

Prepared for
HammondCare

Prepared by
Ramboll Australia Pty Ltd

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Project Number
318002262

INDEPENDENT ENVIRONMENTAL AUDIT 1

SSD 13619238, GREENWICH HOSPITAL

INDEPENDENT ENVIRONMENTAL AUDIT 1 SSD 13619238, GREENWICH HOSPITAL

Revision **Final V3.0**
Date **12 June 2025**
Made by **Jenny Auld & Vanessa Perkins**
Checked by **James Walker & Victoria Sedwick**
Approved by **Victoria Sedwick**
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Greenwich Hospital**
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CONTENTS

1.	EXECUTIVE SUMMARY	1
2.	INTRODUCTION	4
2.1	Background	4
2.2	Audit Team	4
2.3	Audit Objectives	4
2.4	Audit Scope	4
2.5	Audit Period	5
3.	AUDIT METHODOLOGY	6
3.1	Selection and Endorsement of Audit Team	6
3.2	Independent Audit Scope Development	6
3.3	Compliance Evaluation	6
3.4	Site Inspection, Meetings and Interviews	6
3.5	Consultation	7
3.6	Compliance Status Descriptors	7
4.	AUDIT FINDINGS	8
4.1	Approval and Document List	8
4.2	Compliance Performance	10
4.3	Summary of Agency Notices, Orders, Penalty Notices or Prosecutions	11
4.4	Previous Audit Recommendations	11
4.5	EMP, Sub-plans and Post Approval Documents	11
4.6	Environmental Management System (EMS)	11
4.7	Environmental Performance	11
4.8	Complaints	11
4.9	Incidents	11
4.10	Actual Verses Predicted Environmental Impacts	11
4.11	Site Inspection	11
4.12	Site Interviews	11
4.13	Improvement Opportunities	11
4.14	Key Strengths	12
5.	RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT	13
5.1	Recommendations in Relation to Non-compliances	13
5.2	Recommendations in Relation to Opportunities for Improvement	13
6.	CONCLUSIONS	15

TABLES

Table 1: Consultation with Authorities	7
Table 2: LCC Consultation	7
Table 3: Summary of Non-compliances	10

APPENDICES

Appendix A
Independent Audit Table

Appendix B
Audit Team

Appendix C
Independent Audit Declaration Form

Appendix D
Site Inspection Photographs

Appendix E
Consultation

GLOSSARY

BMSP	Biodiversity Management Plan
CC	Construction Certificate
CCS	Community Consultation Strategy
CEMP	Construction Environmental Management Plan
CFERSP	Construction Flood Emergency Response Sub-Plan
CNVMSPP	Construction Noise and Vibration Management Sub-Plan
Council	Lane Cove Council
CPTED	Crime Prevention Through Environmental Design
CSWMSP	Construction Soil and Water Management Sub-Plan
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan
CWMP	Construction Waste Management Plan
DCC	Driver Code of Conduct
DPHI	NSW Department of Planning, Housing and Infrastructure
DWP	Demolition Works Plan
EPA	NSW Environment Protection Authority
GTP	Green Travel Plan
IAPAR	Independent Audit Post Approval Requirements
IEA	Independent Environmental Audit
NC	Non-compliance
NSW	New South Wales
OFERP	Operational Flood Emergency Response Plan
OFI	Opportunity for Improvement
POEO	Protection of the Environment Operations
SIMP	Social Impact Management Plan
SSD	State Significant Development
TfNSW	Transport for New South Wales
UFP	Unexpected Finds Protocol

1. EXECUTIVE SUMMARY

TSA Riley Pty Ltd (TSA Riley) on behalf of HammondCare engaged Ramboll Australia Pty Ltd (Ramboll) to conduct an initial Independent Environmental Audit (IEA) of the Stage 1 redevelopment of the Greenwich Hospital (the Project).

The development was approved by the Minister for Planning and Public Spaces under delegation as State Significant Development 13619238 (SSD 13619238) dated 28 March 2024. The Applicant for the purpose of SSD 13619238 is HammondCare. This IEA is required under Schedule 2, Conditions D43 to D48 of SSD 13619238.

The redevelopment of the Greenwich Hospital is being staged. This Audit is the first IEA (herein referred to as the 'Audit' or '1st IEA') for this development. During this Audit Period, external works to support construction works were being undertaken as part of Stage 1 works. The project managers for Stage 1 works is TSA Riley and the principal contractor is Hindmarsh Construction Australia Pty Ltd (Hindmarsh).

The objective of the Audit was to independently assess the environmental performance and compliance status of the Project during the Audit Period. The Audit Period was from the issue of SSD 13619238 on 28 March 2024 to 20 April 2025.

The Auditors consider management of the Project by TSA Riley and Hindmarsh to be of a generally high standard in relation to site management, environmental performance and documents / records management. The Auditors assessed the development to be compliant with Development Consent SSD 13619238 except for nine (9) non-compliances (NCs), as detailed in the table below. Seven recommendations have been made in relation to the non-compliances.

NC#	Condition ID	Non-compliance and Recommendation
NC1	A29	The Auditors observed documentation in accordance with the consent conditions available on the website with the exception of the following gaps: • (iii) all approved strategies, plans and programs required under the conditions of this consent; • (viii) a complaints register, updated monthly. Recommendation: Update the project website to include all required documentation in accordance with the consent condition. Implement a procedure to ensure documentation produced throughout the project is uploaded and updated as required on the website.
NC2	B9	Documentation has not been provided to confirm approval from the Certifier.
NC3	B13	Documentation has been provided to confirm submission of the updated landscape plans to DPHI has been undertaken, however evidence of approval from DPHI has not been provided for Auditor review. Recommendation: Obtain DPHI approval of the updated landscape plans required by condition B11.
NC4	B16	Documentation has been provided regarding consultation with LCC relating to external roadwork and access prior to the issue of CC1.
NC5	C1/C2	Commencement of construction on site was reported to have started on 12 March 2025. A letter from HammondCare to DPHI dated 27 March 2025 reported that notification to DPHI and LCC was notified via the NSW Planning Portal that the "building work commencement date" was 12 March 2025 and that this notification was lodged 48 hours prior to works commencing onsite. The original notification to DPHI and LCC of the commencement of construction has not been reviewed by the Auditors to confirm compliance. Recommendation: Implement a procedure to ensure that DPHI and LCC are notified of the commencement date of each stage of works is undertaken at least 48 hours before those dates.
NC6	C4	No documentation has been provided to confirm submission of the pre-construction dilapidation report to asset owners and LCC in accordance with condition C4(c). Recommendation: Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC

NC#	Condition ID	Non-compliance and Recommendation
NC7	C28	TSA Riley have advised that an archaeologist has yet to be engaged for the project. The Staging Report reported this condition would be triggered prior to commencement of Stage 4 works. The Auditors consider that this condition is non-compliant as the appointment was required prior to the commencement of construction (excluding demolition). Recommendation: Engage a suitably qualified archaeologist as the Excavation Director for the project.
NC8	C34	No documentation has been provided to confirm submission of the required evidence to DPHI prior to the commencement of construction. Recommendation: Submit the evidence of the Biodiversity Conservation Fund payment to DPHI.
NC9	D25	As tree removal works were undertaken prior to the site visit and no sediment and erosion control measures were in place, the Auditor's consider this Condition to be non-compliant.

Recommendations have been made in relation to eleven (11) opportunity for improvement as summarised in the following table.

Condition ID	Opportunity for Improvement
A31	TSA Riley has provided a Construction Complaints Register which also records non-compliances including incidents. TSA Riley and Hindmarsh advised that no incidents have occurred during this Audit Period. Recommendation: Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.
B4	Documentation has been provided regarding drainage system plans for the construction works. No documentation has been reviewed by the Auditors for the design of the operational stormwater management system. However, the Auditors note that the Certifier has approved an operational stormwater management system as part of issuing CC1. Recommendation: Provide the design of operational stormwater management system to the Auditors for review.
C8	Documentation was provided to confirm Version 1.0 was provided to the Certifier and published to the Applicant's website. No documentation was provided to confirm Version 2.0 was submitted to the Certifier and published to the Applicant's website. Recommendation: Provide Version 2.0 to the Certifier and upload onto the Applicant's website.
C13	A review of the CEMP against Conditions C13(a) to (g) confirms that the CEMP has addressed each of the sub-conditions, with the exception of the following gaps: • (iv) groundwater management plan including measures to prevent groundwater contamination. The CEMP refers to Condition C13 (iv) being addressed within the CSWMSP, however no reference to groundwater management is provided in the CSWMSP. Recommendation: Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).
C20	A review of the CFERSP against the Conditions C20(a) to (c) confirms that the CFERSP has addressed each of the sub-conditions associated with the work being undertaken at the time of the Audit, with the exception of C20(c). The Auditors note that the CFERSP includes references to the Greenwich Hospital Flood Emergency Response Plan and Greenwich Hospital Flood Assessment (WMS Engineering, 2023), however the referenced documentation has not been provided to the Auditors to review compliance against the Consent Condition. Recommendation: Update the CFERSP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSP

Condition ID	Opportunity for Improvement
C23	The Auditors note that the Greenwich Hospital Flood Emergency Response Plan and Greenwich Hospital Flood Assessment (WMS Engineering, 2023) is not included in the CFERSP or the CEMP. Recommendation: Update the CEMP or CFERSP to include the relevant emergency response plan as an Appendix to the CFERSP
C25	Hindmarsh advised that there is limited parking onsite for contractors as part of Stage 1 works. The site induction for all employees and contractors advises that 'site parking will be limited to essential vehicles only. Private & non-essential vehicles are to park on St Vincent's Road or on adjacent streets'. The Auditors consider there was sufficient parking during this Audit Period for essential vehicles as advised in the training induction. Recommendation: The Auditors consider alternate advice should be given to contractors regarding private and non-essential parking to prevent utilization of the adjacent residential streets.
D1	One site notice was observed during the site visit at the front of the site office area. The site notice has been prepared in accordance with the consent condition. No additional site notices were observed such as along perimeter hoardings/fencing as required by condition D1(d). Recommendation: Display site notices at various locations through the Stage 1 work areas in accordance with condition D1(d) ensuring they are visible for the public to view.
D22	Hindmarsh advised that protection of the remaining trees within the Stage 1 construction zone were in the process of being protected. The Auditors note that the tree protection plan provided does not specify only trees within the Stage 1 construction zone are required to be protected. Recommendation: Obtain LCC approval prior to the removal of any additional trees onsite. Obtain clarification that only trees within the Stage 1 construction zone are required to be protected during Stage 1 works.
D31/D33	The Auditors note the unexpected finds protocol is also not included in the site induction. Recommendation: Amend the unexpected finds protocol in the ACHMP to include reference to the requirement to register the site of the object on AHIMS in accordance with Condition D31 / D33(c). Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.
D32	A review of the ACHMP does not include management of historical heritage items. Recommendation: Prepare and implement an unexpected finds protocol for historic heritage. Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.

2. INTRODUCTION

2.1 Background

TSA Riley on behalf of HammondCare engaged Ramboll to conduct an IEA of the Stage 1 redevelopment of the Greenwich Hospital.

The development was approved by the Minister for Planning and Public Spaces under delegation as SSD 13619238 dated 28 March 2024. The Applicant for the purpose of SSD 13619238 is HammondCare.

Under Schedule 2 of SSD 13619238, the Development Consent Conditions are divided into five parts as follows:

- Part A Administrative Conditions
- Part B Prior to the issue of a Construction Certificate
- Part C Prior to Commencement of Construction
- Part D During Construction
- Part E Prior to the issue of Occupation Certificate / commencement of operation
- Part F Post Occupation

The redevelopment of the Greenwich Hospital is being staged. This Audit is the first IEA for this development. During this Audit Period, external works to support construction works were being undertaken as part of Stage 1 works.

2.2 Audit Team

The Audit Team comprised Vanessa Perkins (Lead Auditor), Jenny Auld (Assistant Auditor), James Walker (Project Manager), and Victoria Sedwick (Principal) of Ramboll. The Audit Report was prepared by Jenny Auld and Vanessa Perkins, reviewed by James Walker, and approved by Vanessa Perkins and Victoria Sedwick.

2.3 Audit Objectives

The objective of the Audit was to independently assess the environmental performance and compliance status of the Project during the Audit Period.

2.4 Audit Scope

The scope for this Audit is taken in accordance with SSD 13619238, Conditions D43 to D48 as follows:

D43. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

D44. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.

D45. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks notice (or timing) to the Applicant of the date or timing upon which the audit must be commenced.

D46. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:

(a) review and respond to each Independent Audit Report prepared under condition D43 of this consent;

(b) submit the response to the Planning Secretary and the Certifier; and

(c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary

D47. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.

D48. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

2.5 Audit Period

This is the initial IEA of this development. The Audit Period is from the issue of Development Consent SSD 13619238 on 28 March 2024 to the date of the Audit site visit on 30 April 2025.

3. AUDIT METHODOLOGY

3.1 Selection and Endorsement of Audit Team

All of the Ramboll Auditors referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from HammondCare and TSA Riley. Vanessa Perkins and Victoria Sedwick are certified Lead Auditors with Exemplar Global (Certificate No. 420260 and 13180, respectively). As required under Condition D44 of SSD 13619238, endorsement of the Audit Team by the Department of Planning, Housing and Infrastructure (DPHI, or the Department) was provided in a letter dated 17 April 2025 (**Appendix B**).

3.2 Independent Audit Scope Development

The scope for this Audit was developed to assess the development's environmental performance in relation to the construction conditions of SSD 13619238, which included all post approval documents prepared to satisfy the conditions relevant to the construction stage of development.

In the Department's letter endorsing the Audit Team, DPHI stated that *"Each IEA must be prepared, undertaken and finalised in accordance with the conditions of consent and the IAPAR. A failure to meet these requirements will require revision and resubmission."*

The Auditors sought input from DPHI, Lane Cove Council (LCC) and the NSW Environment Protection Authority (EPA) to develop the scope of the Audit as discussed in **Section 3.5**.

3.3 Compliance Evaluation

The following forms of evidence were gathered during the conduct of the Audit:

- Site inspection of the Greenwich redevelopment on 30 April 2025, which included the taking of photographs;
- Review of documents, reports and other records including approvals, reports prepared to satisfy the conditions, site inspection checklists, site photographs, site plans and drawings, as well as correspondence with agencies including DPHI, LCC and EPA
- Interviews with project personnel during the site inspection on 30 April 2025 (refer Section 3.4);
- Review of publicly available documents on HammondCare project website (<https://www.hammond.com.au/greenwich-development>) and the Major Projects website for SSD 13619238 on the Department's NSW Planning Portal (<https://www.planningportal.nsw.gov.au/major-projects/projects/greenwich-hospital-redevelopment-detailed-design>).

3.4 Site Inspection, Meetings and Interviews

The site was inspected by Vanessa Perkins and Jenny Auld on 30 April 2025. An Opening Meeting was held at the commencement of the site inspection. The Agenda for the meeting included Introductions, Audit Objective, Audit Scope, Audit Methodology, Audit Schedule, Other Matters and Development Progress During Audit Period. The following personnel were present for the Opening Meeting inspection and accompanied the Auditors during all or part of the site inspection:

- Alex Lisney – TSA Riley (Senior Project Manager)
- Greta Barkl – TSA Riley (Assistant Project Manager)
- Mark Reynolds – Hindmarsh
- Raeed Dannawi – Hindmarsh

The above personnel were also interviewed during the site inspection. A brief Closing Meeting was held and included discussion of preliminary audit findings and recommendations and post-audit actions, particularly related to the timely provision of documentation.

3.5 Consultation

The Auditors sought to consult the following authorities in accordance with the *Independent Audit Post Approval Requirements* (DPIE, 2020, herein referred to as 'IAPAR 2020') as shown in Table 1. The correspondence is provided in **Appendix E**.

Table 1: Consultation with Authorities

Authority	Contact Details	Comment
DPHI	Compliance Mailbox, compliance@planning.nsw.gov.au Samuel Condon, Compliance, DPHI	A letter requesting consultation was emailed to DPHI on 24 April 2025. No response was received from the DPHI. A separate request was issued for an extension to the IEA report. A response was received on 1 May 2025 from DPHI that the final IEA report due date had been extended to 27 June 2025.
EPA	Environment Line, info@epa.nsw.gov.au	A letter requesting consultation was emailed to the EPA on 24 April 2025. No response was received from the EPA.
Lane Cove Council	service@lanecove.nsw.gov.au RShankar@lanecove.nsw.gov.au	A letter requesting consultation was emailed to Lane Cove Council (LCC) on 24 April 2025. A response was received on 30 April 2025. Refer to Table 1 for LCC comments and the Auditors' response.

Table 2: LCC Consultation

LCC Comment	Auditor Response
"Council has no additional requirements in the scope of the audit other than that specified in Condition D43, being that the Independent Audits be carried out in accordance with the <i>Independent Audit Post Approval Requirements (2020)</i> ."	The Auditors have undertaken the audit in accordance with Condition D43 and IAPAR (2020).

3.6 Compliance Status Descriptors

This Audit Report has been prepared in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in IAPAR 2020. As such, the following compliance status descriptors have been used:

Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the Audit is undertaken, therefore an assessment of compliance is not relevant.

Observations are made that identify opportunities for improvement (OFI).

4. AUDIT FINDINGS

4.1 Approval and Document List

The following approvals and documents provided by TSA Riley and/or available on the project website, were reviewed by the Auditors:

- Arborsure, RE: Arborist Compliance – Excavation works around trees 251 and 254, 12/05/25
- Arborsure, Tree Protection Plan, 12/05/25
- Biodiversity Conservation Trust, Statement confirming payment into the Biodiversity Conversation Fund for an offset obligation, 21/02/25
- Central Civil, Demolition Work Plan, 23/09/24
- Consultation with residents on landscape plans – Greenwich Hospital Meeting Minutes, 18/10/24
- Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management Plan, June 2023
- Email correspondence between bm+g and HammondCare, RE: Greenwich CC1 – Letters to neighbours regarding dilapidation, 25/11/24
- Email correspondence between Hammondcare, RE: Greenwich – Stage 1 Sydney Water Application, 15/03/25
- Email correspondence from BM+G to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25
- Email correspondence with Hindmarsh and TfNSW, RE: HammondCare Greenwich Section 138 Application, 09/05/25
- Email from BM+G to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25
- Email from DPHI to Ethos urban, SSD-13619238 – Greenwich Hospital Redevelopment – Varied time for submission of first IEA, 01/05/25
- Email from HammondCare to Ramboll, HammondCare Greenwich Site Auditor Engagement, 25/10/24
- Email from Hindmarsh to LCC, Application to Occupy Road and/of Footpath, 07/03/25
- Email from Hindmarsh, HammondCare Upgrade Early Works - Meeting with Council, 06/05/25
- Email from TSA Riley to Blackett Maguire + Goldsmith Pty Ltd, HC Greenwich – Dilapidation Reports Pack 1 (26 reports) on Neighbours for CC cond. C6 and C7, 25/02/25
- Email from TSA Riley to Ramboll, RE: SD-13619238 Greenwich Hospital Redevelopment Additional Document Request, 16/05/25
- Ethos Urban, Social Impact Management Plan, 19/08/24
- Greenwich – IEA Condition.xlsx
- HammondCare Greenwich – RAP Startup Meeting Minutes, 27/03/25
- HammondCare Greenwich Stage 1 Waste & Import Materials Register
- HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, V1.0, undated
- HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, November 2024, V2.0
- Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25
- JKE, Remediation Action Plan, 05/04/22
- Letter from Ausgrid, Offer to provide Standard Connection Services for Contestable ASP/1 Premises Connections no greater than 11kV, 04/09/23
- Letter from DPHI, Greenwich Hospital Redevelopment – Independent Environmental Auditor Agreement Request, 14/04/25
- Letter from HammondCare to DPHI, Greenwich Hospital Detailed Design (SSD-13619238) Notification of Commencement of Works, 27/03/25
- Letter from HammondCare to Residents, Re: Greenwich Hospital Redevelopment – Email address for Pre-Construction Survey of Properties, 14/11/24
- Letter from JK Geotechnics to TSA Riley, Geotechnical Certification Proposed Hospital Redevelopment 97-115 River Road, Greenwich, NSW, 18/11/24
- Letter from Sydney Water to HammondCare, Notice of requirements Case No.202148 and No. 212892 and No.212893, 27/03/23 and 24/07/24 and 16/07/24

- Letter from Taylor Brammer, RE: HammondCare Greenwich Certificate of Compliance - Landscape Design, 17/09/24
- Letter from Transport and Traffic Planning Associates, Proposed Greenwich Hospital Development Construction Certificate Certification, 18/07/24
- Letter from Waratah to HammondCare, Declaration of No Access: Dilapidation Inspection, 25/02/25
- Lodgment of design documents, BW-2025-438, 11/03/25
- Lodgment of design documents, BW-2025-438, 12/03/25
- Mark Bury Consulting, Tree Impact Assessment Report and Tree Management Plan, 27/09/21
- Mark Bury Consulting, Tree Pruning Specification, 21/10/21
- Project Solutions, Greenwich Hospital Redevelopment Stage 1 Early Works Dilapidation Report, 10/09/24
- Taylor Brammer, VMP Landscape Drawings, Rev H, 02/09/24
- TaylorBrammer, Tree Retention and Removal Plan, Rev H, 10/09/24
- Travers Bushfire & Ecology, Biodiversity Development Assessment Report, 02/08/23
- Travers Bushfire & Ecology, Vegetation Management Plan, 17/05/22
- Waratah, Dilapidation Reports, Ref:W20506.20A.VR.DLP; W20506.45.VR.DLP; W20506.102.VR.DLP; W20506.112.RR.DLP; W20506.117A.VR.DLP; W20506.117B.VR.DLP; W20508.10.VS.DLP; W20508.12.VS.DLP; W20508.14.VS.DLP; W20508.16.VS.DLP; W20508.18.VS.DLP; W20508.20.VS.DLP; W20508.24.GS.DLP; W20508.35.GS.DLP; W20508.37.GS.DLP; W20508.43.GS.DLP; W20508.49.GS.DLP; W20508.51.GS.DLP; W20508.53.GS.DLP; W20508.55.GS.DLP; W20508.110.RR.DLP; W20508.116.RR.DLP; W20508.116A.RR.DLP; W20508.117.RR.DLP; W20508.118.RR.DLP; W20508.120.RR.DLP
- HammondCare Greenwich Stage 1 Construction Complaints Register, 28/04/23
- Consultation with residents on landscape plans – Greenwich Hospital Meeting Minutes, 18/10/24
- Environmental Management Plan Guideline: Guideline for Infrastructure Projects prepared by DPIE, April 2020 (EMP Guideline)
- Van Der Meer, Hospital - Substation Plans and Details, 23/03/2023
- Van Der Meer, Hospital - Substation Details, 01/06/2023
- Van Der Meer, Nursery Area Plans, 18/002/2025
- Travers Bushfire & Ecology, Vegetation Management Plan, 17/05/22
- Taylor Brammer, VMP Landscape Drawings, Rev H, 02/09/24
- Letter from TaylorBrammer, RE: HammondCare Greenwich Certificate of Compliance - Landscape Design, 17/09/24
- Letter from Transport and Traffic Planning Associates, Proposed Greenwich Hospital Development Construction Certificate Certification, 18/07/24
- Letter from Van Der Meer to TSA Riley, Greenwich Hospital Redevelopment, 97-115 River Road, Greenwich NSW 2065, CC1 Civil Certificate– Design, 19/11/24
- JHA Services, Engineering Specification for Fire Services, Hammondcare Greenwich Hospital, 05/12/2024
- Taylor Brammer, Hammondcare Greenwich Masterplan Overall, 28/02/2022
- Travers bushfire & ecology, Vegetation Management Plan, 17/05/2022
- Travers bushfire & ecology, Bushfire Protection Assessment, 06/04/2022
- Letter from Travers bushfire & ecology to TSA Riley, Re: Hammondcare SSD Application - Greenwich Hospital, 07/03/2024
- Travers bushfire & ecology, Biodiversity Management Plan, Proposed Development Lot 3 and 4, DP 584287 97-115 River Road Greenwich, 18/11/2024, (**BMSP**)
- Water Modelling Solutions, Greenwich Hospital – Construction Flood Emergency Response Sub-Plan, 04/11/2024, (**CFERSP**)
- Ethos Urban, Social Impact Management Plan, 19/08/24 (**SIMP**)
- Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management Plan, June 2023 (**ACHMP**)
- Acoustic Logic, Greenwich Hospital Redevelopment, Construction Noise and Vibration Management Plan, 13/09/24, (**CNVMS**)
- Hindmarsh, Construction Waste Management Sub-Plan, Greenwich Hospital Redevelopment V2, 25/10/2024, (**CWMS**)
- van der Meer, Construction Soil And Water Management Sub-Plan, Greenwich Hospital Redevelopment, 09/10/2024, (**CSWMS**)
- Transport and Traffic Planning Associates, Greenwich Hospital Proposed Seniors Health Campus River Road, Greenwich, Construction Traffic and Pedestrian Sub-Management Plan, November 2024 (**CTPMSP**)

- Hindmarsh, Construction Environmental Management Plan (CEMP) Rev C, 29/11/2024 (**CEMP**)
- HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, November 2024, V2.0 (**CCS**)
- Letter from DPHI to Hammondcare, Subject: Greenwich Hospital Redevelopment (SSD-13619238), Revised Staging Report, Condition A10, 20/09/2024

The following documents were provided following factual review:

- DPHI Post Approval, Notice of commencement, 27/03/25
- Email from LCC, RE: Hammond Care Upgrade – ROP Quantities, 09/05/25
- Emails from TSA Riley to residential owners dated 27/02/25, Pre-Construction Survey Report – HammondCare Greenwich Hospital Redevelopment
- Greenwich Hospital – Flood Emergency Response Plan prepared by Water Modelling Solutions, 20/07/23
- Internal email from Hindmarsh, Re: IEA Report (Draft), 04/06/25
- Letter from LCC, Hoarding Installation, undated
- Letter from LCC, Temporary Footpath Closure, 06/05/25 – 19/05/25
- Photos taken of Substation; Pallister; Gore St and Gore Creek

4.2 Compliance Performance

The Auditors assessed the development to be compliant with Development Consent SSD 13619238 except for the non-compliances shown in Table 3. Refer to the Independent Audit Table (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides twelve recommendations associated with the non-compliances.

Table 3: Summary of Non-compliances

NC#	Condition ID	Non-compliance
NC1	A29	The Auditors observed documentation in accordance with the consent conditions available on the website with the exception of the following gaps: • (iii) all approved strategies, plans and programs required under the conditions of this consent; • (viii) a complaints register, updated monthly.
NC2	B9	Documentation has not been provided to confirm approval from the Certifier.
NC3	B13	Documentation has been provided to confirm submission of the updated landscape plans to DPHI has been undertaken, however evidence of approval from DPHI has not been provided for Auditor review.
NC4	B16	Documentation has been provided regarding consultation with LCC relating to external roadwork and access prior to the issue of CC1.
NC5	C1/C2	Commencement of construction on site was reported to have started on 12 March 2025. A letter from HammondCare to DPHI dated 27 March 2025 reported that notification to DPHI and LCC was notified via the NSW Planning Portal that the "building work commencement date" was 12 March 2025 and that this notification was lodged 48 hours prior to works commencing onsite. The original notification to DPHI and LCC of the commencement of construction has not been reviewed by the Auditors to confirm compliance.
NC6	C4	No documentation has been provided to confirm submission of the pre-construction dilapidation report to asset owners and LCC in accordance with condition C4(c).
NC7	C28	TSA Riley have advised that an archaeologist has yet to be engaged for the project. The Staging Report reported this condition would be triggered prior to commencement of Stage 4 works. The Auditors consider that this condition is non-compliant as the appointment was required prior to the commencement of construction (excluding demolition).
NC8	C34	No documentation has been provided to confirm submission of the required evidence to DPHI prior to the commencement of construction.
NC9	D25	As tree removal works were undertaken prior to the site visit and no sediment and erosion control measures were in place, the Auditor's consider this Condition to be non-compliant.
Number of non-compliances identified:		9
Total number of compliance requirements:		217

4.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

No Agency Notices, Orders, Penalty Notices or Prosecutions were issued in relation to the development during the Audit Period.

4.4 Previous Audit Recommendations

There are no previous audit recommendations for this development as this is the first IEA of the project.

4.5 EMP, Sub-plans and Post Approval Documents

Based on the documentation and records reviewed, and the site inspection, the Auditors found that construction of the development was occurring generally in accordance with the environmental management plans, sub-plans and post approval documents.

4.6 Environmental Management System (EMS)

There is no project specific EMS for the project. The Auditors consider the various management plans noted in Section 4.5 to be generally appropriate for managing environmental matters.

4.7 Environmental Performance

The environmental performance of the development is considered to be of a generally high standard.

4.8 Complaints

No complaints were recorded during the Audit Period.

4.9 Incidents

No incidents, as defined under SSD 13619238 and requiring notification of DPFI, have reportedly occurred during the Audit Period.

4.10 Actual Verses Predicted Environmental Impacts

The Auditors have not identified inconsistencies between actual environmental impacts and the predicted environmental impacts.

4.11 Site Inspection

The Auditors carried out a site inspection on 30 April 2025 accompanied by project personnel referred to in Section 3.4. Photographs taken during the site visit are provided in **Appendix D**.

4.12 Site Interviews

Interviews on the day of the site inspection involved the project personnel referred to in Section 3.4. The majority of the documents and records were provided electronically and reviewed off-site.

4.13 Improvement Opportunities

The following opportunity for improvement has been identified in Table 4. Refer to Section 5.2 for recommended actions. Refer to the Independent Audit Table (**Appendix A**) for full details.

Table 4: Opportunities for Improvement

Condition	Opportunity for Improvement
A31	Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.
B4	Provide the design of operational stormwater management system to the Auditors for review.
C8	Provide Version 2.0 to the Certifier and upload onto the Applicant's website.
C13	Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).
C20	Update the CFERSP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSP.
C23	Update the CEMP or CFERSP to include the relevant emergency response plan as an Appendix to the CFERSP.
C25	The Auditors consider alternate advice should be given to contractors regarding private and non-essential parking to prevent utilization of the adjacent residential streets.
D1	Display site notices at various locations through the Stage 1 work areas in accordance with condition D1(d) ensuring they are visible for the public to view.

Condition	Opportunity for Improvement
D22	Obtain LCC approval prior to the removal of any additional trees onsite. Obtain clarification that only trees within the Stage 1 construction zone are required to be protected during Stage 1 works.
D31/D33	Amend the unexpected finds protocol in the ACHMP to include reference to the requirement to register the site of the object on AHIMS in accordance with Condition D31 / D33(c). Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.
D32	Prepare and implement an unexpected finds protocol for historic heritage. Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.

4.14 Key Strengths

The Auditors consider management of the current stage of development by TSA Riley and Hindmarsh to be of a generally high standard in relation to site management, environmental performance and documents/records management.

5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

5.1 Recommendations in Relation to Non-compliances

The recommendations for the non-compliances are presented in Table 5.

Table 5: Recommendations for Non-compliances

NC#	Condition ID	Recommendation
NC1	A29	Update the project website to include all required documentation in accordance with the consent condition. Implement a procedure to ensure documentation produced throughout the project is uploaded and updated as required on the website.
NC2	B9	Obtain Certifier approval in accordance with the consent condition.
NC3	B13	Obtain DPHI approval of the updated landscape plans required by condition B11.
NC5	C1/C2	Implement a procedure to ensure that DPHI and LCC are notified of the commencement date of each stage of works is undertaken at least 48 hours before those dates.
NC6	C4	Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC.
NC8	C28	Engage a suitably qualified archaeologist as the Excavation Director for the project.
NC9	C34	Submit the evidence of the Biodiversity Conservation Fund payment to DPHI.

5.2 Recommendations in Relation to Opportunities for Improvement

Eleven recommendations for an opportunity for improvement are presented in Table 6.

Table 6: Recommendations for Opportunities for Improvement

Condition ID	Opportunity for Improvement
A31	Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.
B4	Provide the design of operational stormwater management system to the Auditors for review.
C8	Provide Version 2.0 to the Certifier and upload onto the Applicant's website.
C13	Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).
C20	Update the CFERSP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSP.
C23	Update the CEMP or CFERSP to include the relevant emergency response plan as an Appendix to the CFERSP.
C25	The Auditors consider alternate advice should be given to contractors regarding private and non-essential parking to prevent utilization of the adjacent residential streets.
D1	Display site notices at various locations through the Stage 1 work areas in accordance with condition D1(d) ensuring they are visible for the public to view.

Condition ID	Opportunity for Improvement
D22	Obtain LCC approval prior to the removal of any additional trees onsite. Obtain clarification that only trees within the Stage 1 construction zone are required to be protected during Stage 1 works.
D31/D33	Amend the unexpected finds protocol in the ACHMP to include reference to the requirement to register the site of the object on AHIMS in accordance with Condition D31 / D33(c). Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.
D32	Prepare and implement an unexpected finds protocol for historic heritage. Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.

6. CONCLUSIONS

The Auditors assessed the development to be compliant with SSD 13619238 with the exception of nine non-compliances. Seven recommendations have been made in relation to the non-compliances, as well as eleven in relation to opportunities for improvement.

The Auditors consider management of the development by TSA Riley and Hindmarsh to be of a generally high standard in relation to site management, environmental performance and documents / records management.

APPENDIX A
INDEPENDENT AUDIT TABLE

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
PART A ADMINISTRATIVE CONDITIONS					
Obligation to Minimise Harm to the Environment					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Refer relevant Conditions as listed in findings column	The Auditors observed that reasonable and practical measures are being implemented to prevent or minimise material harm to the environment.	Compliant	
A2	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, Response to Submissions and responses to RFIs; (d) in accordance with the approved plans in the table (refer to table in SSD)	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	The development is being carried out generally in accordance with the requirements of SSD 13619238 and approved plans, with the exception of thirteen (13) non-compliances as outlined in this table. On this basis, the Auditors consider that overall, this Condition to be compliant.	Compliant	
A3	The Applicant must comply with all written requirements or directions of the Planning Secretary, including in relation to: (a) the environmental performance of the approved development; (b) any document or correspondence in relation to the approved development; (c) any notification given to the Planning Secretary under the terms of this approval; (d) any audit of the construction or operation of the approved development; (e) the terms of this consent and compliance with the terms of this consent (including anything required to be done under this consent); (f) the carrying out of any additional monitoring or mitigation measures; and (g) in respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under this consent.	Interview with TSA Riley and Hindmarsh on 30/04/25	The Planning Secretary has not made any written directions during the Audit Period.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with TSA Riley and Hindmarsh on 30/04/25	No inconsistencies, ambiguity or conflict have been identified.	Compliant	
Limits of Consent					
A5	This consent lapses five years after the date of consent unless work is physically commenced.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	The work has physically commenced.	Not triggered	
Prescribed Conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Interview with TSA Riley and Hindmarsh on 30/04/25	The Auditors have no reason to believe that the development has not complied with the relevant prescribed conditions of development consent under EP&A Regulation 2021, Part 4, Division 2, Subdivision 1 and this Condition during the Audit Period.	Compliant	
Planning Secretary as Moderator					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution.	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised that no disputes with a public authority have occurred.	Not triggered	
Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	Refer to relevant evidence as listed in findings column.	The Applicant is required to consult the following identified parties in relation to the specified consent condition requirements / documents: B12 - The updated landscape plans must be prepared in consultation with adjoining property owners to the west	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		and south-west (117, 117A and 117B River Road and 24 Gore Street) - B18 – the final Crime Prevention Through Environmental Design (CPTED) must be prepared in consultation with NSW Police - C4 - consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development - C15 - The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with Council and TfNSW - C16 - the Construction Noise and Vibration Management Sub-Plan (CNVMS) must describe the community consultation undertaken, including consultation with all sensitive receivers - C18 - The Construction Soil and Water Management Sub-Plan (CSWMSP) must be prepared in consultation with Council and adjoining landowners - C26 - The Applicant must consult with Registered Aboriginal Parties - C27 - The heritage consultant must be consulted in relation to (a) providing input on colour scheme; (b) providing heritage inductions for construction staff; (c) overseeing works; and (d) providing input on selection of appropriate tradespersons - C30 - Any amendments to the Archaeological Research Design & Excavation Methodology must be prepared in consultation with Heritage NSW - D31 - In the event that surface disturbance identifies a new Aboriginal		

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			object the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW • D32 - If any unexpected archaeological relics are uncovered during the work, then an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW • D33 - In the event that a burial or skeletal remains are uncovered during work, then the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW • E12 - the Applicant must consult with the owners of the adjoining properties (117, 117A and 117B River Road and 24 and 55 Gore Street) and offer to install fencing to improve screening and minimise visual privacy impacts • E18 - a Green Travel Plan (GTP) must be prepared in consultation with Council • E34 - the Applicant must submit a Heritage Interpretation Plan in consultation with the Heritage NSW and Council • E47 - an Operational Flood Emergency Response Plan (OFERP) must be prepared in consultation with Council, EHG, SES, Ambulance NSW, the relevant health area and fire agency servicing the area • F17 - Should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation		

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			measures in consultation with affected landowners The Auditors understand Conditions B18, C26, C27, C30, D31, D32, D33, E12, E18, E34, E47 and F17 requirements have not yet been triggered. Evidence of required consultation was provided in relation to Conditions B12, C4, C15, C16 and C18. Therefore, Condition A8 is considered compliant.		
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the RtS.	TSA Riley, Revised Staging Report, Rev 3, 29/08/24 (Staging Report)	The construction of the development will be staged into four Construction Certificates (CCs).	Compliant	
A10	Staging of the development may be varied (for either construction or operation) in accordance with a revised Staging Report submitted to and approved by the Planning Secretary prior to that stage of construction and/or operation commencing.	- Staging Report - Letter from DPHI to Hammondcare, Subject: Greenwich Hospital Redevelopment (SSD-13619238), Revised Staging Report, Condition A10, 20/09/2024	A staging report was prepared and reviewed by the Auditors. Documentation provided confirms approval from the Department.	Compliant	
A11	Any revised Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried	Staging Report	A review of the Staging Report against condition A11(a) to (e) confirms it addresses the requirements of the condition.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.				
A12	The project must be staged in accordance with the details approved under condition A9, unless a revised Staging Report has been approved under condition A10, in which case the project must be staged in accordance with the approved revised Staging Report.	Staging Report	The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.	Compliant	
A13	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under condition A9 or a revised Staging Report approved under condition A10, must be complied with at the relevant time for that stage, including independent auditing requirements.	Staging Report	The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.	Compliant	
Staging, Combining and Updating Strategies, Plans or Programs					
A14	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including	- Hindmarsh, Construction Environmental Management Plan (CEMP) Rev C, 29/11/2024 (CEMP) - HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, November 2024, V2.0 (CCS) - Transport and Traffic Planning Associates, Greenwich Hospital	The Auditors reviewed the approved strategies, plans and programs required under the conditions of this consent including the CEMP, CCS, CTPMSP, CNVMSP, CWMSP, BMSP, CFERSP, SIMP and the ACHMP. These plans were combined underneath Condition A14 (b) as a clear relationship is demonstrated in the Staging Plan and no updates have been required.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Proposed Seniors Health Campus River Road, Greenwich, Construction Traffic and Pedestrian Sub-Management Plan, November 2024 (CTPMSP) - Acoustic Logic, Greenwich Hospital Redevelopment, Construction Noise and Vibration Management Plan, 13/09/24, (CNVMS) - Hindmarsh, Construction Waste Management Sub-Plan, Greenwich Hospital Redevelopment V2, 25/10/2024, (CWMSP) - van der Meer, Construction Soil And Water Management Sub-Plan, Greenwich Hospital Redevelopment, 09/10/2024, (CSWMSP) - Travers bushfire & ecology, Biodiversity Management Plan, Proposed			

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Development Lot 3 and 4, DP 584287 97-115 River Road Greenwich, 18/11/2024, (BMSP) - Water Modelling Solutions, Greenwich Hospital – Construction Flood Emergency Response Sub-Plan, 04/11/2024, (CFERSP) - Ethos Urban, Social Impact Management Plan, 19/08/24 (SIMP) - Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management Plan, June 2023 (ACHMP)			
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with TSA Riley and Hindmarsh on 30/04/25	No strategies, plans or programs have been updated during the Audit Period.	Not triggered	
A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with TSA Riley and Hindmarsh on 30/04/25	The Auditors understand that the Planning Secretary has not agreed that a strategy, plan, or program may be staged or updated without consultation being undertaken with all parties required to be consulted in accordance with the relevant condition in this consent.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Refer to Condiyion A15 Evidence	Refer to Condition A15 Findings and Recommendations.	Not triggered	
Structural Adequacy					
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC. <i>Notes:</i> <i>Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>	- BM+G, Construction Certificate CC-24149, 07/03/25 (CC1) - Van Der Meer Consulting, Structural Design Compliance Declaration, 02/09/24	Building construction has not commenced during this Audit Period. CC1 has been issued for structure up to Level 3 of the HealthCare and Senior Living Buildings and associated early works. This includes 'services infrastructure and civil works only associated with the Greenwich Hospital Redevelopment – Detailed Design, comprising the design, staged construction and operation of the hospital and integrated healthcare campus'.	Compliant	
External Walls and Cladding					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
External Materials					
A20	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided that: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; and (b) the quality and durability of any alternative material is the same standard as the approved external building materials.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
A21	Details of any approved changes by the Certifier to the external colours and/or building materials as set out under A20, must be provided to the Planning Secretary within seven days, upon request.	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Staging Report	addressed prior to commencement of Stage 2 works.		
Design and Construction for Bush Fire					
A22	The construction and operation of the development, including Asset Protection Zones, must be undertaken and managed in accordance with the Bushfire Protection Assessment, prepared by Travers bushfire & ecology, dated 6 April 2022 as updated by Rural Fire Service RFI Letter Response at 97 (Lot 3 DP 5845287) and 115 (Lot 4 DP 584287) River Road, Greenwich letter, prepared by Travers bushfire & ecology, dated 17 July 2023 and Hammondcare SSD Application - Greenwich Hospital letter, prepared by Travers bushfire & ecology, dated 7 March 2024.	- Taylor Brammer, Hammondcare Greenwich Masterplan Overall, 28/02/2022 - Travers bushfire & ecology, Vegetation Management Plan, 17/05/2022 - Travers bushfire & ecology, Bushfire Protection Assessment, 06/04/2022 - Letter from Travers bushfire & ecology to TSA Riley, Re: Hammondcare SSD Application - Greenwich Hospital, 07/03/2024	A review of provided documentation confirms that the construction and operation of the development has been designed in accordance with the Bushfire Protection Assessment.	Compliant	
A23	New construction must comply with Sections 3 and 5 (minimum BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014, as appropriate.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
A24	The project must comply with the relevant sections of Planning for Bush Fire Protection (2019) including, but not limited to: (a) Chapter 6 – Special Fire Protection Purpose Developments (where relevant); (b) Asset Protection Zones (APZs) and building construction (Table 6.8a);	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Taylor Brammer, Hammondcare Greenwich Masterplan Overall, 28/02/2022	The CEMP and the Bushfire Protection Assessment have included references to relevant sections of Planning for Bush Fire Protection.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(c) Safe operational access for emergency services personnel (Table 6.8b); and (d) Water, electricity and gas (Table 6.8c).	- CEMP - Travers bushfire & ecology, Bushfire Protection Assessment, 06/04/2022	The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.		
Applicability of Guidelines					
A25	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Australian Standards or policies in the form they are in as at the date of this consent.	SSD 13619238	The Auditors have no evidence to indicate that the development is not being carried out in accordance with the guidelines referenced in the conditions of this consent.	Compliant	
A26	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Australian Standard or policy, or a replacement of them.	Interview with TSA Riley and Hindmarsh on 30/04/25	The Department has not required compliance with updated or revised versions of the referenced documents.	Not triggered	
Fire Safety					
A27	The hospital and seniors housing buildings must incorporate the installation of a fire sprinkler system.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Staging Report - JHA Services, Engineering Specification for Fire Services, Hammondcare Greenwich Hospital, 05/12/2024	The Auditors reviewed documentation to confirm that a fire sprinkler system has been incorporated into construction designs. The construction of the buildings has not commenced during this Audit Period will be addressed prior to commencement of Stage 2 works.	Not triggered	
Monitoring and Environmental Audits					
A28	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and		Noted	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>				
Access to Information					
A29	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and	https://www.hammond.com.au/greenwich-development	A project website for the Greenwich Development has been created by HammondCare prior to the commencement of construction. The Auditors observed documentation in accordance with the consent conditions available on the website with the exception of the following gaps: (iii) all approved strategies, plans and programs required under the conditions of this consent; (viii) a complaints register, updated monthly. The Auditors noted that the current version of the CCS (V2.0) and a complaints register are not available on the website On the basis of the above, the Auditors consider this condition as non-compliant. Recommendation: Update the project website to include all required documentation in accordance with the consent condition. Implement a procedure to ensure documentation produced throughout the project is uploaded and updated as required on the website.	Non-compliant	NC1

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations of each of the respective stages (where relevant).				
Compliance					
A30	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	- Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	Employees and contractors (and their sub-contractors) undertake online inductions. A review of the induction confirms subcontractors are made aware of and instructed to comply with consent conditions.	Compliant	
Incident Notification, Reporting and Response					
A31	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - HammondCare Greenwich Stage 1 Construction Complaints Register, 28/04/23	TSA Riley has provided a Construction Complaints Register which also records non-compliances including incidents. TSA Riley and Hindmarsh advised that no incidents have occurred during this Audit Period. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.	Not triggered	
A32	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Refer to Condition A31 Evidence	Refer to Condition A31 Findings and Recommendations.	Not triggered	
Non-Compliance Notification					
A33	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - HammondCare Greenwich Stage 1 Construction	TSA Riley has provided a Construction Complaints Register which also records non-compliances. TSA Riley and Hindmarsh advised that no non-compliances have occurred during this Audit Period. Based on	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Complaints Register, 28/04/23	the register and interview, this condition has not been triggered.		
A34	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Refer to Condition A33 Evidence	Refer to Condition A33 Findings.	Not triggered	
A35	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Refer to Condition A33 Evidence	Refer to Condition A33 Findings.	Not triggered	
Revision of Strategies, Plans and Programs					
A36	Within three months of: (a) the submission of an incident report under condition A32; (b) the submission of an Independent Audit under condition D47; (c) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act; or (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview with TSA Riley and Hindmarsh on 30/04/25	No submissions of compliance reports, incident reports, Independent Audits, or approval of modifications or issue of directions from the Planning Secretary have occurred during the Audit Period.	Not triggered	
A37	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans or programs required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Interview with TSA Riley and Hindmarsh on 30/04/25	There has been no requirement to improve environmental performance, cater for a modification or comply with a direction during the Audit Period.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Other Approvals					
A38	This consent does not permit the seniors housing to be used for hospital purposes, as defined in the Standard Instrument, unless separate approval(s) is obtained from the relevant authority for the above use (where required).	Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 3 works.	Not triggered	
PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE					
Design Amendments					
B1	Prior to the issue of a construction certificate, the relevant construction drawings must be updated, and design verification must be provided to the Certifier detailing: (a) compliance with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings as stipulated in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 for Stage 3; and (b) incorporation of recommendations in the Accessibility Design Review Report, prepared by ABE Consulting, dated 11 August 2022.	- Email from TSA Riley to Ramboll, RE: SD-13619238 Greenwich Hospital Redevelopment Additional Document Request, 16/05/25 - Email from BM+G to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25	TSA Riley reported that the Certifier advised 'this condition is not triggered' and is required as part of Construction Certificate 2 (CC2). The Auditors consider that this Condition has not been triggered.	Not triggered	
External Walls and Cladding					
B2	Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
Ecologically Sustainable Development					
B3	Prior to issue of the relevant construction certificate, all conditions of the BASIX Certificate No. 1378162M, and any updated certificate issued if amendments are made, must be clearly shown on the construction certificate plans.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 3 works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Stormwater Management System					
B4	Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for each stage of the development and submit it to the Certifier for approval. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	• Letter from Van Der Meer to TSA Riley, Greenwich Hospital Redevelopment, 97-115 River Road, Greenwich NSW 2065, CC1 Civil Certificate- Design, 19/11/24 • CC1	Documentation has been provided regarding drainage system plans for the construction works. No documentation has been reviewed by the Auditors for the design of the operational stormwater management system. However, the Auditors note that the Certifier has approved an operational stormwater management system as part of issuing CC1. On this basis, the Auditors consider this Condition compliant with the following recommendation. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Provide the design of operational stormwater management system to the Auditors for review.	Compliant	
Flood Management and Mitigation					
B5	Prior to the issue of any construction certificate (excluding for Stage 1, demolition and excavation), the Applicant must provide evidence from a suitably qualified chartered engineer to the satisfaction of the Planning Secretary confirming that: (a) all habitable floor levels are above the probable maximum flood (PMF) level and that the development achieves the required flood planning levels outlined in Greenwich Hospital Flood Assessment, prepared by Water Modelling Solutions and dated 4 July 2023; (b) any part of structures below the PMF level are constructed from flood compatible building components; (c) the buildings have been designed to ensure shelter in place of vulnerable persons as outlined in the Greenwich Hospital - Flood Emergency Response Plan, prepared by Water Modelling Solutions and dated 20 July 2023, during all flood scenarios (1% AEP through to PMF) until it is safe to leave the buildings;	• Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(d) the building has been designed, so that the part of the building that will be used for egress after a flood event will be safe to be used for this purpose after the flood waters recede from the 1% AEP through to PMF flood events described in the Greenwich Hospital Flood Assessment, prepared by Water Modelling Solutions and dated 4 July 2023; and (e) the buildings would comply with relevant NCC requirements and the supplementary 'Construction of buildings in flood hazard areas' guidance with regard to structural adequacy and building material resilience during all flood events 1% AEP to PMF as described in the Greenwich Hospital Flood Assessment, prepared by Water Modelling Solutions and dated 4 July 2023.				
Operational Noise – Design of Mechanical Plant and Equipment					
B6	Prior to the issue of any construction certificate for each relevant construction stage, the Applicant must submit evidence to the satisfaction of the Certifier that the noise mitigation recommendations in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 have been incorporated into the design.	- Staging Report - CNVMS - CC1	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works. The Auditors reviewed the CNVMSP which was provided to the Certifier which includes noise mitigation recommendations in accordance with this Condition. The Auditors consider this condition is compliant.	Compliant	
B7	Prior to the issue of a Construction Certificate for each relevant construction stage, additional supporting documents must be provided to the Certifier to demonstrate that the operation of the mechanical plant and equipment will not exceed the project noise trigger levels identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.	- Staging Report - CNVMS - CC1	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works. The Auditors reviewed the CNVMSP which was provided to the Certifier to demonstrate the operational noise controls in accordance with this Condition. The Auditors consider this condition is compliant.	Compliant	
Operational Waste Storage and Processing					
B8	Prior to the issue of the construction certificate for waste storage and processing areas, the Applicant must obtain written agreement from Council for the design of the operational waste storage area where waste removal will be undertaken by Council. Where waste removal will be undertaken by a third party, evidence must be provided to	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.				
Car Parking and Service Vehicle Layout					
B9	Prior to the issue of a construction certificate for each stage, evidence must be submitted to, and approval obtained from, the Certifier that the operational access and parking arrangements comply with the following requirements: (a) all vehicles can enter and leave the Site in a forward direction; (b) for the relevant stage: (i) a minimum of 174 on-site car parking spaces are provided for the operation upon completion of Stage 2 of the development; (ii) a minimum of 326 on-site car parking spaces are provided for the operation upon completion of Stage 3 of the development; (iii) a minimum of 329 on-site car parking spaces are provided for the operation upon completion of Stage 4 of the development; (c) adequate access is provided to service vehicle parking / loading / unloading areas upon completion of each stage; (d) the spaces are designed in accordance with AS 2890.1 and AS 2890.6; (e) the swept path of the longest vehicle entering and exiting the Site, as well as manoeuvrability through the Site, is in accordance with AS 2890.2; (f) provision of an EV charging point for a minimum 5% of all car parking spaces; and (g) any requirements of Fire and Rescue NSW.	• Interview with TSA Riley and Hindmarsh on 30/04/25 • CC1 • Letter from Transport and Traffic Planning Associates, Proposed Greenwich Hospital Development Construction Certificate Certification, 18/07/24	Documentation has been provided to confirm evidence has been submitted to the Certifier regarding operational access and parking arrangements for Stage 1 works. Documentation has not been provided to confirm approval from the Certifier. Recommendation: Obtain Certifier approval in accordance with the consent condition. !	Non-compliant	NC2

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Bicycle Parking and End-of-Trip Facilities					
B10	Prior to the issue of the relevant construction certificate, design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier demonstrating: (a) the provision of a minimum 20 bicycle parking spaces; (b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking; and (c) the provision of end-of-trip facilities for staff which must include at least 3 showers, a changing area and 6 lockers.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25 - Letter from Transport and Traffic Planning Associates, Proposed Greenwich Hospital Development Construction Certificate Certification, 18/07/24	Documentation has been provided to confirm design details are proposed in accordance with the consent condition. Evidence of approval has not been provided from the Certifier. The Auditors understand this condition is required prior to commencement of Stage 2 works.	Not triggered	
Landscaping					
B11	Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must: (a) provide for the planting of at least 86 trees in deep soil; (b) identify details of planting in bushland regeneration areas including location, species, maturity at time of planting and height of maturity of plants to be planted in the bushland regeneration areas; (c) detail the location, species, maturity at time of planting and height at maturity of plants to be planted on-site; (d) use species (trees, shrubs and groundcovers) endemic to the local area; (e) include the planting of trees with a pot container of 100 litres or greater; (f) include the provision of nest boxes to replace hollows to be lost at a ratio of at least 1:1, suitable to native fauna likely to use the site; and (g) comply with the standards in Appendix 4 of Planning for Bush Fire Protection (2019).	- Travers Bushfire & Ecology, Vegetation Management Plan, 17/05/22 - Taylor Brammer, VMP Landscape Drawings, Rev H, 02/09/24 - Letter from TaylorBrammer, RE: HammondCare Greenwich Certificate of Compliance - Landscape Design, 17/09/24	Documentation has been provided to confirm a revised Landscape Plan was prepared in accordance with the consent condition. The Auditors consider this condition has been met.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	- Consultation with residents on landscape plans – Greenwich Hospital Meeting Minutes, 18/10/24 - Travers Bushfire & Ecology, Vegetation Management Plan, 17/05/22 - Taylor Brammer, VMP Landscape Drawings, Rev H, 02/09/24	Documentation has been provided to confirm consultation was undertaken with residents.	Compliant	
B13	Prior to the commencement of construction, the updated landscape plans required by condition B11 must be submitted to the Planning Secretary for approval and incorporate the outcomes of the consultation required by condition B12.	- Lodgment of design documents, BW-2025-438, 12/03/25 - Lodgment of design documents, BW-2025-438, 11/03/25 - Consultation with residents on landscape plans – Greenwich Hospital Meeting Minutes, 18/10/24 - Taylor Brammer, VMP Landscape Drawings, Rev H, 02/09/24 - Letter from TaylorBrammer, RE: HammondCare Greenwich Certificate of Compliance -	Documentation has been provided to confirm submission of the updated landscape plans to DPHI has been undertaken, however evidence of approval from DPHI has not been provided for Auditor review. Based on the above, the Auditors consider this condition non-compliant. Recommendation: Obtain DPHI approval of the updated landscape plans required by condition B11.	Non-compliant	NC3

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Landscape Design, 17/09/24			
Geotechnical Report					
B14	Prior to the issue of the relevant construction certificate, evidence demonstrating that the construction certificate plans include the design recommendations of the Additional Geotechnical Investigation prepared by JK Geotechnics dated 10 May 2022 must be provided to the satisfaction of the Certifier.	- Letter from JK Geotechnics to TSA Riley, Geotechnical Certification Proposed Hospital Redevelopment 97-115 River Road, Greenwich, NSW, 18/11/24 - CC1	A letter was prepared by JK Geotechnics which reported that 'Based on our review of the above referenced drawings we confirm that they have been prepared in accordance with the intent of the advice and our recommendations on geotechnical design parameters presented in our reports listed above'. The letter was referenced in CC1 which was issued by the Certifier. Based on the above, the Auditors consider this condition has been met.	Compliant	
Public Domain Works					
B15	Prior to the issue of the relevant construction certificate for footpath or public domain works required to address State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, as referenced in the Accessibility Design Review Report, prepared by ABE Consulting and dated 11 August 2022 and to rectify the kerb ramps at the River Road, the Applicant must demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier. <i>Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.</i>	Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
Roadworks/Intersection Works and Access					
B16	Prior to the issue of the relevant construction certificate for external roadworks and access (if any), the Applicant must obtain approval from the relevant roads authority. <i>Notes:</i>	- Staging Report - Email from Hindmarsh to Lane Cove Council (LCC), Application to	The Staging Report references no external roadworks and access required until Stage 2. However, based on discussions and documentation provided by TSA Riley, it is	Non-compliant	NC4

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	- Approval must be obtained for roadworks under section 138 of the Roads Act 1993. - All costs associated with the proposed road upgrade works must be borne by the Applicant. - In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.	- Occupy Road and/of Footpath, 07/03/25 - Email from Hindmarsh, HammondCare Upgrade Early Works - Meeting with Council, 06/05/25 - Email correspondence with Hindmarsh and TfNSW, RE: HammondCare Greenwich Section 138 Application, 09/05/25 - CC1 - Letter from LCC, Temporary Footpath Closure, 06/05/25 – 19/05/25 - Letter from LCC, Hoarding Installation, undated - Email from LCC, RE: Hammond Care Upgrade – ROP Quantities, 09/05/25	understood external roadworks and access is required as part of Stage 1 works. Email correspondence provided by Greater Sydney Road Asset (GSRA), which is part of TfNSW, advised that River Road is a LCC asset and therefore proposed works as part of Stage 1 will not impact State Roads as they are considered out of GSRA control. Documentation has been provided regarding consultation with LCC relating to external roadwork and access. Approval from LCC has not been provided prior to the issue of CC1 for Auditor review. Based on the above, the Auditors consider this condition is non-compliant. No recommendation has been provided as LCC approval was obtained after the issue of the CC1.		
B17	Prior to the issue of the relevant construction certificate, the Applicant must demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019 and obtain approval from the Certifier.	Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
Crime Prevention Through Environmental Design					
B18	Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that Crime Prevention	Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Through Environmental Design (CPTED) measures have been incorporated into the development to maximise security in and around the development. The final CTPED measures must be prepared in consultation with NSW Police and shown on all relevant architectural and landscape plans approved by the Certifier. CPTED measures must include, but not be limited to: (a) monitored CCTV facilities throughout the development; (b) a lighting policy designed to the Australian and New Zealand Lighting Standards. Australia and New Zealand Lighting Standard 1158.1 – Pedestrian which considers crime risk and fear when selecting lamps and lighting levels; (c) security mirrors installed within corridors and on blind corners to enable users to see around blind corners; (d) intercom facilities installed at all pedestrian entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development; and (e) all recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban dated 29 April 2022.	Interview with TSA Riley and Hindmarsh on 30/04/25	addressed prior to commencement of Stage 2 works.		
PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
C1	The Applicant must notify the Planning Secretary and Council in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Letter from HammondCare to DPHI, Greenwich Hospital Detailed Design (SSD-13619238) Notification of Commencement of Works, 27/03/25 - DPHI Post Approval, Notice of	Commencement of construction on site was reported to have started on 12 March 2025. A letter from HammondCare to DPHI dated 27 March 2025 reported that notification to DPHI and LCC was notified via the NSW Planning Portal that the "building work commencement date" was 12 March 2025 and that this notification was lodged 48 hours prior to works commencing onsite. The Post Approval for the notification of commencement which was reviewed by the Auditors was dated dated 27/03/25. Based on the above, the Auditors consider this condition non-compliant.	Non-compliant	NC5

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		commencement, 27/03/25	Recommendation: Implement a procedure to ensure that DPHI and LCC are notified of the commencement date of each stage of works is undertaken at least 48 hours before those dates.		
C2	If the construction of the development is to be staged, the Planning Secretary and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	Refer to Condition C1	Non-compliant	Refer to NC5
Certified Drawings					
C3	Prior to the commencement of each stage of construction, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with this development consent must be submitted to and approved by the Certifier.	- CC1 - Van Der Meer, Hospital - Substation Plans and Details, 23/03/2023 - Van Der Meer, Hospital - Substation Details, 01/06/2023 - Van Der Meer, Nursery Area Plans, 18/002/2025	Documentation has been provided to confirm structural drawings prepared for the site were prepared and signed by a suitably qualified practising Structural Engineer. Evidence of submission to and approval by the Certifier, prior to the commencement of construction, has been provided.	Compliant	
Pre-Construction Dilapidation Report – Protection of Public Infrastructure					
C4	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the Site (including roads, gutters and footpaths) that have potential to be affected;	- Project Solutions, Greenwich Hospital Redevelopment Stage 1 Early Works Dilapidation Report, 10/09/24 - CC1 - Letter from Ausgrid, Offer to provide Standard Connection Services for Contestable ASP/1	Documentation has been provided to confirm: - consultation with service providers in accordance with Condition C4(a) - a pre-construction dilapidation report was prepared for the site in accordance with Condition C4(b) - the above documentation was submitted to the Certifier in accordance with part of Condition C4(c).	Non-compliant	NC6

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Premises Connections no greater than 11kV, 04/09/23 - Letter from Sydney Water to HammondCare, Notice of requirements Case No.202148 and No. 212892 and No.212893, 27/03/23 and 24/07/24 and 16/07/24 - Email correspondence between Hammondcare, RE: Greenwich – Stage 1 Sydney Water Application, 15/03/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	No documentation has been provided to confirm submission of the pre-construction dilapidation report to asset owners and LCC in accordance with condition C4(c). TSA Riley have advised condition C4(d) is not triggered. Recommendation: Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC.		
Pre-Construction Survey – Adjoining Properties					
C5	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Letter from HammondCare to Residents, Re: Greenwich Hospital Redevelopment – Email address for Pre-Construction Survey of Properties, 14/11/24	A letter was reviewed by the Auditors which states a pre-construction survey was offered to surrounding residents. It was advised this letter was hand delivered on 15 February 2025 and a total of 26 surveys were prepared for the adjacent residents.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		- Email correspondence between bm+g and HammondCare, RE: Greenwich CC1 – Letters to neighbours regarding dilapidation, 25/11/24 - Email from TSA Riley to Blakett Maguire + Goldsmith Pty Ltd, HC Greenwich – Dilapidation Reports Pack 1 (26 reports) on Neighbours for CC cond. C6 and C7, 25/02/25 - Letter from Waratah to HammondCare, Declaration of No Access: Dilapidation Inspection, 25/02/25			
C6	Where the offer for a pre-construction survey is accepted (as required by Condition C5), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Email correspondence between bm+g and HammondCare, RE: Greenwich CC1 – Letters to neighbours regarding	A total of 26 pre-construction surveys were completed for the surrounding residents. A copy of each of the dilapidation reports were provided and reviewed by the Auditors. The Auditors consider the reports were undertaken in accordance with Condition C6 and were completed prior to the commencement of vibration generating works.	Compliant	

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		dilapidation, 25/11/24 - Email from TSA Riley to Blackett Maguire + Goldsmith Pty Ltd, HC Greenwich – Dilapidation Reports Pack 1 (26 reports) on Neighbours for CC cond. C6 and C7, 25/02/25 - Waratah, Dilapidation Reports, Ref: W20506.20A.VR.DLP; W20506.45.VR.DLP; W20506.102.VR.DLP ; W20506.112.RR.DLP ; W20506.117A.VR.DLP; W20506.117B.VR.DLP; W20508.10.VS.DLP; W20508.12.VS.DLP; W20508.14.VS.DLP; W20508.16.VS.DLP; W20508.18.VS.DLP; W20508.20.VS.DLP; W20508.24.GS.DLP; W20508.35.GS.DLP; W20508.37.GS.DLP; W20508.43.GS.DLP; W20508.49.GS.DLP; W20508.51.GS.DLP; W20508.53.GS.DLP;			

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		W20508.55.GS.DLP; W20508.110.RR.DLP ; W20508.116.RR.DLP ; W20508.116A.RR.DLP; W20508.117.RR.DLP ; W20508.118.RR.DLP ; W20508.120.RR.DLP			
C7	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by conditions C5 and C6, the Applicant must provide a copy of the: (a) relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) Pre-Construction Survey Report to the Certifier; and (c) Pre-Construction Survey Report to the Planning Secretary within seven days, upon request.	- CC1 - Email from TSA Riley to Blackett Maguire + Goldsmith Pty Ltd, HC Greenwich – Dilapidation Reports Pack 1 (26 reports) on Neighbours for CC cond. C6 and C7, 25/02/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - Emails from TSA Riley to residential owners dated 27/02/25, Pre-Construction Survey Report – HammondCare Greenwich Hospital Redevelopment	Documentation has been provided to confirm the submissions of the Pre-Construction Survey Report to the residential owners which were completed in accordance with Condition C7(a). Documentation has been provided to confirm submission of the Pre-Construction Survey to the Certifier in accordance with C7(b). TSA Riley advised Condition C7(c) is not triggered.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Community Communication Strategy					
C8	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Certifier and published on the Applicant's website in accordance with condition A29. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners, and others directly impacted by the development), during the detailed design and construction of the development and for a minimum of 12 months following the completion of construction.	https://www.hammond.com.au/greenwich-h-development - HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, V1.0, undated - CCS - Greenwich – IEA Condition Tracker.xlsx	A CCS was prepared for the development. Two versions of the CCS were provided to the Auditors for review: - Version 1.0 was provided undated and titled in the Document Title as Version 3.0. - Version 2.0 was provided and dated November 2024. TSA Riley advised Version 2.0 is the latest CCS. Documentation was provided to confirm Version 1.0 was provided to the Certifier and published to the Applicant's website. No documentation was provided to confirm Version 2.0 was submitted to the Certifier and published to the Applicant's website. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Provide Version 2.0 to the Certifier and upload onto the Applicant's website.	Compliant	
C9	The Community Communication Strategy must: (a) identify people to be consulted during the detailed design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant;	CCS	A review of the CCS against the Conditions C9(a) to (e) confirms the CCS has addressed each of the sub-conditions.	Compliant	

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	(ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation; (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage.				
Demolition					
C10	Prior to the commencement of each stage of construction that includes demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and be made available to the Planning Secretary within seven days upon request.	- Central Civil, Demolition Work Plan, 23/09/24 (DWP) - Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25 - CC1	A Demolition Works Plan (DWP) was prepared for construction. The DWP is reported to have been prepared in accordance with AS 2601-2001 Demolition of structures and considered to be undertaken in accordance with Condition C10. Documentation has been provided to confirm submission of the DWP to the Certifier.	Compliant	
Ecologically Sustainable Development					
C11	Prior to the commencement of construction of Stage 2 and Stage 4, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that Ecologically Sustainable Development (ESD) is being achieved by either: (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia for the main hospital building and respite building (as relevant) and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process to achieve equivalent outcomes of a minimum 4-star Green Star rating.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
Environmental Management Plan Requirements					
C12	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Environmental Management Plan Guideline: Guideline for Infrastructure Projects prepared by	Review of the management plans against the EMP Guideline were undertaken. The management plans, specifically the CEMP, do not specifically refer to the EMP Guideline, however the Auditors consider that the CEMP and management plans required under this	Compliant	

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	<i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i> <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	DPIE, April 2020 (EMP Guideline) CEMP	consent were undertaken in general accordance with the EMP Guideline.		
Construction Environmental Management Plan					
C13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary within seven days upon request. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) groundwater management plan including measures to prevent groundwater contamination; (v) external lighting in compliance with all relevant Australian Standards, codes and guidelines; (vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C9; (vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C15); (c) Construction Noise and Vibration Management Sub-Plan (see condition C16); (d) Construction Waste Management Sub-Plan (see condition C17); (e) Construction Soil and Water Management Sub-Plan (see condition C18); (f) Biodiversity Management Sub-Plan (see condition C19); and (g) Construction Flood Emergency Response Plan (see condition C20).	- CEMP - CSWMSP	A review of the CEMP against Conditions C13(a) to (g) confirms that the CEMP has addressed each of the sub-conditions, with the exception of the following gaps: (iv) groundwater management plan including measures to prevent groundwater contamination. The CEMP refers to Condition C13 (iv) being addressed within the CSWMSP, however no reference to groundwater management is provided in the CSWMSP. The Auditors consider this Condition is generally compliant and provide the following OFI. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C14	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy of the CEMP is published on the Applicant's website in accordance with condition A29.	https://www.hammond.com.au/greenwich-development - CC1	Documentation provided confirms approval by the Certifier prior to the commencement of construction at the site. The approved CEMP was noted by the Auditors to be available on the applicant's website.	Compliant	
C15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) include a road safety audit of St Vincents Road and incorporate any measures required to address any identified safety concerns associated with construction vehicles accessing the Site from this road; (d) detail the measures that are to be implemented to ensure road safety and network efficiency during construction, in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (e) detail heavy vehicle routes, access and parking arrangements.	CTPMSP	A review of the CTPMSP against Conditions C15(a) to (e) confirms that the CTPMSP has addressed each of the sub-conditions associated with the work being undertaken. Documentation has been provided to confirm consultation with LCC and TfNSW.	Compliant	
C16	the Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) incorporate the recommendations made in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 in relation to construction noise impacts; (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) describe the procedures and mitigation measures that would be implemented to manage residential properties that would be highly noise affected during construction activities;	CNVMSP	A review of the CNVMSP against the Conditions C16(a) to (j) confirms that the CNVMSP has addressed each of the sub-conditions associated with the work being undertaken at the time of the Audit. The CNVMSP details the community consultation undertaken.	Compliant	

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	(e) describe the measures to be implemented to manage high noise generating works (i.e. work exceeding a NML of LAeq 75dBA), such as piling in close proximity to sensitive receivers; (f) include details of implementation of reasonable and feasible measures including but not limited to those contained in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 to mitigate construction noise impacts on residents of the Site and nearby residential properties, in the circumstances where construction activities are predicted to exceed the highly noise affected noise level of 75dB(A); (g) describe the community consultation undertaken, including consultation with all sensitive receivers where construction noise impacts exceed the highly noise and vibration affected level, to develop the strategies in condition C16(f); (h) include a suitable proactive construction noise and vibration management program which: (i) aims to ensure the construction noise and vibration criteria in this consent and in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 are not exceeded; (ii) includes short term noise monitoring as detailed in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 where valid data is collected during a weeklong period following the commencement of each stage of works; and (iii) includes, without unavoidable delay, the implementation of noise attenuation measures if monitoring identifies exceedances of noise and vibration criteria identified above; (i) include a complaints management system that would be implemented for the duration of the construction; and (j) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C12.				

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C17	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste, comprising: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the Site based on the validation results.	CWMSP	A review of the CWMSP against the Conditions C17(a) to (c) confirms that the CWMSP has addressed each of the sub-conditions associated with the work being undertaken at the time of the Audit.	Compliant	
C18	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following: (a) be prepared by a suitably qualified and experienced expert, in consultation with Council and adjoining landowners; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site); (d) provide mechanisms to facilitate communication between the Applicant, Council and adjoining affected landowners during the construction of the development; and (e) detail all off-Site flows from the Site, including on to adjoining land.	- CSWMSP - Consultation with residents on landscape plans – Greenwich Hospital Meeting Minutes, 18/10/24	A review of the CSWMSP against the Conditions C18(a) to (e) confirms that the CSWMSP has addressed each of the sub-conditions associated with the work being undertaken at the time of the Audit. Documentation has been provided to confirm consultation with LCC and landowners.	Compliant	
C19	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person/s; (b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report, prepared by Travers bushfire & ecology and dated 2 August 2023 and set out how these areas will be protected from construction impacts; and	BMSP	A review of the BMSP against the Conditions C19(a) to (c) confirms that the BMSP has addressed each of the sub-conditions associated with the work being undertaken at the time of the Audit.	Compliant	

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	(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.				
C20	The Construction Flood Emergency Response Sub-Plan (CFERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guide (prepared by EESG published January 2019); and (c) include details of: (i) the flood emergency responses for the construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	- CFERSP - Greenwich Hospital – Flood Emergency Response Plan prepared by Water Modelling Solutions, 20/07/23	A review of the CFERSP against the Conditions C20(a) to (c) confirms that the CFERSP has addressed each of the sub-conditions associated with the work being undertaken at the time of the Audit, with the exception of C20(c). The Auditors note that the CFERSP includes references to the Greenwich Hospital Flood Emergency Response Plan and Greenwich Hospital Flood Assessment (WMS Engineering, 2023), however the referenced documentation has not been provided to the Auditors to review compliance against the Consent Condition. Overall, the Auditors consider this condition to be compliant. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Update the CFERSP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSP.	Compliant	
C21	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address, but not be limited to, the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and	Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25	A review of the Driver Code of Conduct (DCC) is included within the site induction and addresses each of the sub-conditions C20(a) to (d) associated with the work being undertaken at the time of the Audit.	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(d) ensure truck drivers use specified routes.				
Dewatering Management Plan					
C22	Prior to the commencement of any dewatering on the Site, a Dewatering Management Plan (DMP) must be prepared and submitted to the satisfaction of the Certifier and a copy provided to the Planning Secretary within seven days, upon request. The DMP must address, but not be limited to, the following: (a) identify the estimated groundwater dewatering take reported in the EIS; (b) set staged cumulative performance targets for the volume of de-watering extracted; (c) include a trigger action and response procedure (TARP) inclusive of agency notification should the performance targets identified be breached; (d) identify the procedures for re-assessment of the predicted take for both during and post construction phases if there is an exceedance of the predicted groundwater dewatering volume during the construction phase (within 28 days); and (e) the TARP must document mitigation options to ensure post construction take will be less than 3 ML/yr and if it will exceed 3ML, actions to be undertaken to obtain the necessary water access licences (WALs) before the 3ML limit is exceeded.	Staging Report	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works.	Not triggered	
Flood Management – Construction					
C23	Prior to the commencement of construction, the Applicant must prepare: (a) flood warning and notification procedures for construction workers on site; (b) evacuation and refuge protocols (c) awareness training for employees and contractors, including locations of all assembly points and evacuation routes; (d) temporary emergency exits, and signage, including clearly labelled 'direction of travel', in the event of a flooding emergency.	- CEMP - CFERSP - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25 - Greenwich Hospital – Flood Emergency Response Plan prepared by Water Modelling Solutions, 20/07/23	The CFERSP includes reference to the Greenwich Hospital Flood Emergency Response Plan and Greenwich Hospital Flood Assessment (WMS Engineering, 2023). A review of the Flood Emergency Response Plan addresses each of the sub-conditions C23 (a) to (d). The Auditors note that the Greenwich Hospital Flood Emergency Response Plan and Greenwich Hospital Flood Assessment (WMS Engineering, 2023) is not included in the CFERSP or the CEMP.	Compliant	

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			Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Update the CEMP or CFERSP to include the relevant emergency response plan as an Appendix to the CFERSP.		
Social Impact Management Plan					
C24	Prior to the commencement of construction, the Applicant must prepare and submit a Social Impact Management Plan (SIMP) to the satisfaction of the Certifier and provide a copy to the Planning Secretary within seven days upon request. The SIMP must address the details identified in Social Impact Assessment, prepared by Ethos Urban and dated 11 August 2023.	- SIMP - Email correspondence from BM+G to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - CC1	A SIMP was prepared prior to the commencement of construction. Documentation has been provided to confirm submission and approval of the SIMP by the Certifier, however the Auditors note that the SIMP was not referenced in CC1. TSA Riley advised DPHI has not requested a copy of the SIMP.	Compliant	
Construction Parking					
C25	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public residential streets or public parking facilities.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25	Hindmarsh advised that there is limited parking onsite for contractors as part of Stage 1 works. The site induction for all employees and contractors advises that 'site parking will be limited to essential vehicles only. Private & non-essential vehicles are to park on St Vincent's Road or on adjacent streets'. The Auditors consider there was sufficient parking during this Audit Period for essential vehicles as advised in the training induction. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. The Auditors consider alternate advice should be given to contractors regarding private and non-essential parking	Compliant	

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			to prevent utilization of the adjacent residential streets.		
Aboriginal Heritage					
C26	Prior to the commencement of construction of Stage 4, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on Site during construction, including protection of any objects or items in perpetuity.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	To be triggered prior to commencement of Stage 4 works.	Not triggered	
Pallister Conservation Works					
C27	Prior to the commencement of Pallister conservation works, the Applicant must engage a suitably experienced and qualified heritage consultant for the conservation works. The heritage consultant must be consulted in relation to: (a) providing input on colour scheme; (b) providing heritage inductions for construction staff; (c) overseeing works; and (d) providing input on selection of appropriate tradespersons.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	To be triggered prior to commencement of Stage 4 works.	Not triggered	
Archaeological Salvage – Historic Archaeology					
C28	Prior to the commencement of construction (excluding demolition) a suitably qualified archaeologist must be appointed as the Excavation Director and must oversee all archaeological works for the entire duration of the construction works.	- Staging Report - Email from TSA Riley to Ramboll, RE: SSD-13619238 Greenwich Hospital Redevelopment Additional Document Request, 13/05/25	TSA Riley have advised that an archaeologist has yet to be engaged for the project. The Staging Report reported this condition would be triggered prior to commencement of Stage 4 works. The Auditors consider that this condition is non-compliant as the appointment was required prior to the commencement of construction (excluding demolition). Recommendation: Engage a suitably qualified archaeologist as the Excavation Director for the project.	Non-compliant	NC7
C29	The development must be carried out in accordance with the Archaeological Research Design & Excavation Methodology appended to Greenwich Hospital Historical Archaeology Updated Impact Assessment prepared by Cultural Heritage Connections and dated May 2022, under	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	To be triggered prior to commencement of Stage 4 works.	Not triggered	

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	the supervision of the Excavation Director appointed under condition C28.				
C30	Any amendments to the Archaeological Research Design & Excavation Methodology must be prepared in consultation with Heritage NSW and be submitted to and approved in writing by the Planning Secretary prior the relevant works being undertaken.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	To be triggered prior to commencement of Stage 4 works.	Not triggered	
C31	Prior to the commencement of any construction works (excluding demolition) which results in any ground disturbance, archaeological monitoring and salvage must be undertaken as required and in accordance with the Archaeological Research Design & Excavation Methodology.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	To be triggered prior to commencement of Stage 4 works.	Not triggered	
Biodiversity					
C32	Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix 3 of the Biodiversity Development Assessment Report, prepared by Travers bushfire & ecology and dated 2 August 2023, must be retired.	- Biodiversity Conservation Trust, Statement confirming payment into the Biodiversity Conversation Fund for an offset obligation, 21/02/25 - Travers Bushfire & Ecology, Biodiversity Development Assessment Report, 02/08/23	The Auditors consider this condition to be met. Refer to Condition C33 below for further detail.	Compliant	
C33	The requirement to retire like-for-like ecosystem credits and species credits in condition C32 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	- Travers Bushfire & Ecology, Biodiversity Development Assessment Report, 02/08/23 - Biodiversity Conservation Trust, Statement confirming payment into the Biodiversity Conversation Fund	Documentation has been provided to confirm payment to the Biodiversity Conservation Fund was made and a S6.33 certificate was obtained in accordance with the Consent condition.	Compliant	

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		for an offset obligation, 21/02/25			
C34	Evidence of the retirement of credits in satisfaction of condition C32 or payment to the Biodiversity Conversation Fund in satisfaction of condition C33 must be provided to the Planning Secretary prior to commencement of construction.	- Travers Bushfire & Ecology, Biodiversity Development Assessment Report, 02/08/23 - Biodiversity Conservation Trust, Statement confirming payment into the Biodiversity Conversation Fund for an offset obligation, 21/02/25	No documentation has been provided to confirm submission of the required evidence to DPHI prior to the commencement of construction. Recommendation: Submit the evidence of the Biodiversity Conservation Fund payment to DPHI.	Non-compliant	NC8
Site Contamination					
C35	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Email from HammondCare to Ramboll, HammondCare Greenwich Site Auditor Engagement, 25/10/24	Documentation has been provided to confirm appointment of a NSW EPA-accredited Site Auditor in accordance with the consent condition.	Compliant	
C36	Prior to the commencement of construction involving ground disturbance (excluding demolition), the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Email from TSA Riley to Ramboll, RE: SSD-13619238 Greenwich Hospital Redevelopment Additional Document Request, 13/05/25	TSA Riley advised they have currently engaged JK Environments (JKE) as the environmental consultant to undertake additional site investigation works. These works were advised to be currently underway. The Auditors understand no ground disturbance works have been undertaken during the Audit Period and therefore consider this condition has not been triggered.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations and the unexpected find procedure of the Remediation Action Plan prepared by JK Environments and dated 5 May 2022 must be updated following results of further site investigations and implemented throughout the duration of the project work.				
PART D DURING CONSTRUCTION					
Site Notice					
D1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint, must be displayed on the site notice; and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	One site notice was observed during the site visit at the front of the site office area. The site notice has been prepared in accordance with the consent condition. No additional site notices were observed such as along perimeter hoardings/fencing as required by condition D1(d). Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Display site notices at various locations through the Stage 1 work areas in accordance with condition D1(d) ensuring they are visible for the public to view.	Compliant	
Operation of Plant and Equipment					
D2	All construction plant and equipment used on Site must be maintained and operated in a proper and efficient manner.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	Hindmarsh advised all maintenance and logging of plant and equipment is registered through their system, Onsite. Training records for employees utilising the equipment is registered through Hammertech. The Auditors observed records on both Onsite and Hammertech. The Auditors have no reason to believe this condition has not been met.	Compliant	
Demolition					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
D3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C10.	- Staging Report - Interview with TSA Riley and Hindmarsh on 30/04/25	To be triggered prior to commencement of Stage 2 works.	Not triggered	
Construction Hours					
D4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:30am and 5:30pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Site visit on 30/04/25 - CEMP - Site Notice - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25	Section 12.1 of the CEMP states the hours of operation which are consistent with this condition. Construction hours are also specified in the site induction for employees and subcontractors and shown on the Site Notice. Hindmarsh have advised hours of construction have been compliant with the consent condition.	Compliant	
D5	Construction activities may be undertaken outside of the hours in condition D4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (a) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (b) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Interview with TSA Riley and Hindmarsh on 30/04/25	Hindmarsh has advised there have been no construction activities outside of the hours specified in condition D4.	Not triggered	
D6	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Refer to Condition D5 evidence	Refer to Condition D5 findings.	Not triggered	
D7	Construction works may be undertaken outside of the hours in condition D4, unless directed otherwise by the Planning Secretary, between the following hours:	Refer to Condition D5 evidence	Refer to Condition D5 findings.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Saturday: 1pm to 3.30pm if construction works achieve construction noise management levels 'Outside recommended standard hours' detailed in the <i>Interim Construction Noise Guideline (DECC, 2009)</i> .				
D8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25 - Site visit on 30/04/25	High noise level hours are specified in the site induction for employees and subcontractors. Hindmarsh advised that continuous noise monitoring is undertaken to monitor high noise level occurring onsite through two hive systems. Th hive systems and the monitoring data were reviewed by the Auditors onsite.	Compliant	
Implementation of Management Plans					
D9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	- Interview with TSA Riley and Hindmarsh on 30/04/25 - CEMP - CTPMSP - CNVMSP - CWMSP - BMSP - CFERSP - SIMP - ACHMP	Based on the documentation reviewed, the site visit and interviews with TSA Riley and Hindmarsh, implementation of the management plans has been undertaken generally in accordance with the listed management plans.	Compliant	
Social Impact Management Plan					
D10	The Applicant must implement the SIMP required by condition C24 for the duration of the construction works.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - SIMP	Based on the documentation reviewed, the site visit and interviews with TSA Riley and Hindmarsh, the SIMP has been generally implement during the Audit Period.	Compliant	
Aboriginal Cultural Heritage					
D11	The Applicant must carry out the construction of the development in accordance with the recommendations of the Aboriginal Cultural Heritage Management Plan,	Staging Report	To be triggered prior to commencement of Stage 4 works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	prepared by Cultural Heritage Connections and dated October 2023.				
Vegetation Management Plan					
D12	The Applicant must implement all relevant measures in the Vegetation Management Plan, prepared by Travers bushfire & ecology and dated 17 May 2022.	- Travers Bushfire & Ecology, Vegetation Management Plan, 17/05/22 - Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	Based on the documentation reviewed, the site visit and interviews with TSA Riley and Hindmarsh, the VMP has been generally implemented during the Audit Period. The Auditors note findings regarding tree protection which are presented in condition D22.	Compliant	
Construction Traffic					
D13	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	Hindmarsh has advised all construction vehicles have been contained within the site and no approved work zone permits have been required or issued during this Audit Period. During the site visit, the Auditors observed that all construction vehicles were parked within the site boundary. The Auditors consider this condition compliant.	Compliant	
Hoarding Requirements					
D14	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours being made aware of its application.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	During the site visit, no third-party advertising or graffiti were observed on the hoarding and fencing surrounding the site. Hindmarsh advised there have been no incidents where third-party advertising or graffiti were displayed.	Compliant	
No Obstruction of Public Way					
D15	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	Hindmarsh advised that no public ways have been obstructed. During the site visit, no obstruction of public ways was observed.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Construction Noise Limits					
D16	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - HammondCare Greenwich Stage 1 Construction Complaints Register, 28/04/23	No major noise generating construction works were noted to have been undertaken during the Audit Period. Continuous noise monitoring through 2 hive systems has been reportedly conducted during the Audit Period. The Auditors reviewed the hive noise monitoring data during the site inspection and were advised by TSA Riley and Hindmarsh that no noise monitoring exceedances have occurred during the Audit Period. No complaints have been recorded on the non-compliance register regarding noise. Overall, the Auditors consider this condition to be compliant.	Compliant	
D17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential areas outside of the construction hours of work outlined under condition D4 and D7.	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised that during the Audit Period there has been no construction vehicle activities outside of the hours specified in condition D4 and D7.	Compliant	
D18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised that 'quackers' are used on site vehicles.	Compliant	
Vibration Criteria					
D19	Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3:2016-12 Vibration in buildings – Part 3: Effects on Structures (German Institute for Standardisation); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - CNVMS	The CNVMSP specifies criteria applicable to the site in accordance with the guidelines detailed in the consent condition. TSA Riley and Hindmarsh advised that there is continuous vibration monitoring undertaken on the site to monitor vibration caused by construction. The Auditors reviewed hive noise monitoring data during the site	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			inspection. TSA Riley and Hindmarsh have advised vibration monitoring has been compliant with the specified criteria.		
D20	Vibratory compactors must not be used closer than 30 metres from residential buildings, unless vibration monitoring confirms compliance with the vibration criteria specified in condition D19.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - CNVMSP	The CNVMSP has identified residential receivers within 30m of the site. TSA Riley and Hindmarsh have advised that no vibratory compactors will operate within 30m of the site's boundary during the construction works. TSA Riley and Hindmarsh have advised vibration monitoring has been compliant with the criteria specified in condition D19.	Compliant	
D21	The limits in conditions D19 and D20 apply unless otherwise outlined in an approved CNVMSP required by condition C16.	Refer to Condition D19 and Condition D20 Evidence	The limits in conditions D19 and D20 apply.	Compliant	
Tree Protection					
D22	For the duration of the construction works: (a) street trees must not be trimmed or removed, unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area and property boundary must be protected at all times during construction, in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the Tree Management Plan for HammondCare Greenwich Hospital NSW appended to the Tree Impact Assessment Report and Tree Management Plan, prepared by Mark Bury Consulting and dated 27 September 2021; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - TaylorBrammer, Tree Retention and Removal Plan, Rev H, 10/09/24 - Arborsure, RE: Arborist Compliance – Excavation works around trees 251 and 254, 12/05/25 - Mark Bury Consulting, Tree Impact Assessment Report and Tree Management Plan, 27/09/21	During the site visit, construction onsite was noted to have been limited to the establishment of fencing surrounding the construction zones and the removal of two trees. Hindmarsh advised that no additional trees have been removed or damaged onsite. Documentation has been provided to confirm approval by an arborist for the removal of the two trees onsite which were considered to form part of the development. Hindmarsh advised that protection of the remaining trees within the Stage 1 construction zone were in the process of being protected. The Auditors note that the tree protection plan provided does not specify only trees within the Stage 1 construction zone are required to be protected. Recommendation: : Based on the documentation provided, the condition is	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	- Mark Bury Consulting, Tree Pruning Specification, 21/10/21 - Arborsure, Tree Protection Plan, 12/05/25	considered compliant with an opportunity for improvement. Obtain LCC approval prior to the removal of any additional trees onsite. Obtain clarification that only trees within the Stage 1 construction zone are required to be protected during Stage 1 works.		
Air Quality					
D23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - CEMP	The CEMP notes that water suppression will be in use during demolition, cutting and removal of materials from site, and that stockpiles and trucks will be covered. TSA Riley and Hindmarsh advised that no major dust generating construction work has occurred during the Audit Period. The Auditors did not observe any dust during the site visit and have no reason to believe this condition is not being complied with.	Compliant	
D24	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust, including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	- Site visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25 - CEMP	The CEMP notes that water suppression will be in use during demolition, cutting and removal of materials from site, and that stockpiles and trucks will be covered. TSA Riley and Hindmarsh advised that no major dust generating construction work has occurred during the Audit Period. The Auditors did not observe any dust during the site visit and have no reason to believe this condition is not being complied with.	Compliant	
Erosion and Sediment Control					
D25	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by condition C18.	- CSWMSP - Site visit on 30/04/25	TSA Riley and Hindmarsh advised that the erosion and sediment control measures would be implemented within the week following the site inspection. The CSWMSP states that	Non-compliant	NC9

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		- Interview with TSA Riley and Hindmarsh on 30/04/25 - Photos taken of Substation; Pallister; Gore St and Gore Creek - Internal email from Hindmarsh, Re: IEA Report (Draft), 04/06/25	construction activities that will necessitate the CSWMP include the removal of vegetation. As tree removal works were undertaken prior to the site visit and no sediment and erosion control measures were in place, the Auditor's consider this Condition to be non-compliant. Documentation has been provided to confirm erosion and sediment control measures have been installed following the site inspection. No recommendation has been provided as sediment and control measures have been installed onsite.		
Imported Fill					
D26	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Interview with TSA Riley and Hindmarsh on 30/04/25	No material has been imported onto the site during the Audit Period. No requests for records have been made by the Certifier.	Not triggered	
Dewatering Management					
D27	The Applicant must carry out the construction of the development in accordance with the most recent version of the DWP required by condition C22.	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised that no dewatering construction activities have occurred during the Audit Period.	Not triggered	
Disposal of Seepage and Stormwater					
D28	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the buildings, to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised that no collection or discharge of stormwater has occurred during the Audit Period. No building construction works have occurred during this Audit Period.	Not triggered	
Flood Management – Construction					

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
D29	The Applicant must implement the procedures and protocols required under condition C23 for the duration of construction and keep a copy of the CFERSP required by condition C20 on-site during construction.	- Site Visit on 30/04/25 - Interview with TSA Riley and Hindmarsh on 30/04/25	A soft copy of the CFERSP is available on-site. The Auditors have no reason to believe non-compliance with this Consent Condition.	Compliant	
Emergency Management					
D30	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25	Hindmarsh have advised emergency awareness training is provided through the induction training. The induction training was reviewed by the Auditors and confirmed that it has met the consent condition.	Compliant	
Unexpected Finds Protocol – Aboriginal Heritage					
D31	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS), which is managed by Heritage NSW, and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - ACHMP - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25	The ACHMP has been prepared for the development. An unexpected finds protocol for a new Aboriginal object is specified in Section 5.5 of the ACHMP, however it does not include the requirement for the site of the new object to be registered in AHIMS in accordance with Condition D31(c). The Auditors note the unexpected finds protocol is also not included in the site induction. No aboriginal objects have been reportedly identified during the Audit period. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Amend the unexpected finds protocol in the ACHMP to include reference to the requirement to register the site of the object on AHIMS in accordance with Condition D31(c). Provide details of the unexpected finds protocol in the site induction to	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			implement awareness to employees and contractors.		
Unexpected Finds Protocol – Historic Heritage					
D32	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - ACHMP - Greenwich – IEA Conditions Tracker.xlsx	TSA Riley advised that management of historic heritage unexpected finds are undertaken in accordance with the ACHMP. A review of the ACHMP does not include management of historical heritage items. No archaeological relics have been reportedly identified during the Audit period. Recommendation: Based on the documentation provided, the condition is considered compliant with an opportunity for improvement. Prepare and implement an unexpected finds protocol for historic heritage. Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.	Compliant	
Unexpected Finds Protocol – Burials					
D33	In the event that a burial or skeletal remains are uncovered during work, then: (a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted; (b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains; (c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and (d) works may only recommence with the written approval of Heritage NSW.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - ACHMP - Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, 17/02/25	An ACHMP has been prepared for the development which contains an unexpected finds protocol for discovery of human in Section 5.6. The Auditors note the unexpected fins protocol is not included in the site induction. No burial or skeletal remains have been reportedly identified during the Audit period. Refer to Condition D31 recommendation regarding implementation of awareness.	Compliant	
Waste Storage and Processing					

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
D34	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Site visit on 30/04/25	Hindmarsh advised that waste generated onsite is secured and maintained in the designated waste storage area adjacent to the site offices. During the site visit, the Auditors observed the designated waste storage area. Hindmarsh advised Just Skip Bins and URM are engaged as the third-party waste contractors. No waste associated with the site was observed on neighbouring public or private properties.	Compliant	
D35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Site visit on 30/04/25	Hindmarsh advised that no waste has been disposed of from site during the Audit Period. No excavated spoil has been produced, transported or disposed of during physical works. Hindmarsh advised that JKE have been engaged to undertake waste classification prior to the offsite disposal of any material removed from site during future works.	Not triggered	
D36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Site visit on 30/04/25	Hindmarsh advised that no concrete waste or rinse water had been produced from physical works during the Audit Period.	Not triggered	
D37	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction	- CWMSP - Interview with TSA Riley and Hindmarsh on 30/04/25 - HammondCare Greenwich Stage 1 Waste & Import Materials Register	The CWMSP contains measures for recording the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations. A waste tracking register has also been created to record the quantity and movement of material onsite. The Auditors understand that waste records are not available yet as no waste has been disposed of off-site during the Audit Period. The Auditors have no reason to believe that	Compliant	

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			the development has not complied with condition D37 during the Audit Period.		
D38	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Site visit on 30/04/25	Hindmarsh advised that no hazardous materials have been encountered or disposed of from the site during the Audit Period.	Not triggered	
Outdoor Lighting					
D39	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting and (where relevant) addresses best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023).	Interview with TSA Riley and Hindmarsh on 30/04/25	TSA Riley and Hindmarsh advised this will be triggered during Stage 2 and 3.	Not triggered	
Site Contamination					
D40	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by JK Environments and dated 5 May 2022, as updated by condition C36(c), and any variations to the Remediation Action Plan prepared by JK Environments and dated 5 May 2022 and approved by an NSW EPA-accredited Site Auditor.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Site visit on 30/04/25 - HammondCare Greenwich – RAP Startup Meeting Minutes, 27/03/25 - JKE, Remediation Action Plan, 05/04/22	Hindmarsh advised that remediation works and excavation or removal of soils have not taken place during the Audit Period. No updates have occurred to the Remediation Action Plan.	Not triggered	
D41	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	- Interview with TSA Riley and Hindmarsh on 30/04/25 - HammondCare Greenwich – RAP Startup Meeting Minutes, 27/03/25	Hindmarsh advised that the works will be staged. Meeting minutes reviewed by the Auditors confirm JKE will provide staged validation reports to the Site Auditor as each stage of the project is completed.	Not triggered	

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D42	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Interview with TSA Riley and Hindmarsh on 30/04/25	The Auditors have no reason to believe that there has been a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Compliant	
Independent Environmental Audit					
D43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This Independent Environmental Audit Report	This IEA has been carried out generally in accordance with the Independent Audit Post Approval Requirements (2020).	Compliant	
D44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter from DPHI, Greenwich Hospital Redevelopment – Independent Environmental Auditor Agreement Request, 14/04/25	DPHI approved the audit team for the works as part of the Greenwich Hospital Redevelopment project prior to the commencement of this Audit.	Compliant	
D45	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks notice (or timing) to the Applicant of the date or timing upon which the audit must be commenced.	- Interview with TSA Riley and Hindmarsh on 30/04/25 - Email from DPHI to Ethos urban, SSD-13619238 – Greenwich Hospital Redevelopment – Varied time for submission of first IEA, 01/05/25	TSA Riley requested DPHI provide an extension to the 1st Independent Environmental Audit timeline due to correspondence delays. DPHI subsequently provided correspondence that '<i>Pursuant to Schedule 2, Condition D45 of the consent, as nominee of the Planning Secretary I require the initial IEA to be conducted on or by 27 June 2025.</i>' Overall, this condition is considered compliant.	Compliant	
D46	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D43 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the		Compliance with this condition will be assessed in the next audit period.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Planning Secretary, unless otherwise agreed by the Planning Secretary.				
D47	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.		Compliance with this condition will be assessed in the next audit period.	Not triggered	
D48	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Noted.	Not triggered	
PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION					
Notification of Occupation					
E1	At least one month before the issue of the relevant occupation certificate, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
External Walls and Cladding					
E2	Prior to the issue of the relevant occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
E3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days upon request.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Seniors Housing Accessibility and Useability Standards					
E4	Prior to the issue of any occupation certificate for Stage 3, details demonstrating compliance with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings for all ground level	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	dwelling and all other dwellings as stipulated in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 are to be submitted to the satisfaction of the Planning Secretary.				
Compliance with BASIX Certificate					
E5	Prior to the issue of any occupation certificate for Stage 3, the Applicant must submit evidence that all the commitments contained in the BASIX Certificate approved under this consent have been implemented and obtain the approval of the Certifier that compliance has been achieved.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
Post-Construction Dilapidation Report – Protection of Public Infrastructure					
E6	Prior to the issue of the relevant occupation certificate, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition C4 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads); (c) be submitted to the satisfaction of the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within seven days upon request	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Repair of Public Infrastructure					
E7	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i>				
Road Damage					
E8	Prior to the issue of any relevant occupation certificate, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Post-Construction Survey – Adjoining Properties					
E9	Where a pre-construction survey has been undertaken in accordance with condition C6, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition C6; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
E10	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Easements					
E11	Prior to the occupation of Stage 3, a public positive covenant under section 88E of the Conveyancing Act 1919 naming Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, must be registered on the title of the land to which this development consent applies, stipulating that Stage 3 of the development is only permitted to be occupied by	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	persons as defined in the State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 as follows: (a) seniors or people who have a disability; (b) people who live within the same household with seniors or people who have a disability; or (c) staff employed to assist in the administration of and provision of services to the residents on the site.				
Visual Privacy - Adjoining Properties					
E12	Prior to the occupation of Stage 3, the Applicant must consult with the owners of the adjoining properties (117, 117A and 117B River Road and 24 and 55 Gore Street) and offer to install fencing to improve screening and minimise visual privacy impacts. If any adjoining property accepts the offer, the replacement fencing (of a height and standard of screening as agreed to) must be installed prior to the occupation of Stage 3.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
E13	Prior to the occupation of Stage 3, evidence of the offer required by condition E12, any response and evidence of any fencing described in condition E12, must be provided to the Certifier and Planning Secretary for information.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
Pallister Conservation Works					
E14	Prior to the issue of the final occupation certificate for the final stage, works identified in the schedule of conservation works for Pallister, excluding ongoing maintenance works, must be completed and evidence of completion of those works provided to the satisfaction of the Planning Secretary.	Staging Report	To be triggered prior to completion of Stage 4 works.	Not triggered	
Utilities and Services					
E15	Prior to the issue of the final occupation certificate for the final stage, works identified in the schedule of conservation works for Pallister, excluding ongoing maintenance works, must be completed and evidence of completion of those works provided to the satisfaction of the Planning Secretary.	Staging Report	To be triggered prior to completion of Stage 2 works.	Not triggered	
Works as Executed Plans					
E16	Prior to the issue of the relevant occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	finished ground levels have been constructed as approved, must be submitted to and approved by the Certifier.				
Bus Service					
E17	Prior to the occupation of Stage 3, the Applicant must ensure a bus service is available or provided to residents for travel to local centres as described in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The bus service must be capable of carrying at least 10 passengers and must be available to transport residents to and from the proposed development to any such local centre at least once between 8am and 12pm on Sundays and at least once between 12pm and 6pm on Sundays.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
Green Travel Plan					
E18	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared to promote the use of active and sustainable transport modes by residents and employees. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable, and timeframes for implementation) to define the direction and purpose of the GTP; (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 address the lack of public transport to the Site on Sundays; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	for travel surveys to identify travel behaviours of users (residents and employees) of the development; and (g) a monitoring and review program.				
Roadworks/Intersection Works and Access					
E19	Prior to the issue of an occupation certificate for Stage 2, the Applicant must rectify the kerb ramps at the River Road signalised intersection to ensure compliance with current design safety standards as referenced in the Thematic Road Safety Audit Report, prepared by J. Wyndham Prince Pty Ltd and dated 28 June 2022.	Staging Report	To be triggered prior to completion of Stage 2 works.	Not triggered	
E20	Prior to the issue of an occupation certificate for Stage 3, minor rectification works to the internal and external footpaths from the seniors housing buildings to the bus stop adjacent to the site on River Road is to be completed, to ensure gradients comply with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, as referenced in the Accessibility Design Review Report, prepared by ABE Consulting and dated 11 August 2022. <i>Note:</i> - Approval must be obtained for roadworks under section 138 of the Roads Act 1993. - All costs associated with the proposed road upgrade works must be borne by the Applicant. - In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
E21	Prior to the issue of an occupation certificate for Stage 3, the Applicant must rectify the River Road south side elevated pathway deficiencies as referenced in the Thematic Road Safety Audit Report, prepared by J. Wyndham Prince Pty Ltd and dated 28 June 2022.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
Evacuation and Emergency Planning					
E22	Prior to the issue of each occupation certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.				
Mechanical Ventilation					
E23	Prior to the issue of an occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Operational Noise – Design of Mechanical Plant and Equipment					
E24	Prior to the issue of any occupation certificate for each relevant construction stage, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 have been incorporated into the installed mechanical plant and equipment, to ensure the development will not exceed the project noise trigger levels identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Car Parking, Service Vehicles and Bicycle Parking Arrangements					
E25	Prior to the issue of an occupation certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifier, which demonstrates that: (a) the car-parking, service vehicle areas, bicycle parking facilities comply with condition B9 and condition B10; (b) appropriate pedestrian and cyclist advisory signs are to be provided; (c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority; (d) the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(e) end-of-trip facilities for staff are provided.				
Fire Safety Certification					
E26	Prior to the issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the Commissioner of Fire and Rescue NSW and Council. A copy must be provided to the Planning Secretary within seven days upon request. The Fire Safety Certificate must be prominently displayed in the building.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Structural Inspection Certificate					
E27	Prior to the issue of an occupation certificate for each Stage of the development, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier, which certifies that: (a) the development is structurally adequate for the approved use of the building as a hospital building or residential aged care facility, as relevant; (b) any structures below the PMF level have been constructed from flood compatible building components; (c) the buildings have been constructed to ensure shelter-in-place of vulnerable persons both during the 1% AEP through to PMF flood events and after these flood events, until it is safe to leave the buildings, as required by condition B5(c) ; (d) the building has been constructed so that the part of the building that will be used for egress by those sheltering in place during a PMF event will be safe to be used for this purpose after the flood waters recede from the PMF flood, as required by condition B5(d); and (e) the flood impacted buildings have been constructed in accordance with relevant NCC requirements and the supplementary 'Construction of buildings in flood hazard areas' guidance with regard to structural adequacy during a 1% AEP through to PMF flood event.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
E28	A copy of the Certificate(s) required by condition E27, with an electronic set of final drawings (contact approval authority for specific electronic format), must be submitted to the approval authority and the Council after:	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.				
Compliance with Food Code					
E29	Prior to the issue of any relevant occupation certificate, the Applicant must obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Stormwater Operation Maintenance Plan					
E30	Prior to the issue of the relevant occupation certificate, a Stormwater Operation and Maintenance Plan (SOMP) and evidence of compliance with the SOMP is to be approved by the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Warm Water Systems and Cooling Systems					
E31	Prior to the issue of an occupation certificate, the Applicant must demonstrate that the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Outdoor Lighting					
E32	Prior to the issue of an occupation certificate, the Applicant must submit a revised External Lighting Report from a suitably qualified practitioner to the Certifier that	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	demonstrates that installed lighting associated with the Development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); (b) complies with Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings for all ground level dwellings and all other dwellings as stipulated in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004; (c) addresses best practice lighting design identified in the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023), including: using adaptive controls, directing lighting to avoid impact; using shielded lights; lowering lights; considering lumens in light selection; using motion sensors; and low glare lighting; and (d) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, bushland or the public road network.				
Vegetation Management Plan					
E33	Prior to the issue of an occupation certificate for Stage 3, the Applicant must submit sufficient evidence to demonstrate to the satisfaction of the Planning Secretary that all relevant measures in the Vegetation Management Plan, prepared by Travers bushfire & ecology and dated 17 May 2022 have been fully implemented. A copy of the submitted evidence must be provided to the Planning Secretary within seven days upon request.	Staging Report	To be triggered prior to completion of Stage 3 works.	Not triggered	
Heritage Interpretation Plan					
E34	Prior to the issue of an occupation certificate, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council; (b) include provision for naming elements within the development that acknowledges the site's heritage;	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(c) address any findings from archaeological investigations; and (d) incorporate interpretive strategies being delivered as part of the development in accordance with those identified in the Heritage Interpretation Strategy, prepared by Cultural Heritage Connections and dated May 2022.				
Archaeological Salvage – Historic Archaeology					
E35	Within 12 months of completion of salvage works or prior to the issue of an occupation certificate (whichever occurs earlier), the Applicant must prepare a final post-excavation archaeological report. The post-excavation archaeological report must: (a) be prepared by a suitably qualified consultant; (b) confirm that all archaeological monitoring and salvage works have been undertaken in accordance with the Archaeological Research Design (or any amendments that have been approved by the Planning Secretary as required by condition C30); (c) detail the result of monitoring works and any salvage excavation undertaken in accordance with condition C31; and (d) be submitted to the satisfaction of the Planning Secretary and a copy provided to Council and Heritage NSW.	Staging Report	To be triggered prior to completion of Stage 4 works.	Not triggered	
Signage					
E36	Prior to the issue of an occupation certificate for Stage 2, appropriate signage must be installed to the eastern unsignalised entrance at River Road restricting vehicle movements to left in/left out only.	Staging Report	To be triggered prior to completion of Stage 2 works.	Not triggered	
E37	Prior to the issue of the relevant occupation certificate, way-finding signage and signage identifying the allocation of the car parking must be installed.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
E38	Prior to the issue of the relevant occupation certificate, vegetation obscuring any existing or proposed way-finding signage must be managed.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
E39	Prior to the issue of an occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Operational Waste Management Plan					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
E40	Prior to the issue of each occupation certificate, the Applicant must prepare a Waste Management Plan for the development and submit it to satisfaction of the Planning Secretary. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the waste management measures outlined in the Combined Operational, Demolition, and Construction Waste Management Plan, prepared by Waste Audit and dated 19 March 2024.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Site Contamination					
E41	If it is determined that ongoing on-site management of soil or groundwater contamination is required, based on further site investigations undertaken in accordance with condition C36, then the following requirements must be satisfied: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Long Term Environmental Management Plan (LTEMP) prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation; and (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Landscaping					
E42	Prior to the issue of an occupation certificate for each stage of the development, landscaping relevant for that Stage	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	must be completed in accordance with landscape plan(s) approved under condition B11.				
E43	Prior to the issue of the relevant occupation certificate, the Applicant must prepare an Operational Landscape Management Plan (OLMP) and update the Vegetation Management Plan (VMP) for the bushland regeneration works to provide planting and management details if excluded from the OLMP, to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The OLMP must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) describe the measures to manage overgrown vegetation impacting sightlines and affecting pedestrian and vehicle safety; and (c) be consistent with the plans required under condition B11.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
E44	The Applicant must not commence operation of the relevant Stage until the OLMP and VMP, where relevant, for that Stage is approved by the Certifier.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
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.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Asset Protection Zones					
E46	Prior to the issue of the relevant occupation certificate, the APZ identified in HammondCare SSD Application – Greenwich Hospital letter, prepared by Travers bushfire & ecology, dated 7 March 2024, must be managed as an inner protection zone (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA, the following requirements apply: (a) tree canopy cover should be less than 15 per cent at maturity;	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of two metres above the ground; (d) tree canopies should be separated by two to five metres; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; (j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed.				
Operational Flood Emergency Response Plan					
E47	Prior to the issue of each occupation certificate, an Operational Flood Emergency Response Plan (OFERP) must be submitted to the satisfaction of the Planning Secretary that: (a) is prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG) in relation to visitors, staff and residents; (c) is prepared in consultation with Council, EHG, SES, Ambulance NSW, the relevant health area and fire agency servicing the area; and (d) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) intended evacuation and refuge protocols; and (e) awareness training for employees, residents, contractors and visitors.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Water Management Plan					
E48	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.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
PART F POST OCCUPATION					
Hospital use					
F1	All beds within the residential aged care facility within the hospital building are only to be provided to persons with complex needs, including dementia, requiring specialist support and care from the health care team.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Self-care seniors housing use					
F2	All dwellings within the senior housing buildings must be provided access to: (a) home delivered meals; (b) personal care and home nursing; and (c) assistance with housework.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Eastern River Road Access					
F3	Vehicle movements at the eastern unsignalised entrance at River Road must be restricted to left in/left out only.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Operation of Plant and Equipment					
F4	All plant and equipment used on site must be maintained and operated in a proper and efficient condition manner.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Warm Water Systems and Cooling Systems					
F5	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	NSW Health Code of Practice for the Control of Legionnaires' Disease.				
Community Communication Strategy					
F6	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Vegetation Management Plan					
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.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Heritage Interpretation Plan					
F8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition E34.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Long Term Environmental Management Plan					
F9	Upon completion of remediation works, the Applicant must manage the site in accordance with any LTEMP required under condition E41 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Operational Noise Limits					
F10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
F11	Short term operational noise monitoring must be: (a) carried out within four months of commencement of use of Stages 2 and 3 approved by this development consent; and (b) undertaken by an appropriately qualified person in accordance with the Noise Policy for Industry (EPA, 2017) or any latest version where valid data is collected.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
F12	The resultant monitoring report prepared by the appropriately qualified person must be submitted to the Planning Secretary within five months of commencement of use of Stages 2 and 3, to verify that operational noise levels do not exceed the noise levels for mechanical plant	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.				
F13	Should the noise monitoring program required by condition F11 identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels when measured at the affected noise sensitive receivers, or provide attenuation measures at the affected noise sensitive receivers.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Unobstructed Driveways and Parking Areas					
F14	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Green Travel Plan					
F15	The Green Travel Plan required by condition E18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Ecologically Sustainable Development					
F16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of Stage 2 and Stage 4 respectively, Green Star certification must be obtained demonstrating the development for the relevant stage achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary within six months of operation of the relevant stage. If an alternative certification process has been agreed to by the Planning Secretary under condition C11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier within six months of operation of the relevant stage.	Staging Report	To be triggered within six months of commencement of operation of Stage 2 and Stage 4.	Not triggered	
Outdoor Lighting					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
F17	Notwithstanding condition D39, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Landscaping					
F18	The Applicant must maintain the landscaping and vegetation on the site in perpetuity in accordance with the approved Landscape Management Plan required by condition B11.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
F19	Asset Protection Zones The asset protection zones required by condition E46 must be maintained in perpetuity.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Bush Fire Emergency Management and Evacuation Plan					
F20	The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by condition E22 in perpetuity.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Operational Flood Emergency Response Plan					
F21	The site must be managed and operated in accordance with the OFERP required by condition E47 in perpetuity.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Hazards and Risk					
F22	The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards (including compliance with AS 1894 (1997) for the storage of liquid oxygen); and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
F23	In the event of an inconsistency between the requirements of condition F22(a) and F22(b), the most stringent requirement must prevail to the extent of the inconsistency.	Staging Report	Noted.	Not triggered	
Dangerous Goods					
F24	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Discharge Limits					
F25	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
Signage					
F26	All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	
F27	The lighting to be used in connection with approved signage must comply with AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.	Staging Report	To be triggered prior to completion of relevant stage of works.	Not triggered	

APPENDIX B

AUDIT TEAM

NSW Planning ref: SSD-13619238-PA-12

Katie Formston
HammondCare
ACN 000 026 219
207B Pacific Highway
St Leonards NSW 2065

17/04/2025

Sent via the Major Projects Portal only

Subject: Greenwich Hospital Redevelopment - Independent Environmental Auditor Agreement Request

Dear Ms Formston

I refer to your request (SSD-13619238-PA-12) for the Planning Secretary's agreement of a team of suitably qualified, experienced and independent persons to conduct the upcoming Independent Environmental Audits (**IEA**) for the construction phase of the Greenwich Hospital Redevelopment project, submitted as required by Schedule 2, Condition D44 of SSD-13619238 (**consent**) to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 31 March 2025.

NSW Planning has reviewed the proposed team and based on the information you have provided is satisfied that they are suitably qualified, experienced and independent.

In accordance with Schedule 2, Condition D44 of the consent and the *Independent Audit Post Approval Requirements* (2020) (**IAPAR**), as nominee of the Planning Secretary I agree to the appointment of the following team from Ramboll Australia Pty Ltd:

- Vanessa Perkins as lead auditor; and
- Emily Rowe as alternative lead auditor.

Please ensure this correspondence is appended to each final IEA report.

Each IEA must be prepared, undertaken and finalised in accordance with the conditions of consent and the IAPAR. A failure to meet these requirements will require revision and resubmission.

The lead auditor must also attend all site inspections that form a part of the IEA and the final report.

Please note that this is agreement for the IEA team listed above for the construction phase of the project only. If there are any changes to the approved audit organisation or the proposed team during

this phase, a new request must be submitted to and agreed by the Planning Secretary prior to commencement of the relevant IEA.

For all future stages of the project, you must submit a request for a different IEA organisation and team to be approved by the Planning Secretary, where required by the consent and the IAPAR.

Please also note that this approval is for SSD-13619238 only, and each such request across different projects is assessed on the merits of the proposed team and the requirements of each project. Approval for a team on one project does not necessarily guarantee their suitability for agreement on another.

NSW Planning nevertheless reserves the right to request an alternate auditor or audit team for future audits, should it be appropriate in the circumstances.

Should you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer on (02) 8275 1169 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

APPENDIX C

INDEPENDENT AUDIT DECLARATION FORM

Appendix E – Independent Audit Report Declaration Form Template

Independent Audit Report Declaration Form

Project Name Greenwich Hospital Redevelopment

Consent Number SSD 13619238

Description of Project Design, staged construction and operation of the hospital and healthcare campus

Project Address 95-115 River Road, Greenwich

Proponent HammondCare

Title of Audit Greenwich Hospital Redevelopment Independent Environment Audit

Date 12 June 2025

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor Vanessa Perkins

Signature



Qualification B Adv Science (Hons)

Company Ramboll Australia Pty Ltd

Company Address Level 3, 100 Pacific Highway North Sydney

Appendix E – Independent Audit Report Declaration Form Template

Independent Audit Report Declaration Form

Project Name Greenwich Hospital Redevelopment

Consent Number SSD 13619238

Description of Project Design, staged construction and operation of the hospital and healthcare campus

Project Address 95-115 River Road, Greenwich

Proponent HammondCare

Title of Audit Greenwich Hospital Redevelopment Independent Environment Audit

Date 12 June 2025

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor Jennifer Auld

Signature



Qualification B Adv Science (Bio) (Hons)

Company Ramboll Australia Pty Ltd

Company Address Level 3, 100 Pacific Highway North Sydney

APPENDIX D

SITE INSPECTION PHOTOGRAPHS



Photo 1: Waste collection area located adjacent to the site offices within the southwestern portion of the site, looking to the north east.



Photo 2: Fencing installed around the site offices within the south western portion of the site, looking to the west.

Title: Independent Environmental Audit 1, SSD 13619238	Project-No.: 318002262	Date:
Site: Greenwich Hospital Redevelopment		11/06/25
Client: HammondCare		



Photo 3: Fencing installed around the former pool to be filled in as part of construction works, looking to the south east.



Photo 4: Flammable Liquid cabinet located within the site office area, looking to the north east. At the time of the inspection, the cabinet was not storing any chemicals.

Title: Independent Environmental Audit 1, SSD 13619238	Project-No.: 318002262	Date: 11/06/25
Site: Greenwich Hospital Redevelopment		
Client: HammondCare		



Photo 5: Site notice located at the entrance to the site office.



Photo 6: Tree removed as part of site establishment located adjacent to access road.

Title: Independent Environmental Audit 1, SSD 13619238	Project-No.: 318002262	Date:
Site: Greenwich Hospital Redevelopment		11/06/25
Client: HammondCare		



Photo 7: Fencing installed around the substation as part of Stage 1 construction works.



Photo 8: Hive monitoring system located to the south of the substation works area.

Title: Independent Environmental Audit 1, SSD 13619238	Project-No.: 318002262	Date: 11/06/25
Site: Greenwich Hospital Redevelopment		
Client: HammondCare		



Photo 9: Fencing installed along the southern boundary, looking to the east.



Photo 10: Hive monitoring system observed adjacent to the site offices within the south western portion of the site.

Title: Independent Environmental Audit 1, SSD 13619238	Project-No.: 318002262	Date:
Site: Greenwich Hospital Redevelopment		11/06/25
Client: HammondCare		

APPENDIX E CONSULTATION

From: Sam Condon <Samuel.Condon@planning.nsw.gov.au>

Sent: Thursday, 1 May 2025 2:37 PM

To: Yousheng Li <yli@ethosurban.com>

Cc: Karen Armstrong <karmstrong@ethosurban.com>

Subject: SSD-13619238 - Greenwich Hospital Redevelopment - Varied time for submission of first IEA

Good afternoon Yousheng,

I refer to your previous correspondence regarding potential delays in conducting the first Independent Environmental Audit for the Greenwich Hospital Redevelopment project, typically undertaken as required by Schedule 2, Condition D43 of SSD-13619238 (**consent**) and the frequencies stated in Table 1 of Section 2 of the *Independent Audit Post Approval Requirements* (2020).

I have reviewed the correspondence and the information provided, and do not object to undertaking the first IEA at a different frequency to that stated in Table 1.

Pursuant to Schedule 2, Condition D45 of the consent, as nominee of the Planning Secretary I require the initial IEA to be conducted on or by **27 June 2025**.

Please ensure this correspondence is appended to the final IEA report as evidence of the variation.

Regards

Samuel Condon

A/Team Leader - Metro

Compliance

Department of Planning, Housing and Infrastructure

E samuel.condon@planning.nsw.gov.au

www.planning.nsw.gov.au

4 Parramatta Square

12 Darcy Street

Parramatta NSW 2124

Working days Monday to Friday, 9:00am - 5:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Please consider the environment before printing this email.

From: [Vanessa Perkins](#)
To: [Sam Condon](#); compliance@planning.nsw.gov.au
Cc: [Jenny Auld](#); [James Walker](#)
Subject: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 1, Request for Consultation with DPHI
Date: Thursday, 24 April 2025 9:07:34 AM
Attachments: [image001.png](#)
[Ramboll Request for DPHI Consultation SSD13619238 v1.0 240425.pdf](#)

Hi Sam

Please find attached a request for consultation regarding the Greenwich Hospital Redevelopment (SSD 13619238) for the purpose of the 1st Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant
3182678 - Sydney Consulting

D +61 2 9954 8100
M 0413 382 066
vperkins@ramboll.com

Ramboll
Level 3, 100 Pacific Highway,
PO Box 560,
North Sydney,
NSW 2060,
<https://ramboll.com>

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442
Please note my office days - Mon, Wed - Fri

Let's Close The Gap on Decarbonisation



24 April 2025

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street Parramatta NSW 2150

Attention: Samuel.Condon@planning.nsw.gov.au
compliance@planning.nsw.gov.au

Dear Sam,

**RE: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit
Request for Consultation with Department of Planning, Housing
and Infrastructure**

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

Ramboll Australia Pty Ltd (Ramboll) has been engaged by HammondCare to conduct an Independent Environmental Audit of the Greenwich Hospital Redevelopment Project at River Road, Greenwich as required under SSD 13619238. The Audit Team is seeking to consult with relevant agencies, such as DPHI, to obtain its input into the scope of the audit in accordance with Condition D43, Schedule 2, Part D, SSD 13619238 and the *Independent Audit Post Approval Requirements* (2020).

T +61 2 9954 8100
www.ramboll.com

Ramboll requests that you provide your requirements to Vanessa Perkins (vperkins@ramboll.com; 0413 382 066) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ref: 318002262

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Vanessa Perkins (Lead Auditor)
Lead Consultant

From: [Vanessa Perkins](#)
To: ["info@epa.nsw.gov.au"](mailto:info@epa.nsw.gov.au)
Cc: [Jenny Auld](#); [James Walker](#)
Subject: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 1, Request for Consultation with EPA
Date: Thursday, 24 April 2025 9:01:24 AM
Attachments: [image001.png](#)
[Ramboll Request for EPA Consultation SSD13619238 v1.0 240425.pdf](#)

Hi,

Please find attached a request for consultation regarding the Greenwich Hospital Redevelopment (SSD 13619238) for the purpose of the 1st Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant
3182678 - Sydney Consulting

D +61 2 9954 8100
M 0413 382 066
vperkins@ramboll.com

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NSW 2060,
<https://ramboll.com>

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442
Please note my office days - Mon, Wed - Fri

[Let's Close The Gap on Decarbonisation](#)



24 April 2025

NSW Environment Protection Authority

Attention: info@epa.nsw.gov.au

Dear Sir/Madam,

**RE: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit
Request for Consultation with NSW EPA**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by HammondCare to conduct an Independent Environmental Audit of the Greenwich Hospital Redevelopment Project at River Road, Greenwich as required under SSD 13619238. The Audit Team is seeking to consult with relevant agencies, such as the NSW EPA, to obtain its input into the scope of the audit in accordance with Condition D43, Schedule 2, Part D, SSD 13619238 and the *Independent Audit Post Approval Requirements* (2020).

Ramboll requests that you provide your requirements to Vanessa Perkins (vperkins@ramboll.com; 0413 382 066) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

T +61 2 9954 8100
www.ramboll.com

Ref: 318002262

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Vanessa Perkins (Lead Auditor)
Lead Consultant

From: [Rajiv Shankar](#)
To: [Vanessa Perkins](#)
Cc: [Jenny Auld](#); [James Walker](#)
Subject: RE: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 1, Request for Consultation with LCC
Date: Wednesday, 30 April 2025 2:14:58 PM
Attachments: [image001.png](#)

You don't often get email from rshankar@lanecove.nsw.gov.au. [Learn why this is important](#)

Hi Vanessa

Council has no additional requirements in the scope of the audit other than that specified in Condition D43, being that the Independent Audits be carried out in accordance with the *Independent Audit Post Approval Requirements (2020)*.

Regards

Rajiv Shankar



Rajiv Shankar
Manager Development Assessment & Compliance

48 Longueville Road Lane Cove
9911 3527
RShankar@lanecove.nsw.gov.au

Classification: Confidential

From: Vanessa Perkins <vperkins@ramboll.com>
Sent: Thursday, 24 April 2025 9:11 AM
To: lccouncil <service@lanecove.nsw.gov.au>
Cc: Jenny Auld <JAULD@ramboll.com>; James Walker <JWALKER@ramboll.com>
Subject: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 1, Request for Consultation with LCC

You don't often get email from vperkins@ramboll.com. [Learn why this is important](#)

Hi,

Please find attached a request for consultation regarding the Greenwich Hospital Redevelopment (SSD 13619238) for the purpose of the 1st Independent Environmental Audit (IEA).

Please let us know you have any questions.

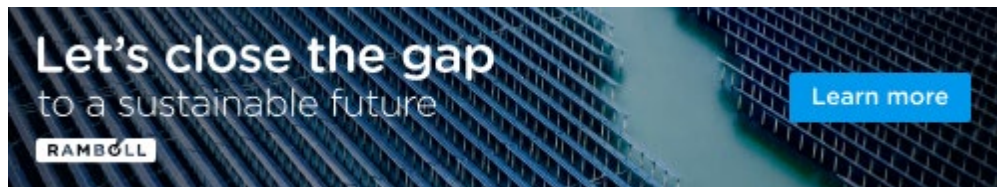
Kind regards
Vanessa Perkins

Lead Consultant
3182678 - Sydney Consulting

D +61 2 9954 8100
M 0413 382 066
vperkins@ramboll.com

Ramboll
Level 3, 100 Pacific Highway,
PO Box 560,
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<https://ramboll.com>

Ramboll Australia Pty Ltd.
ACN 095 437 442
ABN 49 095 437 442
Please note my office days - Mon, Wed - Fri



Classification: Confidential

*In the spirit of reconciliation Lane Cove Council acknowledges
the Traditional Custodians of the Land, the Cameraygal people.
We pay our respects to Elders past and present and extend that respect
to all Aboriginal and Torres Strait Islander peoples today.*

Liveability

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Sophos for the presence of computer viruses.

24 April 2025

Lane Cove Council
48 Longueville Road
Lane Cove NSW 2066

Attention: service@lanecove.nsw.gov.au

Dear Sir/Madam,

**RE: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit
Request for Consultation with Lane Cove Council**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by HammondCare to conduct an Independent Environmental Audit of the Greenwich Hospital Redevelopment Project at River Road, Greenwich as required under SSD 13619238. The Audit Team is seeking to consult with relevant agencies, such as the Lane Cove Council, to obtain its input into the scope of the audit in accordance with Condition D43, Schedule 2, Part D, SSD 13619238 and the *Independent Audit Post Approval Requirements* (2020).

Ramboll requests that you provide your requirements to Vanessa Perkins (vperkins@ramboll.com; 0413 382 066) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
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North Sydney NSW 2060

T +61 2 9954 8100
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Ref: 318002262

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



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