

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As the declared consent authority, the Independent Planning Commission approves the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Adrian Pilton
Member of the Commission



Wendy Lewin
Member of the Commission



Prof Elizabeth Taylor AO
Member of the Commission

Sydney

28 March 2024

SCHEDULE 1

Development consent

Approval: **SSD-8699** granted by the Independent Planning Commission on 10 November 2020

For the following: **Concept proposal** for the redevelopment of Greenwich Hospital including:

- demolition, earthworks and remediation works;
- new health care and allied health facilities and residential aged care and seniors housing in an integrated care campus;
- building envelopes, comprising:
 - main hospital building envelope with an integrated basement;
 - two seniors living building envelopes with an integrated basement; and
 - respite care building envelope;
- car parking and site access arrangements; and
- landscaping, including tree removal.

Modification 1

Modification: **SSD-8699-Mod-1:** Modification of approved concept proposal building envelopes, including an increase in gross floor area and extent of footprints.

Applicant: HammondCare

Consent Authority: Independent Planning Commission

The Land:

95-115 River Road, Greenwich
(Lots 3 and 4 DP584287)

SCHEDULE 2

1. Schedule 3 Part A – Administrative conditions, condition A3 is amended by the insertion of the **bold and underlined words/numbers** and deletion of the ~~struckout~~ words/numbers as follows:

- A3. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS, RtS and RRFI2;
 - (d) **generally in accordance with SSD-8699-Mod-1; and**
 - (e)** in accordance with the approved plans in the table below:

| Architectural drawings prepared by <i>Bickerton Masters</i> | | | |
|--|-------------------|---|--------------------------|
| Dwg No. | Rev | Name of Plan | Date |
| S.02 | P7 | SITE PLAN – OVERALL | 08.07.2020 |
| S.03 | P6 | SITE ELEVATION & SECTIONS | 08.07.2020 |
| S.04 | P6 | SITE SECTIONS | 08.07.2020 |
| S.04a | P6 | SITE SECTIONS | 08.07.2020 |
| S.04b | P6 | SITE SECTIONS | 08.07.2020 |
| S.10 | P5 | EXISTING TREES | 06.09.2019 |
| <u>DD-SW-0120</u> | <u>P15</u> | <u>STAGING PLAN</u> | <u>27.06.2023</u> |
| S.11 | P5 | STAGING DIAGRAMS 1 | 30.08.2019 |
| S.12 | P6 | STAGING DIAGRAMS 2 | 17.02.2020 |
| <u>DD-SW-0400</u> | <u>P27</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 1 (BASEMENT)</u> | <u>27.06.2023</u> |
| <u>DD-SW-0401</u> | <u>P27</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 2 (SETDOWN)</u> | <u>27.06.2023</u> |
| <u>DD-SW-0402</u> | <u>P27</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 3 (MEZZANINE)</u> | <u>27.06.2023</u> |
| <u>DD-SW-0403</u> | <u>P26</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 4 (PLAZA)</u> | <u>27.06.2023</u> |
| <u>DD-SW-0404</u> | <u>P26</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 5</u> | <u>27.06.2023</u> |
| <u>DD-SW-0405</u> | <u>P26</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 6</u> | <u>27.06.2023</u> |
| <u>DD-SW-0406</u> | <u>P26</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 7</u> | <u>27.06.2023</u> |
| <u>DD-SW-0407</u> | <u>P26</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 8</u> | <u>27.06.2023</u> |
| <u>DD-SW-0408</u> | <u>P26</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 9</u> | <u>27.06.2023</u> |
| <u>DD-SW-0409</u> | <u>P24</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 10</u> | <u>27.06.2023</u> |
| <u>DD-SW-0410</u> | <u>P24</u> | <u>DEVELOPMENT AREA PLAN – LEVEL 11</u> | <u>27.06.2023</u> |
| S.50 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 1 | 08.07.2020 |
| S.51 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 2 | 08.07.2020 |
| S.52 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 3 | 08.07.2020 |
| S.53 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 4 | 08.07.2020 |
| S.54 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 5 | 08.07.2020 |
| S.55 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 6 | 08.07.2020 |
| S.56 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 7 | 08.07.2020 |
| S.57 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 8 | 08.07.2020 |
| S.58 | P2 | OVERALL FLOOR PLAN – SITE LEVEL 9 & ABOVE | 08.07.2020 |

2. Schedule 3 Part A – Administrative conditions, condition A5 is amended by the insertion of the **bold and underlined words/numbers** and deletion of the ~~struck out~~ words/numbers as follows:
- A5. The maximum gross floor area for the future buildings are:
- (a) main hospital building – ~~12,750~~ **13,900** square metres.
 - (b) respite care building – 700 square metres.
 - (c) seniors living buildings – ~~10,990~~ **12,243** square metres.

**End of modification
(SSD-8699-Mod-1)**