

Prepared for  
**HammondCare**

Prepared by  
**Ramboll Australia Pty Ltd**

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Project Number  
**318002262-001**

# **INDEPENDENT ENVIRONMENTAL AUDIT 2**

## **SSD 13619238, GREENWICH HOSPITAL**

## INDEPENDENT ENVIRONMENTAL AUDIT 2 SSD 13619238, GREENWICH HOSPITAL

Revision **Final V2.0**  
Date **3 December 2025**  
Made by **Jenny Auld & Vanessa Perkins**  
Checked by **James Walker & Victoria Sedwick**  
Approved by **Victoria Sedwick & Vanessa Perkins**  
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## 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
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
OPI	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 Independent Environmental Audits (IEAs) 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. There has been one approved modification of the SSD 13619238, MOD1 issued on 23 June 2025. 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 second IEA (herein referred to as the 'Audit' or '2<sup>nd</sup> IEA') for this development. During this Audit Period, external works to support construction works were undertaken as part of Stage 1 works. The project managers for Stage 1 works are 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 1 May 2025 to 08 October 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 five (5) non-compliances (NCs), as detailed in the table below. Five recommendations have been made in relation to the non-compliances.

NC#	Condition ID	Non-compliance and Recommendation
NC1	A29	<p>The Auditors observed documentation in accordance with the consent conditions available on the website with the exception of the following gaps:</p> <ul style="list-style-type: none"><li>(viii) a complaints register, updated monthly.</li></ul> <p>The Auditors noted that the current version of the complaints register is not available on the website.</p> <p><b>Recommendation:</b> 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.</p>
NC2	A36	<p>TSA Riley and Hindmarsh advised that Condition A36(a) and (b) were triggered. Correspondence has been provided to confirm the Certifier was notified in writing of a review; however, no correspondence has been provided to confirm submission of the notification of a review to the Department.</p> <p><b>Recommendation:</b> Implement a process to ensure that the Department is notified of a review within 3 months of: the submission of a Compliance Report, incident report or IEA; approval of a modification; or issue of a direction of the Planning Secretary.</p>
NC3	B13	<p>This condition has been assessed as non-compliant during the previous audit period. During this Audit Period, the Department requested a Response to RFI on 19/09/25 and an additional RFI requested on 03/11/25. TSA Riley have advised they are currently preparing a response to the additional RFI.</p> <p>Evidence of approval from the Department has not been provided for Auditor review. Based on the above, the Auditors consider this condition remains non-compliant.</p> <p><b>Recommendation:</b> Obtain Department approval of the updated landscape plans required by condition B11.</p>
NC4	C4	<p>A response to C4 was not provided in the IEARR. The Department subsequently requested a response to the non-compliance. Additional documentation has now been provided to confirm submission of the pre-dilapidation report to LCC, however no documentation has been provided to confirm submission to asset owners (including Sydney Water and Jemena referred to in the pre-dilapidation report).</p>

NC#	Condition ID	Non-compliance and Recommendation
		<b>Recommendation:</b> Submit a copy of the Pre-Construction Dilapidation Report to asset owners (including Sydney Water and Jemena).
NC5	C36	<p>TSA Riley advised that ground disturbance works commenced onsite on 5 May 2025 and JKE have been engaged and undertaken further investigations onsite which will be documented in a validation report. An updated Remedial Action Plan (RAP) has been prepared by JKE, however this RAP was prepared after the commencement of construction involving ground disturbance and no additional site investigations have been prepared in accordance with condition C36 since the Additional Site Investigation in May 2022. Based on the above, it is considered this condition is non-compliant.</p> <p><b>Recommendation:</b> Complete the additional site investigations in accordance with C36(a)-(c).</p>

Recommendations have been made in relation to two (2) opportunity for improvement as summarised in the following table.

Condition ID	Opportunity for Improvement
D31	<p>The amended site induction was reviewed which included details of the unexpected finds protocol; however, the unexpected finds protocol in the ACHMP was not updated. The ACHMP refers to entering details on the AHIMS in Section 1.3; however, the unexpected finds protocol in the ACHMP has not specifically included this requirement.</p> <p><b>Recommendation:</b> 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).</p>
D32	<p>The ACHMP has not been updated to include management of historical heritage. TSA Riley advised the site induction was updated to include details of the unexpected finds protocol; however, the induction only refers to Aboriginal heritage and does not include historical heritage.</p> <p><b>Recommendation:</b> Based on the documentation provided, the condition is considered to remain 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.</p>

## 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 second 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 second IEA of this development, and the first IEA site visit was conducted on the 30 April 2025. The Audit Period was from 1 May 2025 to 8 October 2025, being the site visit date.

### 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 8 October 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 8 October 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 8 October 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:

- Greta Barkl – TSA Riley (Assistant Project Manager)
- Jay Cross – 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, <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> Samuel Condon, Compliance, DPHI	A letter requesting consultation was emailed to DPHI on 22 September 2025. A response was received on 26 September 2025. Refer to Table 2 for DPHI comments and the Auditors response.
EPA	Environment Line, <a href="mailto:info@epa.nsw.gov.au">info@epa.nsw.gov.au</a>	A letter requesting consultation was emailed to the EPA on 22 September 2025. A response was received on 23 September 2025 and advised that 'the EPA does not regulate the hospital, we have no comment on the IEA'.
Lane Cove Council	<a href="mailto:service@lanecove.nsw.gov.au">service@lanecove.nsw.gov.au</a> <a href="mailto:RShankar@lanecove.nsw.gov.au">RShankar@lanecove.nsw.gov.au</a>	A letter requesting consultation was emailed to Lane Cove Council (LCC) on 22 September 2025. No response was received from LCC.

**Table 2: DPHI Consultation**

DPHI Comment	Auditor Response
<p><i>"Alongside the conditions captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020), the Department asks that the scope of the IEA includes review of the following items discussed in IEA 1 (SSD-13619238-PA-17):</i></p> <p><i>Recommendations for Non-compliances:</i></p> <ol style="list-style-type: none"> <li><i>1. 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.</i></li> <li><i>2. B9 Obtain Certifier approval in accordance with the consent condition.</i></li> <li><i>3. B13 Obtain DPHI approval of the updated landscape plans required by condition B11.</i></li> <li><i>4. 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.</i></li> <li><i>5. C4 Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC.</i></li> <li><i>6. C28 Engage a suitably qualified archaeologist as the Excavation Director for the project.</i></li> <li><i>7. C34 Submit the evidence of the Biodiversity Conservation Fund payment to DPHI.</i></li> </ol> <p><i>Opportunity for Improvement:</i></p> <ol style="list-style-type: none"> <li><i>1. A31 Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.</i></li> <li><i>2. B4 Provide the design of operational stormwater management system to the Auditors for review.</i></li> <li><i>3. C8 Provide Version 2.0 to the Certifier and upload onto the Applicant's website.</i></li> <li><i>4. C13 Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).</i></li> <li><i>5. C20 Update the CFERSP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSP.</i></li> <li><i>6. C23 Update the CEMP or CFERSP to include the relevant emergency response plan as an Appendix to the CFERSP.</i></li> <li><i>7. C25 The Auditors consider alternate advice should be given to contractors regarding private and nonessential parking to prevent utilization of the adjacent residential streets.</i></li> <li><i>8. 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.</i></li> <li><i>9. 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.</i></li> <li><i>10. 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.</i></li> <li><i>11. 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.</i></li> </ol>	<p>The Auditors have undertaken the audit in accordance with the relevant conditions and IAPAR (2020). A discussion of the status of previous audit recommendations are also provided in Table 6.</p>

### 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:

- Acoustic Logic, Greenwich Hospital Redevelopment, Construction Noise and Vibration Management Plan, 13/09/24, (CNVMSP)
- Additional Site Investigation prepared by JKE, 05/05/22 (ASI)
- BM+G, Construction Certificate CC-24149, 07/03/25 (CC1)
- Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management Plan, June 2023 (ACHMP)
- Email correspondence between Colliers/EthosUrban, TSA Riley, the Department and HammondCare, RE: Greenwich Hospital Detailed Design - B11-B13 Updated Landscape Plans (SSD-13619238-PA-9)- Further Info?, 05/11/25
- Email correspondence between HammondCare and LCC, FW: Greenwich Hospital - Pre-Construction Dilapidation Report for issue to council, 20/10/25
- Email correspondence between the Department, HammondCare and TSA Riley, Re: C4 Pre-construction Dilapidation Report Non-Compliance, 20/10/25
- Email correspondence between Williams Bros Contracting, Lane Cover Council, Hindmarsh and Busways, Re: Greenwich Hospital watermain amplification- Bus stop relocation, 13/05/25
- Email from Travers Bushfire & Ecology to Hindmarsh, Greenwich Hospital VMP, 26/09/25
- Email from TSA Riley to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25
- 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 (SIMP)
- HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, November 2024, V2.0 (CCS)
- Hindmarsh, Construction Environmental Management Plan (CEMP) Rev D, 08/07/2025 (CEMP)
- Hindmarsh, Construction Waste Management Sub-Plan, Greenwich Hospital Redevelopment V2, 25/10/2024, (CWMSP)
- Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25
- Images of letter box drops to neighbouring residents
- Letter from Travers Bushfire & Ecology to Hindmarsh, Re: Site Compliance (Nest Boxes) – August 8, 2025 97-115 River Road, Greenwich, 19/08/25
- Notification letter from Hindmarsh to residents dated 12/08/25
- Ramboll Independent Environmental Audit 1 – SSD 13619238, Greenwich Hospital, 12/06/25 (1st IEA)
- Remedial Action Plan prepared by JK Environments, 29/05/25 (RAP)
- Road Occupancy Licence No. 2470898 and 2470892
- SSD 13619238
- SSD 13619238 Mod-1, Development Consent – Greenwich Hospital Redevelopment - Detailed Design, 23/06/2025 (SSD 13619238)
- Staging Report
- Transport and Traffic Planning Associates, Greenwich Hospital Proposed Seniors Health Campus River Road, Greenwich, Construction Traffic and Pedestrian Sub-Management Plan, November 2024 (CTPMSP)
- Travers bushfire & ecology, Biodiversity Management Plan, Proposed Development Lot 3 and 4, DP 584287 97-115 River Road Greenwich, 18/11/2024, (BMSP)
- Van Der Meer Consulting, Structural Design Compliance Declaration, 02/09/24
- van der Meer, Construction Soil And Water Management Sub-Plan, Greenwich Hospital Redevelopment, 09/10/2024, (CSWMSP)
- Water Modelling Solutions, Greenwich Hospital – Construction Flood Emergency Response Sub-Plan, 04/11/2024, (CFERSP)

The following documents were provided following factual review of the draft audit table:

- Email from TSA Riley to Ramboll, Re: Greenwich IEA 2 – Draft Report, 26/11/25

- Letter from Lane Cove Council, Final approval for Road Occupancy – Standing Plant Permit, Skip Bin and Floating Work Zone, undated
- Site Hive Noise Pollution Monitoring – Audit Period, 21/05/25 – 22/10/25
- Site Hive Vibration Monitoring – Audit Period, 21/05/25 – 22/10/25
- Photos of the baffle tank and stormwater discharge

## 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 five recommendations associated with the non-compliances.

**Table 3: Summary of Non-compliances**

NC#	Condition ID	Non-compliance
<b>NC1</b>	A29	<p>The Auditors observed documentation in accordance with the consent conditions available on the website with the exception of the following gaps:</p> <ul style="list-style-type: none"> <li>• (viii) a complaints register, updated monthly.</li> </ul> <p>The Auditors noted that the current version of the complaints register is not available on the website.</p>
<b>NC2</b>	A36	TSA Riley and Hindmarsh advised that Condition A36(a) and (b) were triggered. Correspondence has been provided to confirm the Certifier was notified in writing of a review, however no correspondence has been provided to confirm submission of the notification of a review to the Department.
<b>NC3</b>	B13	The Department requested a Response to RFI on 19/09/25 and an additional RFI requested on 03/11/25. TSA Riley have advised they are currently preparing a response to the additional RFI. Evidence of approval from the Department has not been provided for Auditor review.
<b>NC4</b>	C4	A response to C4 was not provided in the IEARR. The Department subsequently requested a response to the non-compliance. Additional documentation has now been provided to confirm submission of the pre-dilapidation report to LCC, however no documentation has been provided to confirm submission to asset owners (including Sydney Water and Jemena referred to in the pre-dilapidation report).
<b>NC5</b>	C36	TSA Riley advised that ground disturbance works commenced onsite on 5 May 2025 and JKE have been engaged and undertaken further investigations onsite which will be documented in a validation report. An updated Remedial Action Plan (RAP) has been prepared by JKE, however this RAP was prepared after the commencement of construction involving ground disturbance and no additional site investigations have been prepared in accordance with condition C36 since the Additional Site Investigation in May 2022.
<b>Number of non-compliances identified:</b>		<b>5</b>
<b>Total number of compliance requirements:</b>		<b>217</b>

## 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

An assessment of progress on the recommendations made in the 2<sup>nd</sup> IEA is presented in Table 6.

**Table 6: Status of Previous Audit Recommendations**

Condition ID	IEA Recommendation	Action Status
<b>Non-compliances</b>		
<b>A29</b>	Update the project website to include all required documentation in accordance with the consent condition. Implement a procedure to ensure documentation	The Auditors observed documentation in accordance with the consent conditions available on the website with the exception of the following gaps:

Condition ID	IEA Recommendation	Action Status
	produced throughout the project is uploaded and updated as required on the website.	<p>•(viii) a complaints register, updated monthly.</p> <p>The Auditors noted that the current version of the complaints register is not available on the website and considered that the condition remains non-compliant</p>
<b>B9</b>	Obtain Certifier approval in accordance with the consent condition.	<p>This condition has been assessed as non-compliant during the previous audit period.</p> <p>Documentation has been provided to confirm evidence that the Certifier has approved the operational access and parking arrangements for Stage 1 works.</p>
<b>B13</b>	Obtain DPHI approval of the updated landscape plans required by condition B11.	<p>During this Audit Period, the Department requested a Response to RFI on 19/09/25 and an additional RFI requested on 03/11/25. TSA Riley have advised they are currently preparing a response to the additional RFI. Evidence of approval from the Department has not been provided for Auditor review. Based on the above, the Auditors consider this condition remains non-compliant.</p>
<b>C1/C2</b>	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.	<p>This condition has been assessed as non-compliant during the previous audit period. During this Audit Period, TSA Riley advised that 'The project team is now implementing procedures to ensure that DPHI and LCC are notified at least 48 hours prior to the commencement of Stage 2 and Stage 3.' The Auditors therefore consider this condition compliant.</p>
<b>C4</b>	Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC.	<p>This condition has been assessed as non-compliant during the previous audit period as documentation has been provided to confirm submission of the pre-construction dilapidation report to asset owners and LCC in accordance with condition C4(c).</p> <p>During this Audit Period, a response to C4 was not provided in the IEARR. DPHI subsequently requested a response to the non-compliance. Additional documentation has now been provided to confirm submission of the pre-dilapidation report to LCC however no documentation has been provided to confirm submission to asset owners (including Sydney Water and Jemena referred to in the pre-dilapidation report).</p>
<b>C28</b>	Engage a suitably qualified archaeologist as the Excavation Director for the project.	<p>This condition has been assessed as non-compliant during the previous audit period.</p> <p>During this Audit Period in response to the 1st IEA, TSA Riley responded that 'The project team will engage a suitably qualified archaeologist as the Excavation Director to satisfy Condition 28.' Correspondence provided by DPHI considered that 'HammondCare breached condition C28 of the consent. Specifically, failing to appoint an archaeologist prior to the commencement of construction, which is clearly articulated in Condition C28'. TSA Riley provided documentation that Cultural Heritage Connections have been engaged to provide advice as part of Stage 1 Works engaged to fulfil the Excavation Director role for duration of the works.</p> <p>Based on the above information, the Auditors consider this condition is compliant.</p>

Condition ID	IEA Recommendation	Action Status
<b>C34</b>	Submit the evidence of the Biodiversity Conservation Fund payment to DPHI.	This condition has been assessed as non-compliant during the previous audit period. During this Audit Period, documentation has been provided to confirm payment of the Biodiversity Conservation Fund. The Auditors consider this condition compliant.
<b>Opportunities for Improvement</b>		
<b>A31</b>	Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.	TSA Riley has provided a Construction Incident Register which indicated that one incident of an inground service strike had occurred during the Audit Period. Documentation provided confirms recording of the incident in accordance with Condition A31.
<b>B4</b>	Provide the design of operational stormwater management system to the Auditors for review.	During this Audit Period, a copy of the stormwater management system was provided for review.
<b>C8</b>	Provide Version 2.0 to the Certifier and upload onto the Applicant's website.	This condition has been assessed as compliant with an opportunity for improvement during the previous audit period. During this Audit Period, documentation has been provided to confirm the community communication strategy V2.0 was uploaded onto the website and submitted to the Certifier. The Auditors consider this condition is compliant.
<b>C13</b>	Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).	The CEMP has been updated during this Audit Period and a review of the updated CEMP confirms compliance with Condition C13.
<b>C20</b>	Update the CFERSP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSP.	The CEMP was updated during the Audit Period to include the Greenwich Hospital Flood Emergency Response Plan. Review of the updated documentation
<b>C23</b>	Update the CEMP or CFERSP to include the relevant emergency response plan as an Appendix to the CFERSP.	The CEMP was updated during this Audit Period to include the Greenwich Hospital Flood Emergency Response Plan.
<b>C25</b>	The Auditors consider alternate advice should be given to contractors regarding private and non-essential parking to prevent utilization of the adjacent residential streets.	This condition has been assessed as compliant with an opportunity for improvement during the previous audit period. During this Audit Period, Hindmarsh have advised staff have used parking onsite during this Audit Period. No complaints were reviewed regarding any offsite parking on residential streets and therefore consider this condition is compliant.
<b>D1</b>	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.	Two site notices were observed during the site visit at the front of the site office area and along River Rd adjacent to the substation works. The site notices had been prepared in accordance with the consent condition. No additional site notice was observed along the entrance of St Vincent Street and Hindmarsh advised this had only recently been removed as the works were being completed. Following the site inspection, Hindmarsh provided evidence the sign had been reinstated along St Vincent Street. Based on the above, the Auditors consider this condition compliant.



Condition ID	IEA Recommendation	Action Status
<b>D22</b>	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.	This condition has been assessed as compliant with an opportunity for improvement during the previous audit period. During this Audit Period, the Auditors observed tree protection during the site inspection. Hindmarsh advised that approximately 10-15 trees have been removed during this Audit Period however these trees were part of the SSD and therefore did not require LCC approval. Based on the above, the Auditors consider this condition is compliant.
<b>D31/D33</b>	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.	During this Audit Period, the amended site induction was reviewed which included details of the unexpected finds protocol, however the unexpected finds protocol in the ACHMP was not updated. The ACHMP refers to entering details on the AHIMS in Section 1.3, however the unexpected finds protocol in the ACHMP has not specifically included this requirement.
<b>D32</b>	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.	During this Audit Period, the ACHMP has not been updated to include management of historical heritage. TSA Riley advised the site induction was updated to include details of the unexpected finds protocol, however the induction only refers to Aboriginal heritage and does not include historical heritage.

#### 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

Seven complaints were recorded during the Audit Period. Complaints included lightning disturbances, traffic controls along the site boundaries as well as sediment and surface water run off controls. Outcomes recorded on the register involved adjusting the lighting direction, enhancing communication strategies through letterbox drops and website updates, and preparing to install an overland flow diversion berm to address sediment and surface water issues. Overall, actions were taken to address each complaint.

#### 4.9 Incidents

One incident of an inground service strike had occurred during the Audit Period. Documentation provided confirms recording of the incident in accordance with Condition A31. Documentation has been provided to confirm receipt from the Department and reported that 'The Department has no comments on the document at this time'. The Auditors therefore consider this condition compliant.

#### 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 08 October 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
<b>D31</b>	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).
<b>D32</b>	The condition is considered to remain 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.

#### 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	A36	Implement a process to ensure that the Department is notified of a review within 3 months of: the submission of a Compliance Report, incident report or IEA; approval of a modification; or issue of a direction of the Planning Secretary.
NC3	B13	Obtain Department approval of the updated landscape plans required by condition B11.
NC4	C4	Submit a copy of the Pre-Construction Dilapidation Report to asset owners (including Sydney Water and Jemena).
NC5	C36	Complete the additional site investigations in accordance with C36(a)-(c).

### 5.2 Recommendations in Relation to Opportunities for Improvement

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

**Table 6: Recommendations for Opportunities for Improvement**

Condition ID	Opportunity for Improvement
D31	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).
D32	The condition is considered to remain 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.

## 6. CONCLUSIONS

The Auditors assessed the development to be compliant with SSD 13619238 with the exception of five non-compliances. Five recommendations have been made in relation to the non-compliances, as well as two 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 #
<b>PART A ADMINISTRATIVE CONDITIONS</b>					
<b>Obligation to Minimise Harm to the Environment</b>					
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.	<ul style="list-style-type: none"> <li>Refer relevant Conditions as listed in findings column</li> </ul>	The Auditors observed that reasonable and practical measures are being implemented to prevent or minimise material harm to the environment.	Compliant	
A2 (MOD1)	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 ( <i>refer to table in SSD</i> )	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>SSD 13619238 Mod-1, Development Consent – Greenwich Hospital Redevelopment - Detailed Design, 23/06/2025 (<b>SSD 13619238</b>)</li> </ul>	The development is being carried out generally in accordance with the requirements of SSD 13619238 and approved plans, with the exception of five (5) 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	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>SSD 13619238</li> </ul>	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 #
	(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.				
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	No inconsistencies, ambiguity or conflict have been identified.	Compliant	
<b>Limits of Consent</b>					
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<ul style="list-style-type: none"> <li>Ramboll Independent Environmental Audit 1 – SSD 13619238, Greenwich Hospital, 12/06/25 (<b>1st IEA</b>)</li> </ul>	Assessed as not triggered in the prior audit period. Not applicable for this Audit Period.	Not triggered	
<b>Prescribed Conditions</b>					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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	
<b>Planning Secretary as Moderator</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	TSA Riley and Hindmarsh advised that no disputes with a public authority have occurred.	Not triggered	
<b>Evidence of Consultation</b>					
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	Interview with TSA Riley and Hindmarsh on 08/10/25 ACHMP	The Applicant is required to consult the following identified parties in relation to the specified consent condition requirements / documents:	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25 Email from TSA Riley to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25 1 <sup>st</sup> IEA	<ul style="list-style-type: none"> <li>B12 - The updated landscape plans 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)</li> <li>B18 – the final Crime Prevention Through Environmental Design (<b>CPTED</b>) must be prepared in consultation with NSW Police</li> <li>C4 - consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development</li> <li>C15 - The Construction Traffic and Pedestrian Management Sub-Plan (<b>CTPMSP</b>) must be prepared in consultation with Council and TfNSW</li> <li>C16 - the Construction Noise and Vibration Management Sub-Plan (<b>CNVMS</b>) must describe the community consultation undertaken, including consultation with all sensitive receivers</li> <li>C18 - The Construction Soil and Water Management Sub-Plan (<b>CSWMSP</b>) must be prepared in consultation with Council and adjoining landowners</li> <li>C26 - The Applicant must consult with Registered Aboriginal Parties</li> <li>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</li> <li>C30 - Any amendments to the Archaeological Research Design &amp; Excavation Methodology must be</li> </ul>		



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>prepared in consultation with Heritage NSW</p> <ul style="list-style-type: none"> <li>D31 - In the event that surface disturbance identifies a new Aboriginal object the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW</li> <li>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</li> <li>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</li> <li>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</li> <li>E18 - a Green Travel Plan (<b>GTP</b>) must be prepared in consultation with Council</li> <li>E34 - the Applicant must submit a Heritage Interpretation Plan in consultation with the Heritage NSW and Council</li> <li>E47 - an Operational Flood Emergency Response Plan (<b>OFERP</b>) must be prepared in consultation with Council, EHG, SES, Ambulance NSW, the relevant health area and fire agency servicing the area</li> </ul>		

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<ul style="list-style-type: none"> <li>F17 - 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</li> </ul> <p>The Auditors understand Conditions B18, C26, C27, C30, D33, E12, E18, E34, E47 and F17 requirements have not yet been triggered.</p> <p>The 1st IEA assessed consultation with B12, C4, C15, C16 and C18.</p> <p>Evidence of required consultation was provided in relation to Conditions D31 and D32. Therefore, Condition A8 is considered compliant.</p>		
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.	<ul style="list-style-type: none"> <li>TSA Riley, Revised Staging Report, Rev 3, 29/08/24 (<b>Staging Report</b>)</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	The Staging Report and evidence of Department approval were reviewed by the Auditors during the 1 <sup>st</sup> IEA and assessed as compliant. No changes have been made to the Staging Report.	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	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	Assessed as compliant in the prior audit period. Not applicable for this Audit Period.	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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	<p>The Applicant may:</p> <p>(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);</p> <p>(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</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including</p>	<ul style="list-style-type: none"> <li>Hindmarsh, Construction Environmental Management Plan (CEMP) Rev D, 08/07/2025 (<b>CEMP</b>)</li> <li>HammondCare, Greenwich Health Campus Community Communication Strategy – Construction to operational phase, November 2024, V2.0 (<b>CCS</b>)</li> <li>Transport and Traffic Planning Associates, Greenwich Hospital</li> </ul>	During the Audit Period, the CEMP was updated in accordance with Condition A14(c). The Auditors therefore consider this condition to be compliant.	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).	<p>Proposed Seniors Health Campus River Road, Greenwich, Construction Traffic and Pedestrian Sub-Management Plan, November 2024 (<b>CTPMSP</b>)</p> <ul style="list-style-type: none"> <li>Acoustic Logic, Greenwich Hospital Redevelopment, Construction Noise and Vibration Management Plan, 13/09/24, (<b>CNVMS</b>)</li> <li>Hindmarsh, Construction Waste Management Sub-Plan, Greenwich Hospital Redevelopment V2, 25/10/2024, (<b>CWMSP</b>)</li> <li>van der Meer, Construction Soil And Water Management Sub-Plan, Greenwich Hospital Redevelopment, 09/10/2024, (<b>CSWMSP</b>)</li> <li>Travers bushfire &amp; ecology, Biodiversity Management Plan, Proposed</li> </ul>			

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Development Lot 3 and 4, DP 584287 97-115 River Road Greenwich, 18/11/2024, (<b>BMSP</b>)</p> <ul style="list-style-type: none"> <li>Water Modelling Solutions, Greenwich Hospital – Construction Flood Emergency Response Sub-Plan, 04/11/2024, (<b>CFERSP</b>)</li> <li>Ethos Urban, Social Impact Management Plan, 19/08/24 (<b>SIMP</b>)</li> <li>Cultural Heritage Connections, Greenwich Hospital, Aboriginal Cultural Heritage Management Plan, June 2023 (<b>ACHMP</b>)</li> <li>1<sup>st</sup> IEA</li> </ul>			
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>CEMP</li> <li>Greenwich Hospital Redevelopment - Detailed Design - Post Approval Document Received - (SSD-13619238-PA-18), 04/08/25</li> </ul>	During this Audit Period, the CEMP was updated. The revised CEMP was submitted to the Department. The Auditors therefore consider this condition is compliant.	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	<p>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.</p> <p>The CEMP was updated in response to the 1<sup>st</sup> IEA findings and submitted to the Department, which is considered to comprise consultation with the relevant party.</p>	Compliant	
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.	<ul style="list-style-type: none"> <li>Refer to Condition A15 Evidence</li> </ul>	Refer to Condition A15 Findings and Recommendations.	Compliant	
<b>Structural Adequacy</b>					
A18	<p>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.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li><i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i></li> <li><i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></li> </ul>	<ul style="list-style-type: none"> <li>BM+G, Construction Certificate CC-24149, 07/03/25 (<b>CC1</b>)</li> <li>Van Der Meer Consulting, Structural Design Compliance Declaration, 02/09/24</li> </ul>	<p>Building construction has not commenced during this Audit Period, and only early works including the substation retaining walls have been completed.</p> <p>During the previous audit period, a Structural Compliance Declaration was provided certifying compliance in relation to the Nursey and Substation development. On this basis, the Auditors consider this condition to be compliant.</p>	Compliant	
<b>External Walls and Cladding</b>					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Staging Report</li> </ul>	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	
<b>External Materials</b>					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Staging Report</li> </ul>	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	
<b>Design and Construction for Bush Fire</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period.</p> <p>The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.</p>	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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Staging Report</li> </ul>	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); (c) Safe operational access for emergency services personnel (Table 6.8b); and	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period.</p> <p>The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(d) Water, electricity and gas (Table 6.8c).				
<b>Applicability of Guidelines</b>					
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.	<ul style="list-style-type: none"> <li>SSD 13619238</li> </ul>	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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	The Department has not required compliance with updated or revised versions of the referenced documents.	Not triggered	
<b>Fire Safety</b>					
A27	The hospital and seniors housing buildings must incorporate the installation of a fire sprinkler system.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>The 1<sup>st</sup> IEA reviewed documentation to confirm that a fire sprinkler system has been incorporated into construction designs.</p> <p>The construction of the buildings has not commenced during this Audit Period will be addressed prior to commencement of Stage 2 works.</p>	Not triggered	
<b>Monitoring and Environmental Audits</b>					
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 response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;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</i>		Noted	Compliant	



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>information on compliance with the consent or the environmental management or impact of the development.</i>				
<b>Access to Information</b>					
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 (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).	<ul style="list-style-type: none"> <li><a href="https://www.hammond.com.au/greenwich-development">https://www.hammond.com.au/greenwich-development</a></li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>(viii) a complaints register, updated monthly.</li> </ul> <p>The Auditors noted that the current version of the complaints register is not available on the website.</p> <p>On the basis of the above, the Auditors consider this condition as non-compliant.</p> <p><b>Recommendation:</b> 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.</p>	Non-compliant	NC1
<b>Compliance</b>					
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	<ul style="list-style-type: none"> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital</li> </ul>	Employees and contractors (and their sub-contractors) undertake online inductions. A review of the induction confirms	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	consent relevant to activities they carry out in respect of the development.	Stage 1, R7, 22/07/25 <ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	subcontractors are made aware of and instructed to comply with consent conditions.		
<b>Incident Notification, Reporting and Response</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>HammondCare Greenwich Stage 1 Construction Incident Register, 01/10/25</li> <li>Hindmarsh, Public Safety Notice – Incident Summary, 23/06/25</li> <li>Hindmarsh, Incident Report – Project: Hammond, 29/05/25</li> <li>Email from Department to Ethosurban, Greenwich Hospital Redevelopment – Detailed Design – A31 Incident Notification, 06/06/25</li> </ul>	TSA Riley has provided a Construction Incident Register which indicated that one incident of an inground service strike had occurred during the Audit Period. Documentation provided confirms recording of the incident in accordance with Condition A31. Documentation has been provided to confirm receipt form the Department and reported that 'The Department has no comments on the document at this time'. The Auditors therefore consider this condition compliant.	Compliant	
A32	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	<ul style="list-style-type: none"> <li>Refer to Condition A31 Evidence</li> </ul>	Refer to Condition A31 Findings	Compliant	
<b>Non-Compliance Notification</b>					

<b>Table A: Compliance with SSD 13619238</b>					
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC #</b>
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>HammondCare Greenwich Stage 1 Construction Non-compliance Register, 01/10/25</li> <li>1<sup>st</sup> IEA</li> <li>Independent Environmental Audit (IEA #1) – Proponent Review &amp; Response, 25/06/25 (<b>IEARR</b>)</li> <li>Post Approval SSD-13619238-PA-17</li> <li>Email from TSA Riley to Ramboll, Re: Greenwich IEA 2 – Draft Report, 26/11/25</li> </ul>	<p>TSA Riley have advised that the Department were notified of the non-compliances which were identified by the 1<sup>st</sup> IEA. Documentation has been provided to confirm the 1st IEA Independent Audit Report and corresponding IEARR were submitted to the Department on 27/06 25 inside the two-month time period. The Auditors therefore consider this condition is compliant.</p> <p>TSA Riley and Hindmarsh have advised that no other non-compliances had occurred during the Audit Period to their knowledge.</p>	Compliant	
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.	<ul style="list-style-type: none"> <li>Refer to Condition A33 Evidence</li> </ul>	Documentation reviewed by the Auditors confirm compliance of the notification of non-compliances with the consent condition.	Compliant	
A35	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> <li>Refer to Condition A33 Evidence</li> </ul>	No non-compliances have been notified as incidents.	Not triggered	
<b>Revision of Strategies, Plans and Programs</b>					
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	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Email from TSA Riley to BM+G, Greenwich Hospital – Consent Condition</li> </ul>	During this Audit Period, TSA Riley and Hindmarsh advised that Condition A36(a) and (b) were triggered. Correspondence has been provided to confirm the Certifier was notified in writing of a review; however, no correspondence has been provided to confirm	Non-compliant	NC2

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.	reports / updates, 26/09/25	submission of the notification of a review to the Department.  <b>Recommendation:</b> Implement a process to ensure that the Department is notified of a review within 3 months of: the submission of a Compliance Report, incident report or IEA; approval of a modification; or issue of a direction of the Planning Secretary.		
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>	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	There has been no requirement to improve environmental performance, cater for a modification or comply with a direction during the Audit Period.	Not triggered	
<b>Other Approvals</b>					
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).	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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	
<b>PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>					
<b>Design Amendments</b>					
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	<ul style="list-style-type: none"> <li>Email from TSA Riley to Ramboll, RE: SD-13619238 Greenwich Hospital Redevelopment Additional Document Request, 16/05/25</li> </ul>	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	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(b) incorporation of recommendations in the Accessibility Design Review Report, prepared by ABE Consulting, dated 11 August 2022.	<ul style="list-style-type: none"> <li>Email from BM+G to TSA Riley, RE: Greenwich Hospital Redev (Hcare) – IEA docs, 16/05/25</li> </ul>			
<b>External Walls and Cladding</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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	
<b>Ecologically Sustainable Development</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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	
<b>Stormwater Management System</b>					
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: <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with applicable Australian Standards; and</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>Combined Civil Stormwater Design Plans prepared by van der Meer Consulting, February 2022</li> </ul>	<p>This Condition was assessed as compliant during the 1st IEA with a recommendation to provide the design of operational stormwater management system to the Auditors for review.</p> <p>During this Audit Period, a copy of the stormwater management system was provided for review.</p>	Compliant	
<b>Flood Management and Mitigation</b>					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B5	<p>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:</p> <p>(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;</p> <p>(b) any part of structures below the PMF level are constructed from flood compatible building components;</p> <p>(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;</p> <p>(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</p> <p>(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.</p>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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	
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
B6	<p>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 &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 have been incorporated into the design.</p>	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> <li>CC1</li> </ul>	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works. This Condition was assessed as compliant during the 1 <sup>st</sup> IEA.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> <li>CC1</li> </ul>	TSA Riley and Hindmarsh advised this Condition has yet to be triggered and will be addressed prior to commencement of Stage 2 works. This Condition was assessed as compliant during the 1 <sup>st</sup> IEA.	Not triggered	
<b>Operational Waste Storage and Processing</b>					
B8	<p>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 the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	<ul style="list-style-type: none"> <li>Staging Report</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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	
<b>Car Parking and Service Vehicle Layout</b>					
B9	<p>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:</p> <p>(a) all vehicles can enter and leave the Site in a forward direction;</p> <p>(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;</p>	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>Email from bm+g to TSA Riley, RE: Greenwich Hospital Stage 1 (Early Works) - SSD Auditor Compliance Items (Condition B9 &amp; C8), 24/06/25</li> <li>IEARR</li> </ul>	<p>This condition has been assessed as non-compliant during the previous audit period.</p> <p>Documentation has been provided to confirm evidence that the Certifier has approved the operational access and parking arrangements for Stage 1 works.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
<b>Bicycle Parking and End-of-Trip Facilities</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>Letter from Transport and Traffic Planning Associates, Proposed Greenwich Hospital Development Construction Certificate Certification, 18/07/24</li> <li>1<sup>st</sup> IEA</li> </ul>	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	
<b>Landscaping</b>					
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	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>Email from Travers Bushfire &amp; Ecology to Hindmarsh, Greenwich Hospital VMP, 26/09/25</li> <li>Letter from Travers Bushfire &amp; Ecology</li> </ul>	This condition has been assessed as compliant during the previous audit period.  During this Audit Period, Travers have undertaken compliance assessments to confirm the works are being undertaken in accordance with the Vegetation Management Plan (VMP) and Landscape Plan.	Compliant	



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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).	to Hindmarsh, Re: Site Compliance (Nest Boxes) – August 8, 2025 97-115 River Road, Greenwich, 19/08/25			
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
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.	<ul style="list-style-type: none"> <li>IEARR</li> <li>1<sup>st</sup> IEA</li> <li>Email from TSA Riley to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25</li> <li>Email correspondence between Colliers/EthosUrban, TSA Riley, the Department and HammondCare, RE: Greenwich Hospital Detailed Design -</li> </ul>	<p>This condition has been assessed as non-compliant during the previous audit period.</p> <p>During this Audit Period, the Department requested a Response to RFI on 19/09/25 and an additional RFI requested on 03/11/25. TSA Riley have advised they are currently preparing a response to the additional RFI.</p> <p>Evidence of approval from the Department has not been provided for Auditor review. Based on the above, the Auditors consider this condition remains non-compliant.</p> <p><b>Recommendation:</b> Obtain Department approval of the updated landscape plans required by condition B11.</p>	Non-compliant	NC3

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		B11-B13 Updated Landscape Plans (SSD-13619238-PA-9)- Further Info?, 05/11/25			
<b>Geotechnical Report</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
<b>Public Domain Works</b>					
B15	<p>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.</p> <p><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></p>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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	
<b>Roadworks/Intersection Works and Access</b>					
B16	<p>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.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> </ul>	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> </ul>	This condition has been assessed as non-compliant during the previous audit period. During the previous audit, the required documentation was provided to the Auditors for review.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<ul style="list-style-type: none"> <li>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.</li> </ul>				
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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	
<b>Crime Prevention Through Environmental Design</b>					
B18	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that Crime Prevention 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:</p> <p>(a) monitored CCTV facilities throughout the development;</p> <p>(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;</p> <p>(c) security mirrors installed within corridors and on blind corners to enable users to see around blind corners;</p> <p>(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</p> <p>(e) all recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban dated 29 April 2022.</p>	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	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	
<b>PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>					
<b>Notification of Commencement</b>					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> </ul>	This condition has been assessed as non-compliant during the previous audit period. During this Audit Period, TSA Riley advised that <i>'The project team is now implementing procedures to ensure that DPHI and LCC are notified at least 48 hours prior to the commencement of Stage 2 and Stage 3.'</i> The Auditors therefore consider this condition compliant.	Compliant	
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> </ul>	Refer to Condition C1	Not triggered	
<b>Certified Drawings</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>					
C4	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(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;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	<ul style="list-style-type: none"> <li>Email from TSA Riley to Ramboll, Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 28/10/25</li> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>Email correspondence between the Department, HammondCare and TSA Riley, Re: C4 Pre-construction</li> </ul>	<p>This condition has been assessed as non-compliant during the previous audit period as documentation has not been provided to confirm submission of the pre-construction dilapidation report to asset owners and LCC in accordance with condition C4(c).</p> <p>During this Audit Period, a response to C4 was not provided in the IEARR. The Department subsequently requested a response to the non-compliance. Additional documentation has now been provided to confirm submission of the pre-dilapidation report to LCC; however, no documentation has been provided to confirm submission to asset owners (including Sydney Water and</p>	Non-compliant	NC4

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Dilapidation Report Non-Compliance, 20/10/25</p> <ul style="list-style-type: none"> <li>Email correspondence between HammondCare and LCC, FW: Greenwich Hospital - Pre-Construction Dilapidation Report for issue to council, 20/10/25</li> <li>Email from TSA Riley to Ramboll, Re: Greenwich IEA 2 – Draft Report, 26/11/25</li> </ul>	<p>Jemena referred to in the pre-dilapidation report).</p> <p><b>Recommendation:</b> Submit a copy of the Pre-Construction Dilapidation Report to asset owners (including Sydney Water and Jemena).</p>		
<b>Pre-Construction Survey – Adjoining Properties</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
<b>Community Communication Strategy</b>					
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.	<ul style="list-style-type: none"> <li><a href="https://www.hammondcare.com.au/greenwich-h-development">https://www.hammondcare.com.au/greenwich-h-development</a></li> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>Community Communication Strategy – Construction to operational phase prepared by Hammondcare V2.0</li> <li>Email from bm+g to TSA Riley, RE: Greenwich Hospital Stage 1 (Early Works) - SSD Auditor Compliance Items (Condition B9 &amp; C8), 24/06/25</li> </ul>	<p>This condition has been assessed as compliant with an opportunity for improvement during the previous audit period.</p> <p>During this Audit Period, documentation has been provided to confirm the community communication strategy V2.0 was uploaded onto the project website and submitted to the Certifier. The Auditors consider this condition is compliant.</p>	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; (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;	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage.				
<b>Demolition</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
<b>Ecologically Sustainable Development</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	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	
<b>Environmental Management Plan Requirements</b>					
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). <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></i> <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	<ul style="list-style-type: none"> <li>Environmental Management Plan Guideline: Guideline for Infrastructure Projects prepared by DPIE, April 2020 (EMP Guideline)</li> <li>CEMP</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period.</p> <p>The CEMP has been updated during this Audit period and a review of the updated CEMP confirms the management plan is still in general accordance with the EMP Guideline.</p>	Compliant	
<b>Construction Environmental Management Plan</b>					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C13	<p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(v) external lighting in compliance with all relevant Australian Standards, codes and guidelines;</p> <p>(vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C9;</p> <p>(vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C15);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C16);</p> <p>(d) Construction Waste Management Sub-Plan (see condition C17);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition C18);</p> <p>(f) Biodiversity Management Sub-Plan (see condition C19); and</p> <p>(g) Construction Flood Emergency Response Plan (see condition C20).</p>	<ul style="list-style-type: none"> <li>CEMP</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period with the exception of a gap for C13(iv).</p> <p>The CEMP has been updated during this Audit Period and a review of the updated CEMP confirms compliance with Condition C13.</p>	Compliant	
C14	<p>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.</p>	<ul style="list-style-type: none"> <li><a href="https://www.hammond.com.au/greenwich-development">https://www.hammond.com.au/greenwich-development</a></li> <li>1<sup>st</sup> IEA</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period. The updated CEMP was noted by the Auditors to be available on the applicant's/project website.</p>	Compliant	



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This Condition was assessed as compliant during the 1st IEA.	Not triggered	
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; (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	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This Condition was assessed as compliant during the 1st IEA.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>&amp; 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);</p> <p>(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);</p> <p>(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 &amp; Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023 are not exceeded;</p> <p>(ii) includes short term noise monitoring as detailed in the Greenwich Hospital Redevelopment Noise &amp; 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</p> <p>(iii) includes, without unavoidable delay, the implementation of noise attenuation measures if monitoring identifies exceedances of noise and vibration criteria identified above;</p> <p>(i) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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.</p>				
C17	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste, comprising:</p> <p>(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;</p>	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This Condition was assessed as compliant during the 1st IEA.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.				
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This Condition was assessed as compliant during the 1st IEA.	Not triggered	
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 (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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This Condition was assessed as compliant during the 1st IEA.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>CFERSP</li> <li>CEMP</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>This Condition was assessed as generally compliant during the 1st IEA, with the exception of C20 (c).</p> <p>The CEMP was updated during the Audit Period to include the Greenwich Hospital Flood Emergency Response Plan. Review of the updated documentation confirmed compliance with Condition C20.</p>	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 (d) ensure truck drivers use specified routes.	<ul style="list-style-type: none"> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> </ul>	A review of the updated Site Specific Induction reconfirms the Driver Code of Conduct is included within the site induction and addresses each of the sub-conditions C20(a) to (d) associated with the work being undertaken during the Audit Period.	Compliant	
<b>Dewatering Management Plan</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 #
	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.				
<b>Flood Management – Construction</b>					
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.	<ul style="list-style-type: none"> <li>CEMP</li> <li>CFERSP</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> <li>Greenwich Hospital – Flood Emergency Response Plan prepared by Water Modelling Solutions, 20/07/23</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>This Condition was assessed as compliant during the 1st IEA, with the recommendation of updating the CEMP / CFERSP.</p> <p>The CEMP was updated during this Audit Period to include the Greenwich Hospital Flood Emergency Response Plan.</p>	Not triggered	
<b>Social Impact Management Plan</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period.</p> <p>TSA Riley confirmed that during this Audit Period the Planning Secretary has not requested a copy of the SIMP.</p>	Not triggered	
<b>Construction Parking</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>HammondCare Greenwich Stage 1</li> </ul>	<p>This condition has been assessed as compliant with an opportunity for improvement during the previous audit period.</p> <p>During this Audit Period, Hindmarsh have advised staff to use onsite parking. No complaints were recorded regarding any</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Construction Complaints – September 2025 ( <b>Complaints Register</b> )	offsite parking on residential streets and therefore the Auditors consider this condition is compliant.		
<b>Aboriginal Heritage</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	To be triggered prior to commencement of Stage 4 works.	Not triggered	
<b>Pallister Conservation Works</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	To be triggered prior to commencement of Stage 4 works.	Not triggered	
<b>Archaeological Salvage – Historic Archaeology</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>Letter from Cultural Heritage Connections to TSA Riley, Greenwich Hospital Redevelopment Stage 1 Works – Historic Archaeology, Inspection &amp; Advice, 18/09/25</li> <li>Email from TSA Riley to Ramboll,</li> </ul>	<p>This condition has been assessed as non-compliant during the previous audit period.</p> <p>During this Audit Period in response to the 1<sup>st</sup> IEA, TSA Riley responded that 'The project team will engage a suitably qualified archaeologist as the Excavation Director to satisfy Condition 28.' Correspondence provided by the Department considered that 'HammondCare breached condition C28 of the consent. Specifically, failing to appoint an archaeologist prior to the commencement of construction, which is clearly articulated in Condition C28'. TSA Riley provided documentation that Cultural Heritage</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 28/10/25</p> <ul style="list-style-type: none"> <li>Email from the Department to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238) - C28 - Warning Letter, 23/10/25</li> </ul>	<p>Connections have been engaged to provide advice as part of Stage 1 Works, fulfilling the Excavation Director role for the duration of the works.</p> <p>Based on the above information, the Auditors consider this condition is compliant.</p>		
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 the supervision of the Excavation Director appointed under condition C28.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	To be triggered prior to commencement of Stage 4 works.	Not triggered	
	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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	To be triggered prior to commencement of Stage 4 works.	Not triggered	
<b>Biodiversity</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>Letter from the Department to HammondCare, Greenwich Hospital Detailed Design (SSD-13619238) Biodiversity Conservation Fund Payment Evidence, Condition C34, 04/03/25</li> </ul>	<p>This condition has been assessed as non-compliant during the previous audit period.</p> <p>During this Audit Period, documentation has been provided to confirm payment of the Biodiversity Conservation Fund. The Auditors consider this condition compliant.</p>	Compliant	
<b>Site Contamination</b>					
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> </ul>	This condition has been assessed as compliant during the previous audit period.	Not triggered	
C36	<p>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:</p> <p>(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;</p> <p>(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified</p>	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Remedial Action Plan prepared by JK Environments, 29/05/25 (<b>RAP</b>)</li> <li>Additional Site Investigation prepared by JKE, 05/05/22 (<b>ASI</b>)</li> <li>Email from TSA Riley to Ramboll, RE: Greenwich</li> </ul>	<p>During the previous audit, TSA Riley advised they have engaged JK Environments (JKE) as the environmental consultant to undertake additional site investigation works.</p> <p>During this Audit Period, TSA Riley advised that ground disturbance works commenced onsite on 5 May 2025 and JKE have been engaged and undertaken further investigations onsite which will be documented in a validation report. An updated Remedial Action Plan (RAP) has been prepared by JKE; however, this RAP was prepared after the commencement of</p>	Non-compliant	NC5



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25	<p>construction involving ground disturbance and no additional site investigations have been prepared in accordance with condition C36 since the Additional Site Investigation in May 2022.</p> <p>Based on the above, it is considered this condition is non-compliant.</p> <p><b>Recommendation:</b> Complete the additional site investigations in accordance with C36(a)-(c).</p>		
<b>PART D DURING CONSTRUCTION</b>					
<b>Site Notice</b>					
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>IMG_4354.jpg</li> </ul>	<p>Two site notices were observed during the site visit at the front of the site office area and along River Road adjacent to the substation works. The site notices had been prepared in accordance with the consent condition.</p> <p>No additional site notice was observed along the entrance of St Vincent Street and Hindmarsh advised this had only recently been removed as the works were being completed. Following the site inspection, Hindmarsh provided evidence that the sign had been reinstated along St Vincent Street. Based on the above, the Auditors consider this condition compliant.</p>	Compliant	
<b>Operation of Plant and Equipment</b>					
D2	All construction plant and equipment used on Site must be maintained and operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	Hindmarsh advised all maintenance and logging of plant and equipment is registered through their system, Onsite. Training records for employees utilising the equipment are registered through Hammertech. The Auditors observed records both Onsite and on	Compliant	

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			Hammertech. The Auditors have no reason to believe this condition has not been met.		
<b>Demolition</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> <li>1<sup>st</sup> IEA</li> </ul>	To be triggered prior to commencement of Stage 2 works.	Not triggered	
<b>Construction Hours</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Site visit on 08/10/25</li> <li>CEMP</li> <li>Site Notice</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> <li>Complaints Register</li> </ul>	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. No noise complaints were recorded in the Complaints Register during this Audit Period. Hindmarsh have advised hours of construction have been compliant with the consent condition with the exception of night works associated with the installation of high voltage electrical mains (refer to Condition D5). Based on the above, the Auditors consider this condition generally in compliance.	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 (d) 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	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Notification letter from Hindmarsh to residents dated 12/08/25</li> <li>Images of letter box drops to neighbouring residents</li> </ul>	<p>Hindmarsh has advised there have been no construction activities outside of the hours specified in condition D4 with the exception of the following:</p> <ul style="list-style-type: none"> <li>12/08/25 for 20 nights between 8pm to 5am for the installation of high voltage electrical mains along River Road. Hindmarsh advised these works were required to be undertaken by Ausgrid.</li> </ul> <p>The Auditors consider the out-of-hour works (OOHW) to have been required under</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	<ul style="list-style-type: none"> <li>Road Occupancy Licence No. 2470898 and 2470892</li> <li>Email correspondence between Williams Bros Contracting, Lane Cover Council, Hindmarsh and Busways, Re: Greenwich Hospital watermain amplification- Bus stop relocation, 13/05/25</li> <li>Letter from Lane Cove Council, Final approval for Road Occupancy – Standing Plant Permit, Skip Bin and Floating Work Zone, undated</li> <li>Email from TSA Riley to Ramboll, Re: Greenwich IEA 2 – Draft Report, 26/11/25</li> </ul>	Condition D5(a). Correspondence has been provided to confirm the requirement for the OOHW by Busways, LCC and Road Occupancy Licences (ROL) as the public authority. The Auditors consider this condition is compliant.		
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.	<ul style="list-style-type: none"> <li>Refer to Condition D5 evidence</li> </ul>	Documentation has been provided and reviewed by the Auditors to confirm affected residents were provided notice of the OOHW.	Compliant	
D7	Construction works may be undertaken outside of the hours in condition D4, unless directed otherwise by the Planning Secretary, between the following hours: Saturday: 1pm to 3.30pm if construction works achieve construction noise management levels 'Outside	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	Hindmarsh has advised there have been no construction activities required in accordance with this condition.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> <li>Site visit on 08/10/25</li> </ul>	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 levels occurring onsite through two hive systems. Th hive systems and the monitoring data were reviewed by the Auditors onsite.	Compliant	
<b>Implementation of Management Plans</b>					
D9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>CEMP</li> <li>CTPMSP</li> <li>CNVMSP</li> <li>CWMSP</li> <li>BMSP</li> <li>CFERSP</li> <li>SIMP</li> <li>ACHMP</li> </ul>	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	
<b>Social Impact Management Plan</b>					
D10	The Applicant must implement the SIMP required by condition C24 for the duration of the construction works.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>SIMP</li> <li>Complaints Register</li> </ul>	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. The Auditors note that complaints have been received during the Audit Period. The complaints register provides a record of each complaint as well as the mitigation actions implemented following.	Compliant	
<b>Aboriginal Cultural Heritage</b>					

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D11	The Applicant must carry out the construction of the development in accordance with the recommendations of the Aboriginal Cultural Heritage Management Plan, prepared by Cultural Heritage Connections and dated October 2023.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to commencement of Stage 4 works.	Not triggered	
<b>Vegetation Management Plan</b>					
D12	The Applicant must implement all relevant measures in the Vegetation Management Plan, prepared by Travers bushfire & ecology and dated 17 May 2022.	<ul style="list-style-type: none"> <li>Travers Bushfire &amp; Ecology, Vegetation Management Plan, 17/05/22 (<b>VMP</b>)</li> <li>Email from Travers Ecology to Hindmarsh, Greenwich Hospital VMP, 26/09/25</li> <li>Letter from Travers Ecology to Hindmarsh, Re: Site Compliance (Nest Boxes) – August 8, 2025 97-115 River Road, Greenwich, 19/08/25</li> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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.	Compliant	
<b>Construction Traffic</b>					
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Complaints Register</li> </ul>	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 reviewed the complaints register and note that a resident complained about a truck	Compliant	

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			parking in the driveway on River Road 'projecting out past the boundaries of the site'. No additional complaints have been received during this Audit Period. The Auditors consider this condition has generally been compliant.		
<b>Hoarding Requirements</b>					
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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	
<b>No Obstruction of Public Way</b>					
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	Hindmarsh advised that no public ways have been obstructed. During the site visit, no obstruction of public ways was observed.	Compliant	
<b>Construction Noise Limits</b>					
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Complaints Register</li> <li>Site Hive Noise Pollution Monitoring – Audit Period, 21/05/25 – 22/10/25</li> </ul>	<p>Continuous noise monitoring through two hive systems has been reportedly conducted during the Audit Period. The Auditors reviewed the hive noise monitoring data during the site inspection; however, no monitoring data reports were provided to the Auditors for review. TSA Riley and Hindmarsh advised that no noise monitoring exceedances have occurred during the Audit Period.</p> <p>No complaints have been recorded on the complaints register regarding noise. Overall, the Auditors consider this condition to be compliant.</p>	Compliant	

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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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	TSA Riley and Hindmarsh advised that during the Audit Period there has been no construction vehicle activities arriving at the site 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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	TSA Riley and Hindmarsh advised that 'quackers' are used on site vehicles.	Compliant	
<b>Vibration Criteria</b>					
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).	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>CNVMS</li> <li>Site Hive Vibration Monitoring – Audit Period, 21/05/25 – 22/10/25</li> </ul>	<p>The CNVMSP specifies criteria applicable to the site in accordance with the guidelines detailed in the consent condition.</p> <p>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 inspection; however no monitoring data reports were provided to the Auditors for review. TSA Riley and Hindmarsh have advised vibration monitoring has been compliant with the specified criteria.</p>	Compliant	
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>CNVMS</li> </ul>	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	

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D21	The limits in conditions D19 and D20 apply unless otherwise outlined in an approved CNVMSP required by condition C16.	<ul style="list-style-type: none"> <li>Refer to Condition D19 and Condition D20 Evidence</li> </ul>	The limits in conditions D19 and D20 apply.	Compliant	
<b>Tree Protection</b>					
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 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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>TaylorBrammer, Tree Retention and Removal Plan, Rev H, 10/09/24</li> <li>Arborsure, Tree Protection Plan, 12/05/25</li> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>SSD 13619238</li> </ul>	<p>This condition has been assessed as compliant with an opportunity for improvement during the previous audit period.</p> <p>During this Audit Period, the Auditors observed tree protection during the site inspection. Hindmarsh advised that approximately 10 to 15 trees have been removed during this Audit Period, however these trees were part of the development consent and therefore did not require LCC approval. Based on the above, the Auditors consider this condition is compliant.</p>	Compliant	
<b>Air Quality</b>					
D23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>CEMP</li> </ul>	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	Compliant	



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>dust generating construction work has occurred during the Audit Period.</p> <p>The Auditors did not observe any dust generating activities during the site visit and have no reason to believe this condition is not being complied with.</p>		
D24	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust, including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>CEMP</li> </ul>	<p>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.</p> <p>The Auditors did not observe any dust during the site visit and have no reason to believe this condition is not being complied with.</p>	Compliant	
<b>Erosion and Sediment Control</b>					
D25	<p>All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by condition C18.</p>	<ul style="list-style-type: none"> <li>CSWMSP</li> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Photos of sediment control measures</li> </ul>	<p>Erosion and sediment controls are prepared as part of the CSWMP in accordance with the OEH's Managing Urban Stormwater: Soils and Construction Guideline "Blue Book".</p> <p>During the site visit, sediment controls including sediment coir logs and geofabric on drains were observed throughout the site and along the site boundary.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
<b>Imported Fill</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>HammondCare Greenwich Stage 1 Imported Materials Register, 01/10/25</li> <li>Holcim, Supply Of Holcim Natural Aggregates Ex Lynwood Quarry / Rooty Hill Distribution Centre, 07/03/2023</li> <li>Boral, Type of material - Drill &amp; Blast Aggregates &amp; Roadbase Materials 13/06/24</li> </ul>	Based on the documentation reviewed and interviews with TSA Riley and Hindmarsh, importing of fill has been undertaken in accordance with this condition.  No requests for records have been made by the Certifier.	Compliant	
<b>Dewatering Management</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	TSA Riley and Hindmarsh advised that no dewatering construction activities have occurred during the Audit Period.	Not triggered	
<b>Disposal of Seepage and Stormwater</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Email from TSA Riley to Ramboll, Re: Greenwich IEA 2 – Draft Report, 26/11/25</li> <li>Photos of the baffle tank and stormwater discharge</li> </ul>	TSA Riley and Hindmarsh advised that during the substation works a baffle tank was filled with stormwater from the works. This was subsequently flocked and used on site. TSA Riley advised that no stormwater was discharged to the Council's stormwater drainage system or street gutter. On this basis, the Auditor considers this condition to be not triggered.	Not triggered	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
<b>Flood Management – Construction</b>					
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.	<ul style="list-style-type: none"> <li>Site visit on 08/10/25</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	A soft copy of the CFERSP is available onsite. The Auditors have no reason to believe non-compliance with this Consent Condition.	Compliant	
<b>Emergency Management</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> </ul>	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	
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>ACHMP</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> <li>Email from TSA Riley to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25</li> </ul>	<p>During the previous audit period, the ACHMP was prepared for the development. The ACHMP was considered compliant with the following opportunities for improvement:</p> <ul style="list-style-type: none"> <li>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)</li> <li>Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.</li> </ul> <p>During this Audit Period, the amended site induction was reviewed which included details of the unexpected finds protocol, however the unexpected finds protocol in the ACHMP was not updated. The ACHMP refers to entering details on the AHIMS in Section 1.3, however</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>the unexpected finds protocol in the ACHMP has not specifically included this requirement.</p> <p>No aboriginal objects have been reportedly identified during the Audit Period.</p> <p><b>Recommendation:</b> 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).</p>		
<b>Unexpected Finds Protocol – Historic Heritage</b>					
D32	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(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</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>ACHMP</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> <li>Email from TSA Riley to Ramboll, RE: Greenwich Hospital Stage 1 - Department Correspondence (Conditions C4 and C28), 05/11/25</li> </ul>	<p>During the previous audit period, TSA Riley advised that management of historic heritage unexpected finds are undertaken in accordance with the ACHMP. A review of the ACHMP did not include management of historical heritage items and the following opportunities for improvement were identified:</p> <ul style="list-style-type: none"> <li>Prepare and implement an unexpected finds protocol for historic heritage.</li> <li>Provide details of the unexpected finds protocol in the site induction to implement awareness to employees and contractors.</li> </ul> <p>During this Audit Period, the ACHMP has not been updated to include management of historical heritage. TSA Riley advised the site induction was updated to include details of the unexpected finds protocol, however the induction only refers to Aboriginal heritage and does not include historical heritage.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>No archaeological relics have been reportedly identified during the Audit period.</p> <p><b>Recommendation:</b> Based on the documentation provided, the condition is considered to remain 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.</p>		
<b>Unexpected Finds Protocol – Burials</b>					
D33	<p>In the event that a burial or skeletal remains are uncovered during work, then:</p> <p>(a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted;</p> <p>(b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains;</p> <p>(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</p> <p>(d) works may only recommence with the written approval of Heritage NSW.</p>	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>ACHMP</li> <li>Hindmarsh, Site Specific Induction – Greenwich Hospital Stage 1, R7, 22/07/25</li> </ul>	<p>This condition has been assessed as compliant during the previous audit period.</p> <p>No burial or skeletal remains have been reportedly identified during the Audit period.</p>	Not triggered	
<b>Waste Storage and Processing</b>					
D34	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Site visit on 08/10/25</li> </ul>	<p>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.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> <li>Renier Group, Recycling Each Job Report From 01/01/20- 30/09/25</li> </ul>	Hindmarsh advised that Renier and URM are engaged as the third-party waste contractors. Documentation has been reviewed to confirm waste generated onsite has been transferred offsite by a licensed contractor.		
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).	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Site visit on 08/10/25</li> <li>HammondCare Greenwich Stage 1 Waste Disposal Tracking Register.xlsx</li> <li>Waste Classification Assessment Greenwich Hospital Redevelopment – Stockpile 1 97-115 River Road, Greenwich, NSW prepared by JKE, 04/06/25</li> <li>Waste Classification Assessment Greenwich Hospital Redevelopment – Unexpected Find #1 97-115 River Road, Greenwich, NSW prepared by JKE, 11/06/25</li> <li>Re: Virgin Excavated Natural Material (VENM) Classification of</li> </ul>	<p>Hindmarsh advised that all waste disposed of from site was pre-classified in accordance with the Waste Classification Guidelines and documented in the Waste Disposal Tracking Register. Hindmarsh also advised that JKE have been engaged to undertake waste classification prior to the offsite disposal of any additional material removed from site during future works.</p> <p>The Auditors have reviewed the Waste Disposal Tracking Register and associated waste classification documentation and consider this condition is compliant.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Sandstone Rock to be excavated from the Excel Contracting Site Area at The Greenwich Private Hospital, 97 – 115 River Road, Greenwich NSW prepared by P.Clifton &amp; Associates, 10/05/25</p> <ul style="list-style-type: none"> <li>Re: Waste Classification of In-Situ Soils to be excavated from The Excel Contracting Site Area at The Greenwich Private Hospital, 97 – 115 River Road, Greenwich NSW Revision 1 prepared by P.Clifton &amp; Associates, 14/05/25</li> </ul>			
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Site visit on 08/10/25</li> </ul>	Hindmarsh advised that concrete waste generated at the site was wrapped in a tarp prior to placement in the skip bin for offsite disposal. The Auditors did not observe any evidence of concrete waste having been disposed of onsite.	Compliant	
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	<ul style="list-style-type: none"> <li>CWMSP</li> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	The CWMSP contains measures for recording the quantities of each waste type generated	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> <li>HammondCare Greenwich Stage 1 Waste Disposal Tracking Register.xlsx</li> </ul>	<p>during construction and the proposed reuse, recycling and disposal locations.</p> <p>A Waste Disposal Tracking Register has been provided for review which records details in accordance with the consent condition.</p> <p>The Auditors have no reason to believe that the development has not complied with condition D37 during the Audit Period.</p>		
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Site visit on 08/10/25</li> <li>Asbestos Management Plan prepared by ClearSafe, 21/07/25</li> <li>Asbestos Clearance Certificate prepared by Clearsafe, 21/09/25</li> <li>Visual Asbestos Clearance Certificate prepared by JKE, 07/08/25</li> <li>Visual Asbestos Clearance Certificate prepared by JKE, 19/08/25</li> <li>Visual Asbestos Clearance Certificate prepared by JKE, 29/08/25</li> <li>HCA Hammondcare Greenwich -</li> </ul>	<p>Hindmarsh advised that hazardous materials (e.g. asbestos) have been encountered during site works and disposed of from the site during the Audit Period. Documentation including an asbestos register, asbestos clearance certificates, disposal dockets and air monitoring certificates have been provided for review.</p> <p>The Auditors have no reason to believe that the development has not complied with condition D38 during the Audit Period.</p>	Compliant	



Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Asbestos Summary .xlsx <ul style="list-style-type: none"> <li>Asbestos Disposal Dockets</li> <li>Asbestos Air Monitoring Certificates dated 04/08/25; 05/08/25; 06/08/25; 08/08/25</li> </ul>			
<b>Outdoor Lighting</b>					
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).	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Complaints Register</li> </ul>	TSA Riley and Hindmarsh advised this will be triggered during Stage 2 and 3.  The Auditors note that one complaint during this Audit Period was recorded in the Complaints Register about an exterior security light operating around the site construction huts. Hindmarsh advised that this light was replaced.	Not triggered	
<b>Site Contamination</b>					
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>Site visit on 08/10/25</li> <li>JKE, Remediation Action Plan, Revision 2, 29/05/25</li> </ul>	Hindmarsh advised that excavation and removal of soils including the removal of unexpected asbestos finds have taken place during the Audit Period. Hindmarsh have advised all works on site have been undertaken in accordance with the updated Remediation Action Plan.	Compliant	
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).	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> <li>HammondCare Greenwich – RAP</li> </ul>	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	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Startup Meeting Minutes, 27/03/25			
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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	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	
<b>Independent Environmental Audit</b>					
D43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>This Independent Environmental Audit Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Letter from the Department, Greenwich Hospital Redevelopment – Independent Environmental Auditor Agreement Request, 14/04/25</li> </ul>	The Department 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.	<ul style="list-style-type: none"> <li>Interview with TSA Riley and Hindmarsh on 08/10/25</li> </ul>	The Department has not required this Audit or subsequent audits to be undertaken at different times to those specified above.	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 Planning Secretary, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>Independent Audit Post Approval Requirements (2020) (<b>IAPAR</b>)</li> <li>1<sup>st</sup> IEA</li> </ul>	<p>The 1<sup>st</sup> IEA was carried out generally in accordance with the Independent Audit Schedule and the IAPAR.</p> <p>The site visit for this Audit (the 2<sup>nd</sup> Audit) was conducted on 08/10/25. The Independent Audit Report and response for the 2<sup>nd</sup> IEA are due to be submitted to the Department by 08/12/25.</p>	Compliant	

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>1<sup>st</sup> IEA</li> <li>IEARR</li> <li>Letter from the Department to HammondCare, Greenwich Hospital Detailed Design - Independent Environmental Audit 1, 09/10/25</li> <li>Post Approval SSD-13619238-PA-17</li> <li>Email from TSA Riley to Ramboll, Re: Greenwich IEA 2 – Draft Report, 26/11/25</li> </ul>	<p>The 1<sup>st</sup> IEA site visit was conducted on 30/04/25. Documentation has been provided to confirm that the 1<sup>st</sup> IEA Independent Audit Report and corresponding IEARR were submitted to the Department on the 27/06/25, within the two-month time period. The Auditors therefore consider this condition is compliant.</p> <p>The site visit for this Audit was on 08/10/25. Therefore, the Independent Audit Report and response for this Audit are required to be submitted to the Department on or before 08/12/25.</p>	Compliant	
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	
<b>PART E PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION</b>					
<b>Notification of Occupation</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>External Walls and Cladding</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 #
	claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.				
E3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days upon request.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Seniors Housing Accessibility and Useability Standards</b>					
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 dwellings 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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	
<b>Compliance with BASIX Certificate</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	
<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Repair of Public Infrastructure</b>					

<b>Table A: Compliance with SSD 13619238</b>					
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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. <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>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Road Damage</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Post-Construction Survey – Adjoining Properties</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 #
	Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.				
<b>Easements</b>					
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 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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	
<b>Visual Privacy - Adjoining Properties</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	
<b>Pallister Conservation Works</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 4 works.	Not triggered	
<b>Utilities and Services</b>					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 2 works.	Not triggered	
<b>Works as Executed Plans</b>					
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 finished ground levels have been constructed as approved, must be submitted to and approved by the Certifier.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Bus Service</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	
<b>Green Travel Plan</b>					
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;	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	

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	(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 for travel surveys to identify travel behaviours of users (residents and employees) of the development; and (g) a monitoring and review program.				
<b>Roadworks/Intersection Works and Access</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 2 works.	Not triggered	
E20	<p>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.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	



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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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 3 works.	Not triggered	
<b>Evacuation and Emergency Planning</b>					
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. 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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Mechanical Ventilation</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Car Parking, Service Vehicles and Bicycle Parking Arrangements</b>					
E25	Prior to the issue of an occupation certificate or other timeframe agreed in writing by the Planning Secretary,	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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 (e) end-of-trip facilities for staff are provided.				
<b>Fire Safety Certification</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Structural Inspection Certificate</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 #
	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.				
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: (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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Compliance with Food Code</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Stormwater Operation Maintenance Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Warm Water Systems and Cooling Systems</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	

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	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.				
<b>Outdoor Lighting</b>					
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 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 (DCCEE, 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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Vegetation Management Plan</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 #
	submitted evidence must be provided to the Planning Secretary within seven days upon request.				
<b>Heritage Interpretation Plan</b>					
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; (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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Archaeological Salvage – Historic Archaeology</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 4 works.	Not triggered	
<b>Signage</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of Stage 2 works.	Not triggered	

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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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Operational Waste Management Plan</b>					
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: <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(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);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Site Contamination</b>					
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: <ul style="list-style-type: none"> <li>(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</li> </ul>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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.				
<b>Landscaping</b>					
E42	Prior to the issue of an occupation certificate for each stage of the development, landscaping relevant for that Stage must be completed in accordance with landscape plan(s) approved under condition B11.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Vegetation Management Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Asset Protection Zones</b>					

Table A: Compliance with SSD 13619238					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
E46	<p>Prior to the issue of the relevant occupation certificate, the APZ identified in HammondCare SSD Application – Greenwich Hospital letter, prepared by Travers bushfire &amp; 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:</p> <p>(a) tree canopy cover should be less than 15 per cent at maturity;</p> <p>(b) trees at maturity should not touch or overhang the building;</p> <p>(c) lower limbs should be removed up to a height of two metres above the ground;</p> <p>(d) tree canopies should be separated by two to five metres;</p> <p>(e) preference should be given to smooth barked and evergreen trees;</p> <p>(f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;</p> <p>(g) shrubs should not be located under trees;</p> <p>(h) shrubs should not form more than 10% ground cover;</p> <p>(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;</p> <p>(j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and</p> <p>(k) leaves and vegetation debris should be removed.</p>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Operational Flood Emergency Response Plan</b>					
E47	<p>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:</p> <p>(a) is prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG) in relation to visitors, staff and residents;</p>	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	



<b>Table A: Compliance with SSD 13619238</b>					
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC #</b>
	(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.				
<b>Water Management Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>PART F POST OCCUPATION</b>					
<b>Hospital use</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Self-care seniors housing use</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Eastern River Road Access</b>					
F3	Vehicle movements at the eastern unsignalised entrance at River Road must be restricted to left in/left out only.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	

<b>Table A: Compliance with SSD 13619238</b>					
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC #</b>
<b>Operation of Plant and Equipment</b>					
F4	All plant and equipment used on site must be maintained and operated in a proper and efficient condition manner.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Warm Water Systems and Cooling Systems</b>					
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 NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Community Communication Strategy</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Vegetation Management Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Heritage Interpretation Plan</b>					
F8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition E34.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Long Term Environmental Management Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Operational Noise Limits</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	

<b>Table A: Compliance with SSD 13619238</b>					
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC #</b>
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 identified in the Greenwich Hospital Redevelopment Noise & Vibration Impact Assessment prepared by Acoustic Logic and dated 25 July 2023.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Unobstructed Driveways and Parking Areas</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Green Travel Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Ecologically Sustainable Development</b>					
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	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered within six months of commencement of operation of Stage 2 and Stage 4.	Not triggered	

<b>Table A: Compliance with SSD 13619238</b>					
<b>APPROVAL (ID)</b>	<b>REQUIREMENT</b>	<b>EVIDENCE COLLECTED</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>	<b>NC #</b>
	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.				
<b>Outdoor Lighting</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Landscaping</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Bush Fire Emergency Management and Evacuation Plan</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Operational Flood Emergency Response Plan</b>					
F21	The site must be managed and operated in accordance with the OFERP required by condition E47 in perpetuity.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Hazards and Risk</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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 #
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	Noted.	Not triggered	
<b>Dangerous Goods</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Discharge Limits</b>					
F25	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	To be triggered prior to completion of relevant stage of works.	Not triggered	
<b>Signage</b>					
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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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.	<ul style="list-style-type: none"> <li>Staging Report</li> </ul>	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

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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](mailto: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 03/12/25

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

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 03/12/25

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: Dangerous Goods cabinet used for onsite storage of chemical located adjacent to the site offices, looking to the north east.



Photo 2: Tree protection used along the southern portion of the site, looking towards the north,


Title:	Independent Environmental Audit 2, SSD 13619238	Project-No.:	Date:
Site:	Greenwich Hospital Redevelopment	318002262-001	23/10/25
Client:	HammondCare		





Photo 3: Sediment controls used around a stormwater drain located within the south eastern portion of the site.



Photo 4: Tree protection and vegetation planting along the southern portion of the site, looking towards the east.


Title: Independent Environmental Audit 2, SSD 13619238	Project-No.:	Date:
Site: Greenwich Hospital Redevelopment	318002262-001	23/10/25
Client: HammondCare		






Photo 5: Sediment controls along the southern boundary of the site, looking to the south.



Photo 6: Substation works within the northern portion of the site, looking to the north east.

Title:	Independent Environmental Audit 2, SSD 13619238	Project-No.:	Date:
Site:	Greenwich Hospital Redevelopment	318002262-001	23/10/25
Client:	HammondCare		



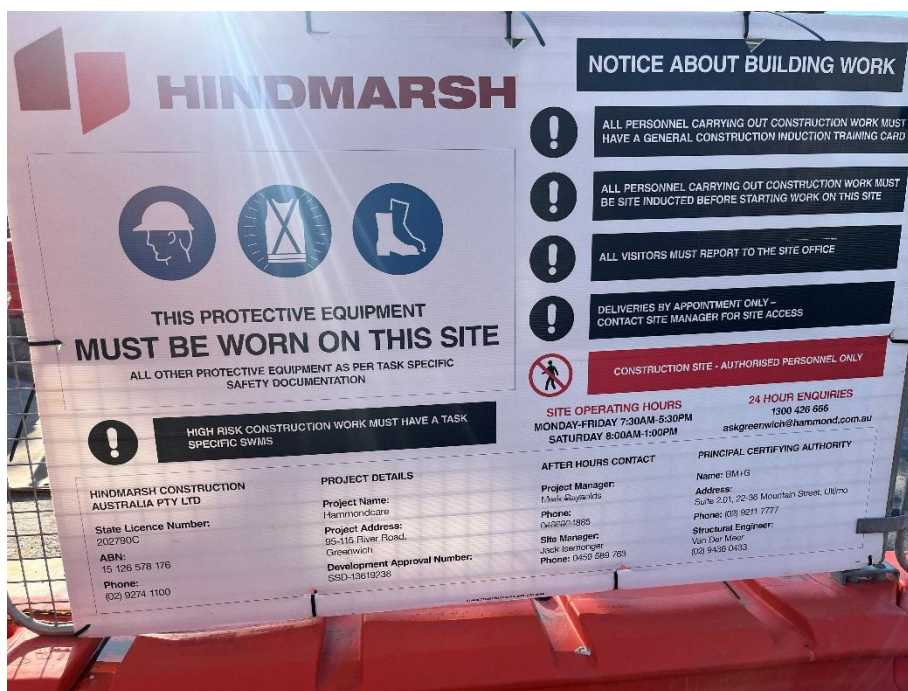


Photo 7: Site notice located along River Road entrance

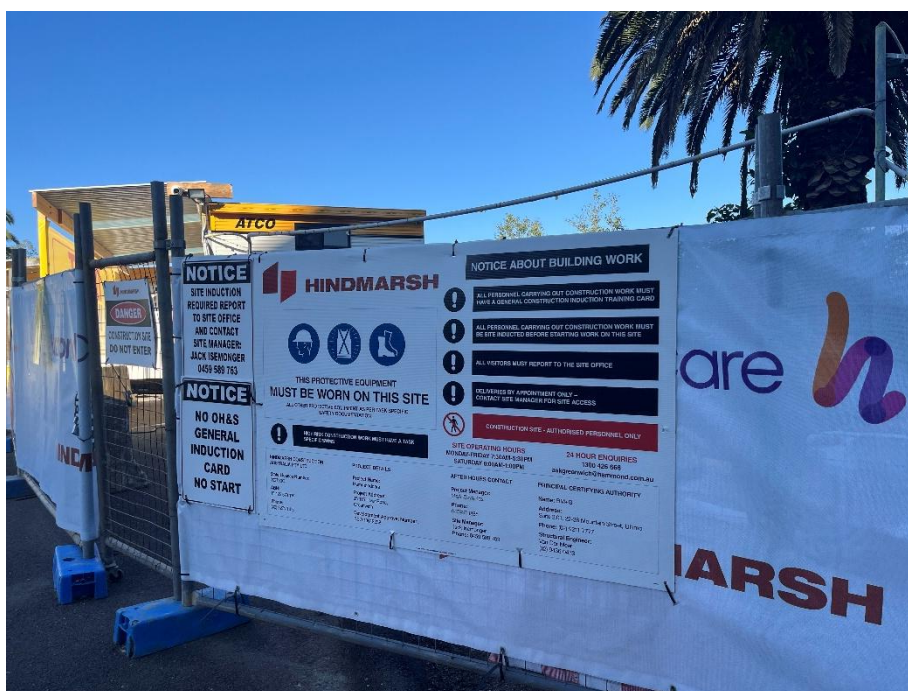


Photo 8: Site notice located outside of the construction site office.



Title: Independent Environmental Audit 2, SSD 13619238	Project-No.: 318002262-001	Date: 23/10/25
Site: Greenwich Hospital Redevelopment		
Client: HammondCare		



Photo 9: Construction site office and staff parking area, looking to the north west.



Photo 10: Waste collection area adjacent to the site offices, looking to the northeast.

Title: Independent Environmental Audit 2, SSD 13619238	Project-No.: 318002262-001	Date:
Site: Greenwich Hospital Redevelopment		23/10/25
Client: HammondCare		

## **APPENDIX E CONSULTATION**



22 September 2025

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

Attention: [Samuel.Condon@planning.nsw.gov.au](mailto:Samuel.Condon@planning.nsw.gov.au)  
[compliance@planning.nsw.gov.au](mailto: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 the 2<sup>nd</sup> 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 DPPI, 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](http://www.ramboll.com)

Ref: 318002262-001

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

Please contact the undersigned if you have any queries.

Yours faithfully,  
**Ramboll Australia Pty Ltd**



Vanessa Perkins (Lead Auditor)  
Lead Consultant

**From:** [Nicole Slezak](#)  
**To:** [Vanessa Perkins](#)  
**Subject:** Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 2, Request for Consultation with DPHI  
**Date:** Friday, 26 September 2025 12:32:27 PM  
**Attachments:** [image001.png](#)  
[Outlook-qvpzpz44.png](#)  
[Ramboll\\_Request for DPHI Consultation SSD13619238 v1.0 220925.pdf](#)

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

Hi Vanessa,

Thank you for your email regarding the upcoming Independent Environmental Audit (**IEA**) for Greenwich Hospital Redevelopment (SSD 13619238).

Alongside the conditions captured by the Consent, and the Department's *Independent Audit Post Approval Requirements* (May 2020), the Department asks that the scope of the IEA includes review of the following items discussed in IEA 1 (SSD-13619238-PA-17):

Recommendations for Non-compliances:

1. 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.
2. B9 Obtain Certifier approval in accordance with the consent condition.
3. B13 Obtain DPHI approval of the updated landscape plans required by condition B11.
4. 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.
5. C4 Submit a copy of the Pre-Construction Dilapidation Report to asset owners and LCC.
6. C28 Engage a suitably qualified archaeologist as the Excavation Director for the project.
7. C34 Submit the evidence of the Biodiversity Conservation Fund payment to DPHI.

Opportunity for Improvement:

1. A31 Prepare a separate Incident Register to the non-compliance register which includes the requirements in accordance with Condition A31.
2. B4 Provide the design of operational stormwater management system to the Auditors for review.
3. C8 Provide Version 2.0 to the Certifier and upload onto the Applicant's website.
4. C13 Update the CEMP or CSWMSP to include a groundwater management plan in accordance with Condition C13 (iv).
5. C20 Update the CFERSPP to comply with Condition C20 (c) or include the relevant emergency response plan as an Appendix to the CFERSPP.
6. C23 Update the CEMP or CFERSPP to include the relevant emergency response plan as an Appendix to the CFERSPP.
7. C25 The Auditors consider alternate advice should be given to contractors regarding private and nonessential parking to prevent utilization of the adjacent residential streets.
8. 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.
9. 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.

10. 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.
11. 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.

If you have any questions or concerns regarding the above, please feel free to contact me.

Kind regards,

**Nicole Slezak**

**Compliance Officer**

Compliance | Department of Planning, Housing and Infrastructure

**P:** 0437 214 910 | **E:** [nicole.slezak@dpie.nsw.gov.au](mailto:nicole.slezak@dpie.nsw.gov.au) |

4PSQ, Parramatta NSW 2150

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.*

*We acknowledge the traditional custodians of the land, and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

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**From:** Vanessa Perkins <[vperkins@ramboll.com](mailto:vperkins@ramboll.com)>

**Sent:** Monday, 22 September 2025 2:26 PM

**To:** Sam Condon <[Samuel.Condon@planning.nsw.gov.au](mailto:Samuel.Condon@planning.nsw.gov.au)>; DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>

**Cc:** Jenny Auld <[JAULD@ramboll.com](mailto:JAULD@ramboll.com)>; James Walker <[JWALKER@ramboll.com](mailto:JWALKER@ramboll.com)>

**Subject:** Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 2, Request for Consultation with DPHI

Hi Sam

Please find attached a request for consultation regarding the Greenwich Hospital Redevelopment (SSD 13619238) for the purpose of the 2<sup>nd</sup> 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](mailto:vperkins@ramboll.com)

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ACN 095 437 442

ABN 49 095 437 442

Please note my office days - Mon, Wed - Fri

**Let's Close The Gap on Decarbonisation**



Classification: Confidential



22 September 2025

NSW Environment Protection Authority

Attention: [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)

Dear Sir/Madam,

**RE: Greenwich Hospital Redevelopment (SSD 13619238) 2<sup>nd</sup> Independent Environmental  
Audit Request for Consultation with NSW EPA**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by HammondCare to conduct the 2<sup>nd</sup> 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](mailto:vperkins@ramboll.com); 0413 382 066) for the purpose of this consultation. We would greatly appreciate a prompt response.

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North Sydney NSW 2060

T +61 2 9954 8100  
[www.ramboll.com](http://www.ramboll.com)

Ref: 318002262-001

Please contact the undersigned if you have any queries.

Yours faithfully,  
**Ramboll Australia Pty Ltd**



Vanessa Perkins (Lead Auditor)  
Lead Consultant

**From:** [Steven James](#)  
**To:** [Vanessa Perkins](#)  
**Subject:** FW: Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 2, Request for Consultation with EPA [ ref:!00D7F06iTix.!500Mn015OpXS:ref ]  
**Date:** Tuesday, 23 September 2025 6:57:26 AM  
**Attachments:** [image001.png](#)  
[Ramboll Request for EPA Consultation SSD13619238 v1.0 220925.pdf](#)  
[image001.png](#)

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You don't often get email from [steven.james@epa.nsw.gov.au](mailto:steven.james@epa.nsw.gov.au). [Learn why this is important](#)

Hi Vanessa,

Thanks for your email inviting the EPA to comment on the IEA for the Greenwich Hospital Redevelopment.

As the EPA does not regulate the hospital, we have no comment on the IEA.

Regards,

**Steven James**

**Unit Head**

NSW Environment Protection Authority

+61 2 4908 6823 +61 413 450 328

[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au) ☐ [@NSW\\_EPA](#) ☐ [EPA YouTube](#)

**Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555**

----- Forwarded Message -----

**From:** Vanessa Perkins [[vperkins@ramboll.com](mailto:vperkins@ramboll.com)]

**Sent:** 22/09/2025 14:33

**To:** [info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)

**Cc:** [jauld@ramboll.com](mailto:jauld@ramboll.com); [jwalker@ramboll.com](mailto:jwalker@ramboll.com)

**Subject:** Greenwich Hospital Redevelopment (SSD 13619238) Independent Environmental Audit 2, Request for Consultation with EPA

Hi,

Please find attached a request for consultation regarding the Greenwich Hospital Redevelopment (SSD 13619238) for the purpose of the 2<sup>nd</sup> 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

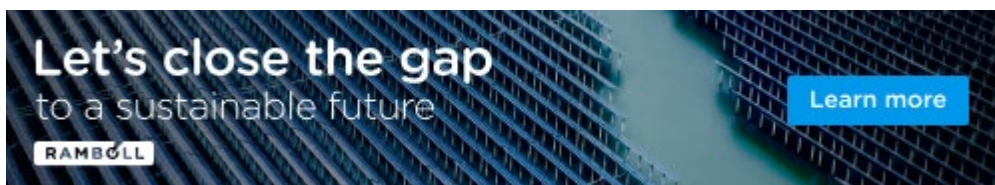
[vperkins@ramboll.com](mailto:vperkins@ramboll.com)

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ABN 49 095 437 442  
Please note my office days - Mon, Wed - Fri



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ref:!00D7F06iTix.!500Mn015OpXS:ref

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

22 September 2025

Lane Cove Council  
48 Longueville Road  
Lane Cove NSW 2066

Attention: [service@lanecove.nsw.gov.au](mailto:service@lanecove.nsw.gov.au)

Dear Sir/Madam,

**RE: Greenwich Hospital Redevelopment (SSD 13619238) 2<sup>nd</sup> Independent Environmental  
Audit - Request for Consultation with Lane Cove Council**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by HammondCare to conduct the 2<sup>nd</sup> 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](mailto:vperkins@ramboll.com); 0413 382 066) for the purpose of this consultation. We would greatly appreciate a prompt response.

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Ref: 318002262-001

Please contact the undersigned if you have any queries.

Yours faithfully,  
**Ramboll Australia Pty Ltd**



Vanessa Perkins (Lead Auditor)  
Lead Consultant