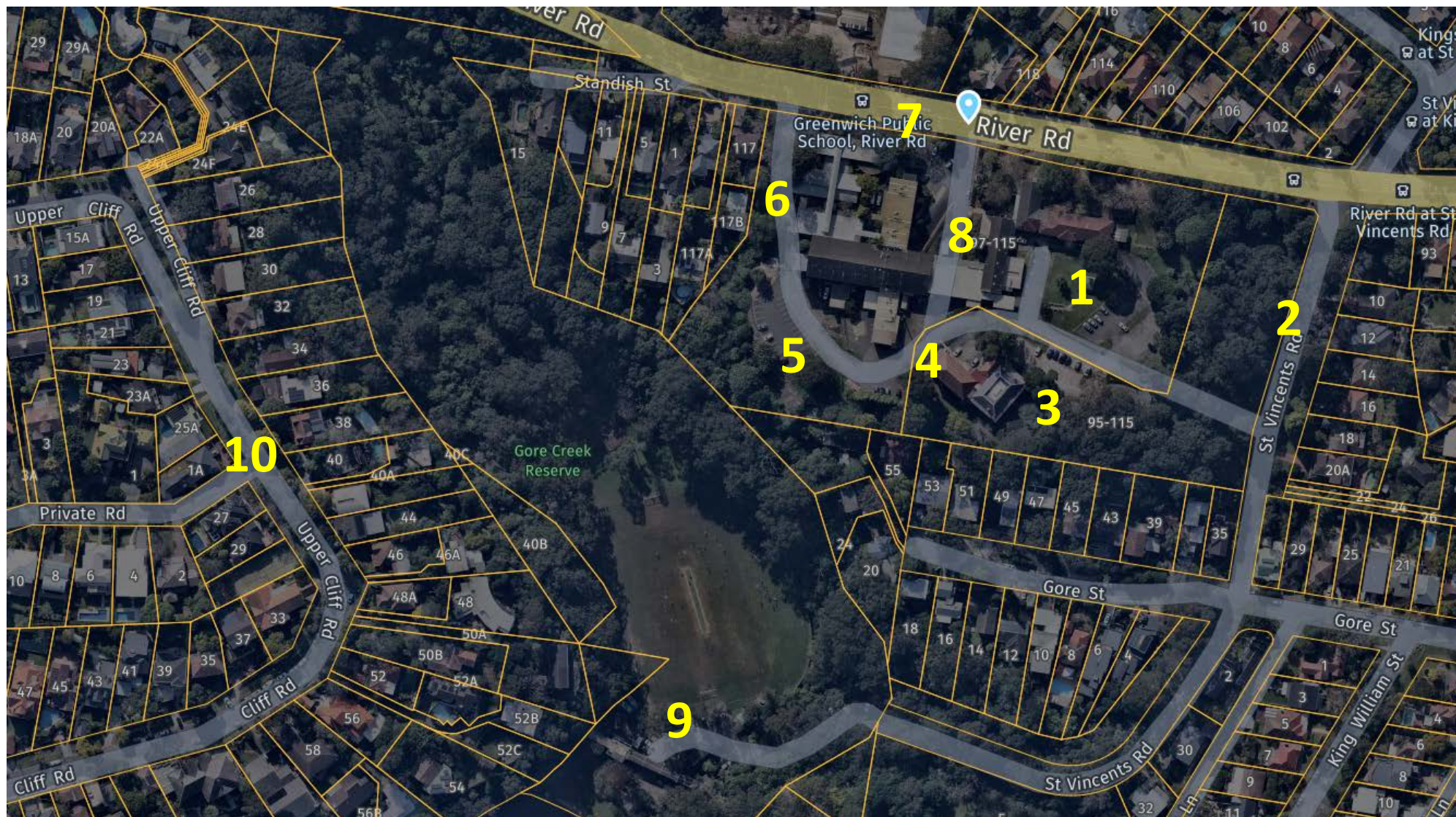
## **10. Upper Cliff Road**

- Observed long distance views of site

**Meeting notes taken by Lindsey Blecher**



## ATTACHMENT 1: SITE INSPECTION MAP



Source: base mapping from Nearmap, accessed 25 September 2020 (imagery dated 1 August 2020)



## ATTACHMENT 2: SITE INSPECTION PHOTOS

*Location 1(a)*



*Location 1(b)*



*Location 1(c)*



*Location 2(a)*



*Location 2(b)*



*Location 3(a)*





## ATTACHMENT 2: SITE INSPECTION PHOTOS

*Location 3(b)*



*Location 3(c)*



*Location 3(d)*



*Location 3(e)*



*Location 3(f)*



*Location 4(a)*



## ATTACHMENT 2: SITE INSPECTION PHOTOS

*Location 4(b)*



*Location 4(c)*



*Location 5(a)*



*Location 5(b)*



*Location 5(c)*



*Location 6(a)*





## ATTACHMENT 2: SITE INSPECTION PHOTOS

*Location 6(b)*



*Location 7(a)*



*Location 7(b)*



*Location 8*



*Location 9*



*Location 10*

